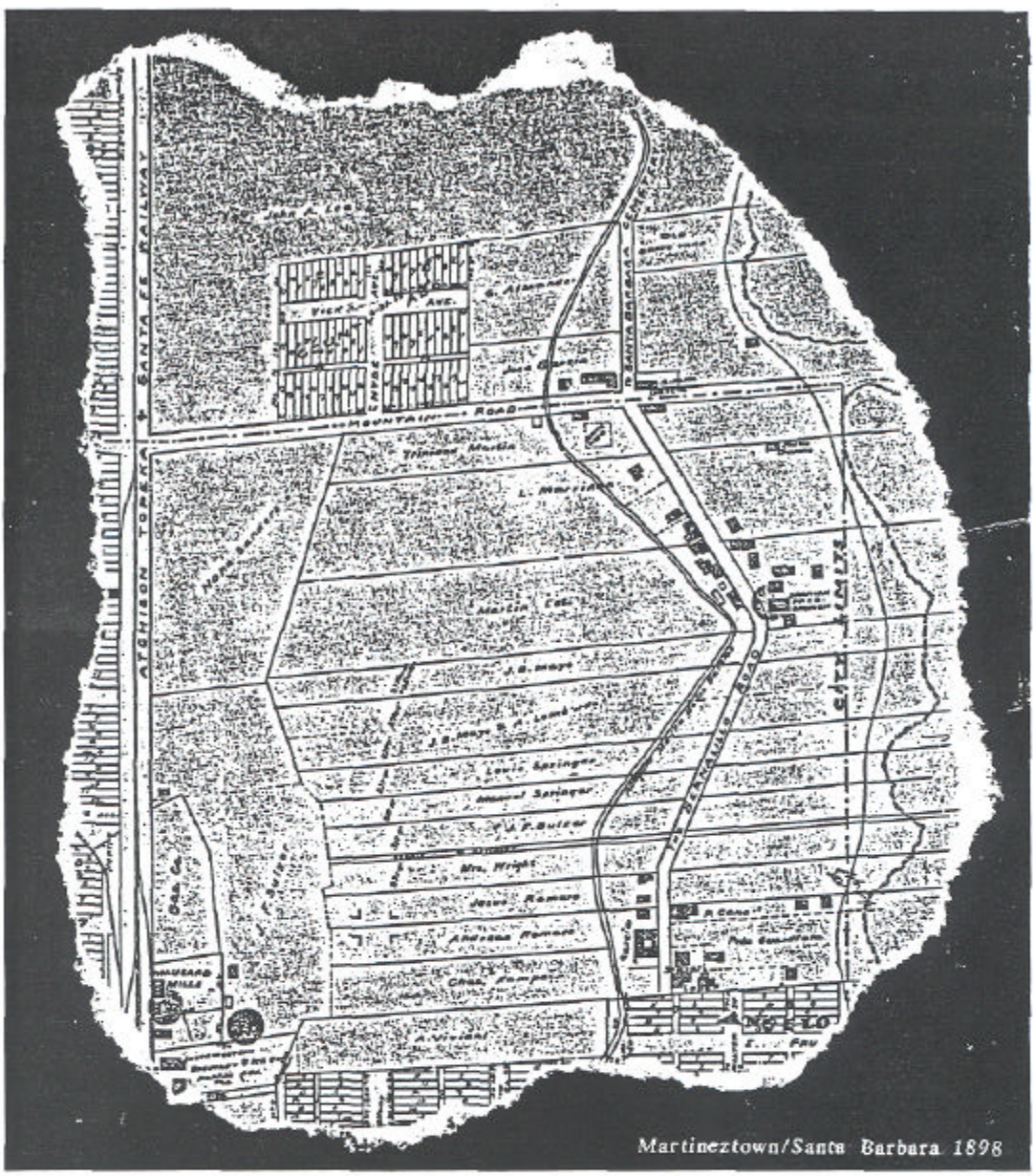

Martineztown/Santa Barbara

Sector Development Plan

March 5, 1990

Redevelopment Division • Planning Department

CITY of ALBUQUERQUE
FIFTEENTH COUNCIL

COUNCIL BILL NO. F/S R-01-289 ENACTMENT NO. 60 -2002

SPONSORED BY: ERIC GRIEGO

RESOLUTION

AMENDING THE MARTINEZTOWN-SANTA BARBARA SECTOR DEVELOPMENT PLAN TO PROHIBIT NEW OFF-STREET COMMERCIAL SURFACE PARKING LOTS AS A PERMISSIVE USE OR CONDITIONAL USE IN THE FOLLOWING ZONES: RCM RESIDENTIAL COMMERCIAL ZONE, O-1 OFFICE AND INSTITUTION ZONE, NCR NEIGHBORHOOD RESIDENTIAL COMMERCIAL ZONE, C-3 HEAVY COMMERCIAL ZONE, M-1 LIGHT MANUFACTURING ZONE, AND HM HEAVY MANUFACTURING ZONE.

WHEREAS, the City of Albuquerque originally adopted the Martineztown-Santa Barbara Sector Development Plan in 1993 through action on Council Resolution R-325, Enactment Number 123-1993; and

WHEREAS, the Martineztown-Santa Barbara Sector Development Plan addressed the conservation and stabilization of the Martineztown-Santa Barbara neighborhood; and

WHEREAS, the City of Albuquerque adopted the Downtown 2010 Sector Development Plan in 2000 through Council Resolution R-21, Enactment Number 50-2000; and

WHEREAS, the Downtown 2010 Sector Development Plan addressed the protection of surrounding neighborhoods from intrusion of commercial surface parking lots and provided policies which seek to eliminate commercial surface parking lots in neighborhoods adjacent to the Downtown Core; and

WHEREAS, the Downtown 2010 Sector Development Plan provided a "park once" plan which will accommodate Downtown parking within the Downtown Core; and

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WHEREAS, the planning process for the Downtown 2010 Sector Development Plan provided several public meetings and hearings for neighborhood representatives to discuss the impacts of spillover parking from the Downtown Core; and

WHEREAS, this sector development plan amendment is not a zone map amendment, however, if the sector plan amendment is at any time deemed to be a zone map amendment, the Council finds that there are changed neighborhood and community conditions that would justify a zone map amendment including, but not limited to, the redevelopment of Old Albuquerque High School, the addition of the Heart Hospital of New Mexico to the St. Joseph's Hospital campus, and the commercial development of property at the southeast corner of Broadway and Lomas Boulevards, all of which have caused increased pressure in the Sector Plan Area for commercial surface parking lots; and

WHEREAS, the City Council has the authority to amend such a sector development plan.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. That the Zoning Section of the Martineztown-Santa Barbara Sector Development Plan be amended as follows:

A. On page 72, subsection A (Permissive Uses) of the RCM/Residential Commercial Martineztown zone is amended to read:

"A. Permissive Uses.

1. 100% of the gross floor area is allowed for permitted commercial uses.

2. No commercial surface parking lot is allowed."

B. On page 72, the O-1/OFFICE AND INSTITUTION ZONE is amended to read:

"The O-1/Office and Institution zone corresponds to the O-1 Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with the following exception: No commercial surface parking lot is allowed."

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C. On page 73, subsection A (Permissive Uses) of the NRC/NEIGHBORHOOD RESIDENTIAL COMMERCIAL zone is amended to read:

"A. Permissive Uses:

1. Retail sales of alcohol for off-premise consumption is not permitted.

2. No commercial surface parking lot is allowed."

D. On pages 74 and 75, subsection A (Permissive Uses) of the C-3/HEAVY COMMERCIAL ZONE is amended by inserting the following new subparagraph 5 after subparagraph 4:

"5. No commercial surface parking lot is allowed."

E. On page 75, subparagraph B.1 (Conditional Uses) of the C-3/HEAVY COMMERCIAL ZONE is amended to read:

"1. Uses permissive or conditional in the C-2 or C-3 Zones and not permissive in this C-3 category with the following exception: no commercial surface parking lot is allowed."

F. On page 75, the M-1/LIGHT MANUFACTURING ZONE is amended to read:

"The M-1 Light Manufacturing zone corresponds to the M-1 zone in the Comprehensive City Zoning Code with the following exception: no commercial surface parking lot is allowed."

G. On pages 75 and 76, subsection A of the SU-2/HM/HEAVY MANAUFACTURING ZONE is amended to read:

"A. Conditional Uses:

1. Uses conditional in the M-1 Zone and not permissive in this HM category with the following exception: no commercial surface parking lot is allowed.

2. Uses permissive in the M-2 Zone and not permissive in this HM category with the following exception: no commercial surface parking lots are allowed.

3. Existing residential uses which are non-conforming upon adoption of this plan are approved conditional uses."

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Section 2. Off-street parking, defined in Section 14-16-1-5 of the City of Albuquerque Comprehensive Zoning Code as an area used for required temporary parking regulated by Section 14-16-3-1, is not disallowed by this resolution. Provisions for landscaping for off-street parking are provided in Section 14-16-3-10 ROA 1994 of the Zoning Code.

Section 3. Commercial surface parking lots established prior to the effective date of this amendment are allowed to remain as regulated for parking lots in the O-1 zone, based on a site plan submitted for approval by the Zoning Enforcement Officer. All site plans shall include landscaping installed and maintained according to the approved site plan. Time frames for landscaping of existing commercial surface parking lots shall conform to the nonconformance regulations in Section 14-16-3-4 (E) ROA 1994 of the Zoning Code.

Section 4. EFFECTIVE DATE. This resolution shall take effect five days after publication by title and general summary.

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PASSED AND ADOPTED THIS 17TH DAY OF JUNE, 2002

BY A VOTE OF: 7 FOR 0 AGAINST.

Yes: 7

Excused: V. Griego, Cummins

Brad Winter

Brad Winter, President

City Council

APPROVED THIS 28 DAY OF June, 2002

F/S Bill No. R-01-289

Martin Chávez, Mayor

City of Albuquerque

ATTEST:

Asst City Clerk

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Chief Administrative Officer, Arthur A. Blumenfeld

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Herb Hughes	District 4
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Steve Gallegos, City Council District 3

SPECIAL ACKNOWLEDGEMENTS
Santa Barbara/ Martineztown
Neighborhood Association
Martineztown House of Neighborly Services
Yolanda Armijo
Gary Marjanick
La Amistad
Judy Salazar

STEERING COMMITTEE
Ron Maestas, Co-Chair
Margaret Perea Martinez, Co-Chair
Veronica Arellano
Mel Archuleta
Tino Carillo
Dan Chavez
Edward Espinosa
Jackie Lawrence
Licho Martinez
Toby Montoya
Liz Polisar
Cathy Pope
Robert Romero
Tom Taylor

MARTINEZTOWN/SANTA BARBARA PARTICIPATING RESIDENTS

Sam Aldarete
Father Alvarez, San Ignacio Church
Stephen Astorga
Joe Baca
Richard Baca
Aurelio Bernal
Isaac Chavez
Margie Chavez
Ted Chavez
Ernest Crespin
Ben Garcia
Mary Garcia
Flora Garcia
Ray Mascarenas
Bud Lucero
Floyd Martinez
Lorraine Martinez
Martin Montoya
Robert Mondragon
B.R. Olivas
Amadeo Ortiz
Joe Romero
Martin Romero
Manuel Sandoval
James Tenorio
Tom Tollison

CITY of ALBUQUERQUE
TENTH COUNCIL

COUNCIL BILL NO. R-325 ENACTMENT NO. 123-1993

SPONSORED BY: Steve D. Gallegos/ds

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RESOLUTION

AMENDING THE MARTINEZTOWN/SANTA BARBARA SECTOR DEVELOPMENT PLAN TO PROVIDE A ZONING CLASSIFICATION, SU-2 PR, FOR OFF-SITE RESERVED PARKING.

WHEREAS, the City adopted the Martineztown/Santa Barbara Sector plan, as revised, in March 1990 through Council Resolution 22-1990; and

WHEREAS, the Council has the authority to amend such a sector development plan; and

WHEREAS, it appears that providing a zone for off-premise reserved parking will promote orderly development and expand development opportunities in the sector development plan area; and

WHEREAS, the proposed amendment will promote the sector development plan goals to maintain existing commercial development while protecting the exsiting residential development; and

WHEREAS, the Environmental Planning Commission, in its advisory role has held a public meeting to seek public input on this amendment and recommends approval.

BE IT RESOLVED BY THE CITY COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. That the Zoning Subsection of the Martineztown/Santa Barbara Sector Development Plan, Section III G. is amended to include the SU-2/PR zone as follows:

SU-2/PR Parking Reserve Zone corresponds to the PR zone in the Comprehensive Zoning Code with the following exceptions:

A. A solid wall or fence at least six feet high shall be erected on sides which abut land, other than public right-of-way land, containing a residential zone and/or use.

B. The Planning Commission shall approve all site development plans.

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PASSED AND ADOPTED THIS 16th DAY OF August, 1993.

BY A VOTE OF 9 FOR AND 0 AGAINST.

Vincent E. Griego, President
City Council

APPROVED THIS 25th DAY OF August, 1993.

Louis E. Saavedra, Mayor
City of Albuquerque

ATTEST:

City Clerk

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CITY of ALBUQUERQUE
NINTH COUNCIL

COUNCIL BILL NO. R-497 ENACTMENT NO. 22-1990

SPONSORED BY: Steve D. Gallegos
Vincent E. Griego

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RESOLUTION

ADOPTING THE MARTINEZTOWN/SANTA BARBARA NEIGHBORHOODS SECTOR DEVELOPMENT PLAN.

WHEREAS, under the terms of Section 3-19-1 et seq. of the New Mexico Statutes Annotated (NMSA) 1978 and Albuquerque's City Charter as allowed under Home Rule provisions of the Constitution of New Mexico, the Council has the authority to adopt component parts of a master plan for physical development of areas within the platting and planning jurisdiction of the City; and

WHEREAS, such plans comprise a comprehensive plan which guides zoning actions of the City, as called for by Section 3-21-5 NMSA 1978; and

WHEREAS, the Council has received the advice of the Environmental Planning Commission on the Martineztown/Santa Barbara Neighborhood Sector Development Plan, as provided by the Environmental Planning Commission Ordinance, Section 7-15-2 R.O. 1974; and

WHEREAS, the Council has reserved to itself the right to adopt and approve a plan for SU-2 areas, after advice from the Environmental Planning Commission, as allowed under Section 3-19-1 NMSA 1978; and

WHEREAS, the plan is consistent with the Albuquerque/Bernalillo County Comprehensive Plan; and

WHEREAS, the City of Albuquerque has the power to zone as authorized by Section 3-21-1 et seq. NMSA 1978, and as allowed by its Home Rule powers; and

WHEREAS, the Council recognizes the need for sector development plans to guide the City of Albuquerque and other agencies and individuals to insure orderly redevelopment and effective utilization of funds; and

WHEREAS, the Martineztown/Santa Barbara Neighborhood Sector Development Plan was developed with the assistance of area property owners expressed through public meetings.

BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The Martineztown/Santa Barbara Neighborhood Sector Development Plan, attached hereto and incorporated herein by reference is hereby adopted in all respects.

Section 2. The Martineztown/Santa Barbara Neighborhood Sector Development Plan is a Rank III plan, as specified in Ordinance 43-1982.

Section 3. If any section, paragraph, clause or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of the resolution.

Section 4. All orders and resolutions, or parts thereof, in conflict with this resolution are hereby repealed; this repealer shall not be construed to revive any order, resolution or part thereof, heretofore repealed.

Section 5. The provisions of the SU-2 zone for Martineztown/Santa Barbara are amended as provided in the attached plan. The official zone map, as referenced in Section 7-14-46.C R.O. 1974, is amended as shown in Map 18 of the attached plan.

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7717-1

PASSED AND ADOPTED THIS 21st DAY OF February, 1990.

BY A VOTE OF 9 FOR 0 AGAINST.

Steve D. Gallegos, President
City Council

APPROVED THIS 5th DAY OF March, 1990.

Louis E. Saavedra, Mayor
City of Albuquerque

ATTEST:

City Clerk

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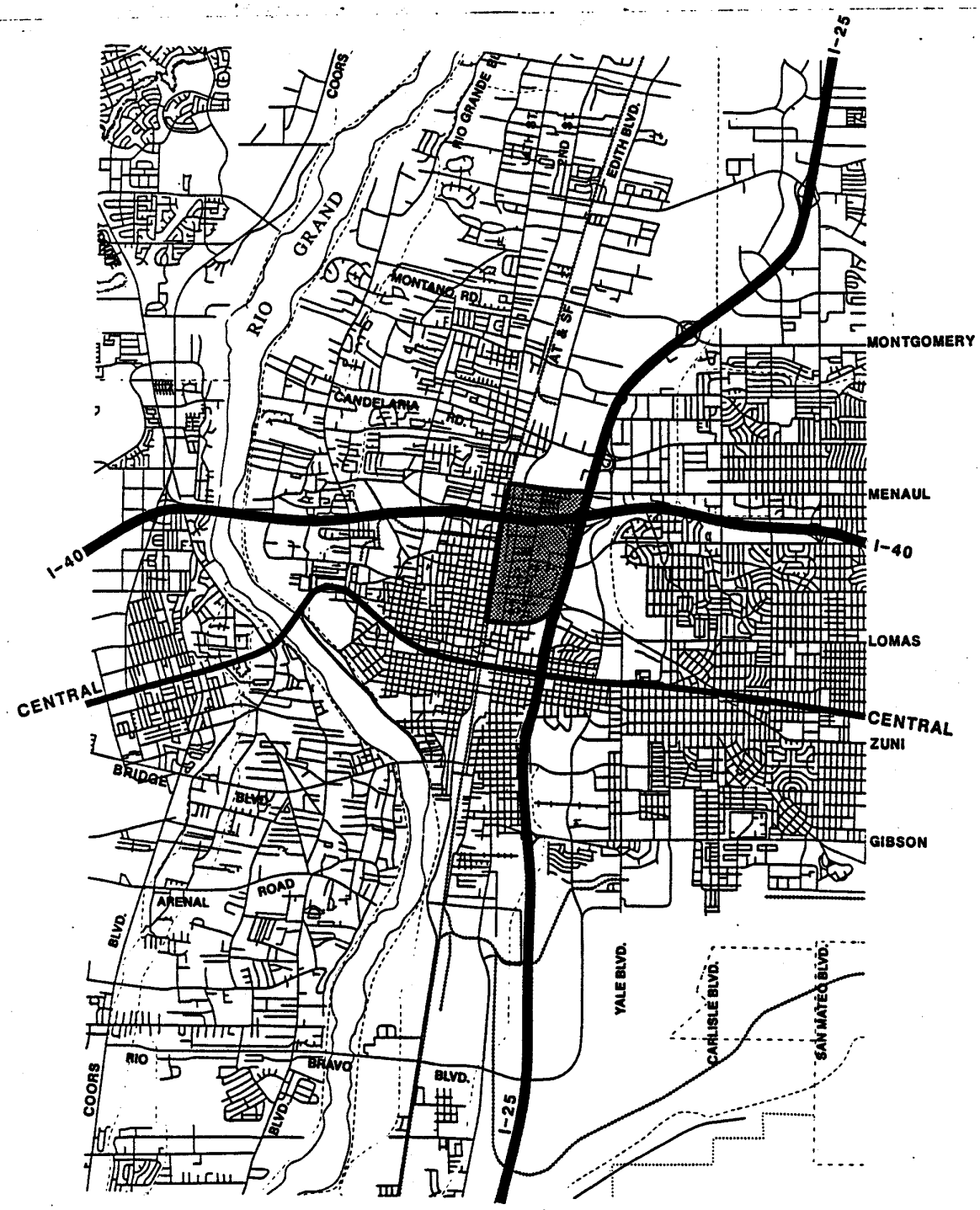
I. Introduction

MARTINEZTOWN/SANTA BARBARA



Map 1

NORTH 6/89

VICINITY MAP

Sector Plan Area

A. Executive Summary/Key Recommendations

Executive Summary

Martineztown/Santa Barbara is an urban village located in the heart of Albuquerque's Center City (Refer to Vicinity Map 1). Much of the neighborhood still reflects its 19th century Spanish heritage. The neighborhood has maintained a degree of autonomy from the wider Albuquerque community, contributing to its unique identity and independence.

The Martineztown/Santa Barbara Sector Development Plan acknowledges the neighborhood's distinct characteristics and is intended as a significant step to preserve and protect the community. The Plan represents a cooperative effort between area residents and the City.

The Martineztown/Santa Barbara Sector Development Plan addresses a comprehensive set of issues affecting the neighborhood, ranging from social services to land use and economic revitalization. The Plan defines issues and proposes steps for resolution in the hope that improvements will be accomplished.

Key Recommendations

- ❑ Create an Implementation Committee to monitor implementation of plan recommendations.
- ❑ Maintain the unique character of the neighborhood and promote greater neighborhood involvement in community activities and internal affairs.
- ❑ Promote awareness of existing senior programs and increase senior services where needed.
- ❑ Develop and implement a reuse strategy for the Santa Barbara School.
- ❑ Establish Neighborhood Crime Watch Programs and increase Police presence and enforcement in the neighborhood.
- ❑ Promote drug prevention programs.
- ❑ Improve streets and sidewalks in designated areas.
- ❑ Redesign Broadway/Lomas intersection including landscape treatment.
- ❑ Improve street lighting in the area.
- ❑ Complete the storm drainage line between Edith/I-40 and Broadway Blvd.
- ❑ Promote neighborhood stabilization by adopting SU-2 zoning which will help resolve land use and zoning conflicts.
- ❑ Sell abandoned Barelas ditch to area residents for a minimal cost.

NOTE: See plan sections for more detailed recommendations.

B. Capital Improvement Priorities

Capital Improvement Project recommendations contained throughout the sector plan are summarized in this section. Projects were rank ordered in conjunction with the neighborhood Steering Committee who voted on community priorities. The following table illustrates recommended projects. Responsible city agencies are outlined. Projects shall be placed on the City Decade Planning Program, and will be implemented as resources become available. The approximate cost to implement the projects listed in the table is $508,000.00——the estimated total cost excludes the following items: #1-Completed; #3-Underway; and #5-Cost not yet determined.

The Decade Planning Program is a handbook which provides guidelines for the development of Department Capital Budgets for General Obligation Bond Elections, and projections of Capital Projects for the City through the year 2000.

Martineztown/Santa Barbara
CAPITAL IMPROVEMENT PROJECTS

Ranking	Description	Responsible City Agency	Est. Proj. Start	Est. Cost*
1	Reuse of Santa Barbara School Building	City Redev. Division Human, Services Dept. Implementation Committee	1989 Phase I Completed	Approx. $750,000
2	Replacelighting on major streets Edith Mountain Odelia Broadway Commercial I-40 underpass	City Traffic Dept.	1991	$14,250
3	Connect Storm Drain-Edith to Broadway	City Public Works Hydrology	1990	$211,000

Ranking	Description	Responsible City Agency	Est. Proj. Start	Est. Cost*
4	Redesign Broadway/Lomas Intersection	City Public Works Traffic Engineering State Highway Dept.	1990	$320,000.00
5	Landscape Broadway, Lomas, Edith, Mountain Streets	Parks and Recreation	1994	$50,000 to $150,000 per block
6	Repair side-walks and complete installation	Public Works	1991	$25,000
7	Install side-walks: Lomas Edith to I-25, Odelia APS property, Menaul South side, Odelia along Cemetery, Mountain Rd. north side, High to I-25	Public Works	1991	Project cost to be financed by private adjacent owner
8	Landscape Focal points: Menaul/Edith Odelia/Broadway Lomas/Edith Lomas/Broadway	Parks and Recreation	1990-1995	$10,000 to $20,000 each
9	Install Bus Benches and Shelters	Transit-Funding CIP Sector Plan Implementation Fund	1990	$650.00 ea. Bench $7,000.00 ea. Shelter

Ranking	Description	Responsible City Agency	Est. Proj. Start	Est. Cost*
10	Pave Stone Street	Public Works	1990	$36,000
11	Pave Towner Street	Public Works	1991	$36,000
12	Pave High Street	Public Works	1991	$36,000

**Cost estimates in 1988 Dollars.*

C. Plan Boundaries

General

The Martineztown/Santa Barbara Sector Development Plan area is bounded by Menaul Boulevard on the north, Lomas Boulevard on the south, the Santa Fe Railway tracks on the west and Interstate 25 on the east. The Plan area is approximately 600 acres.

Legal

The Martineztown/Santa Barbara Sector Development Plan boundaries are as follows (Refer to Area Boundary Map 2):

Beginning at the intersection of the north right-of-way line of Lomas Boulevard NE and the east right-of-way line of the Atchison, Topeka and Santa Fe Railway;

Thence, north along the east right-of-way line of the Atchison, Topeka and Santa Fe Railway to the south right-of-way line of Menaul Boulevard NE;

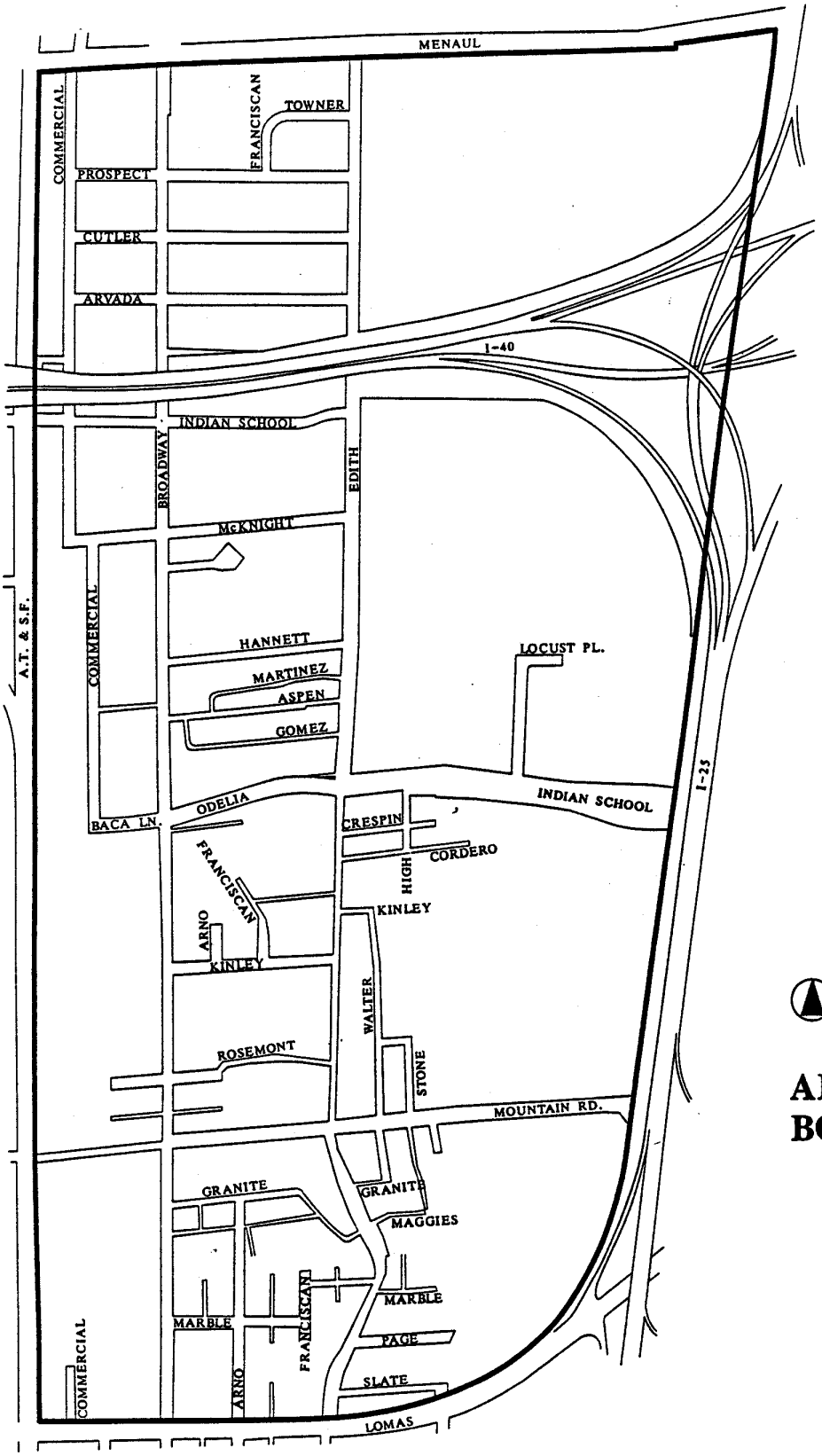
Thence, east along the south right-of-way line of Menaul Boulevard NE to its intersection with the west access control line of Interstate Highway 25;

Thence, south along a projected line from said intersection to the west access control line of the Lomas Boulevard off-ramp of Interstate Highway 25;

Thence, southwest along the west access control line of the Lomas Boulevard off ramp of Interstate Highway 25 to its point of intersection with the north right-of-way line of Lomas Boulevard NE;

Thence, west along the north right-of-way line of Lomas Boulevard NE to the point and place of beginning.

MARTINEZTOWN/SANTA BARBARA



Map 2

NORTH 6/89

AREA BOUNDARY

D. Overview

Changing conditions in and around the neighborhood rendered the 1976 Sector Development Plan and the 1978 Update obsolete. Zoning was of serious concern to the City Planning Department and to many area residents, especially in the area south of Mountain Road. Heavy commercial zoning created continuing pressure for commercial development within residential areas, bringing into question the future of the residential community. The availability of services and facilities is also an issue, as is the vitality of the local business community.

The Martineztown/Santa Barbara residential community is generally stable. Census data indicate that population turnover has been minimal. In fact, descendants of the original settlers are still living in the neighborhood.

Significant landmarks contribute to the character of the area. San Ignacio Catholic Church and Second Presbyterian Church were built in the early decades of this century and continue to play a prominent role in the community. Both church buildings are listed on the National Register of Historic Places. Other buildings are eligible for listing on the Register, including a former community dance hall located on Edith Boulevard, and the Santa Barbara School building (Refer to History Section and Appendix A).

New development has been attracted to Martineztown/Santa Barbara. Proximity to Downtown, good freeway access and the availability of vacant and affordable land has made the area attractive for development projects. Recent projects include the State Employment Security Department facility, Sun Village Apartments and the projected Gateway at Center City/ Madden development.

Mixed land use characterizes the area. Over the years, residential, agricultural, commercial and manufacturing uses have coexisted within the community. While mixed use is consistent with traditional Spanish development patterns, the continuing encroachment of heavy commercial businesses and open storage yards has been detrimental to the residential quality in parts of the neighborhood.

The challenge for the Martineztown/Santa Barbara Sector Development Plan lies in recognizing the neighborhood's traditional development patterns while encouraging a new direction. The City and the neighborhood must work together to establish this direction in order to preserve the social fabric of the community.

E. Plan Purpose

Plan Purposes

The principal goal of this Plan is the conservation and renewal of the neighborhood and the revitalization of the local business community. The Plan is intended for use by government agencies, residents, property owners and private organizations concerned with planning and neighborhood improvement. Cooperation between neighborhood residents, area property owners, business operators, and the City is key to successful plan implementation. The 1976 Martineztown/Santa Barbara Sector Development Plan, amended in May 1978, is replaced by this document.

The conservation and development of the City and of Bernalillo County is guided by three types of plans. The rank one plan is The Albuquerque/

Bernalillo County Comprehensive Plan. It provides overall planning guidance for the Albuquerque region and outlines policies to which all other planning documents must conform. Facility and Area Plans are rank two plans; they establish development policies for large sub-areas of the City. Sector Development Plans are rank three plans; they serve as official guides for new development, redevelopment and conservation of neighborhoods and must conform to the higher ranking plans.

The Martineztown/Santa Barbara Sector Development Plan, a rank three plan, conforms to the goals and policies set forth in the Albuquerque/Bernalillo County Comprehensive Plan. The planning effort has been guided by the general goal outlined in the Comprehensive Plan for Central Urban Areas:

"...to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."

Redevelopment and rehabilitation of older neighborhoods is an important component of this goal.

F. Goals/Objectives

The Martineztown/Santa Barbara Sector Development Plan promotes the preservation and enhancement of a traditional community. A sincere commitment and coordinated effort combining public and private resources and actions will be necessary to insure successful implementation of Plan goals and objectives.

The following long-term goals and objectives should be achieved:

Goals

- Eliminate conditions which are detrimental to public health, safety and welfare.
- Conserve, improve and expand housing availability to all families.
- Improve economic conditions through coordinated public and private actions.

Objectives

- Promote citizen awareness and use of available community services and facilities; identify private organizations and public agencies responsible for service provision.
- Increase City awareness of neighborhood needs and ensure that responsible depart ments and agencies are responsive to the community.
- Expand social services to area residents, especially elderly care and child day-care services.
- Improve awareness of police services and promote communication and cooperation between the Police and neighborhood residents.
- Rehabilitate and expand infrastructure where necessary to accommodate new devel opment and serve existing development.
- Stabilize land use patterns and resolve land use and zoning conflicts.
- Increase enforcement of City Ordinances.
- Promote redevelopment of the residential neighborhood and economic revitalization of the business community.
- Promote on-going neighborhood involvement in the City planning process.

G. Process

Basic research and data gathering for the Plan began in January 1987. Preliminary research included a land use survey of the plan area and the distribution, collection and analysis of business and residential questionnaires.

The public input process began with a general public meeting in August 1987 to identify neighborhood concerns and solicit suggestions for neighborhood revitalization. Two additional general public meetings were held. At the second meeting, City Redevelopment staff described the planning process and established a framework for an organized citizen participation process. At the final general meeting, the final draft plan was presented to the neighborhood.

Organized community participation was based on a two-tiered committee structure consisting of a Steering Committee and several Sub-Committees. The Steering Committee guided the citizen participation process and coordinated the efforts of various Sub-Committees. The Sub-Committees dealt with specific issues and reported their findings to the Steering Committee.

The Steering Committee consisted of 13 voting members who were elected by their peers. The voting membership consisted of 10 residential representatives geographically distributed according to population and three business representatives selected at large (Refer to Representation Areas Map 3/Organizational Chart-Table 1). Non-voting membership was voluntary and open to all area residents, business people and property owners. All meetings were open to the public. The Steering Committee met regularly (approximately every other week) for a period of four months.

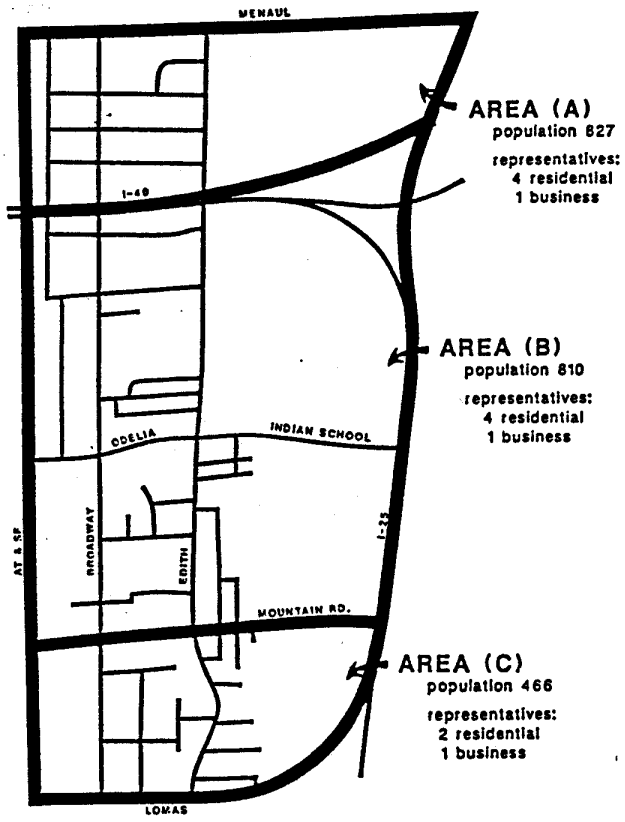
The Sub-Committees provided an open forum for neighborhood input. All meetings were open to the public and informally structured to encourage participation. Each Sub-Committee discussed one issue at length and formulated ways to address it within the context of the Plan. Each Sub-Committee met once or twice (or more depending on the complexity of the issue) and then forwarded their conclusions to the Steering Committee.

Redevelopment staff worked closely with the Steering Committee, providing technical assistance throughout the planning process. The Plan represents a successful public/private effort. A determined effort was made to consider all viewpoints and develop consensus therefore the planning effort took over two years to evolve. Plan recommendations were developed jointly by the Steering Committee and Redevelopment staff and were supported by a majority of Steering Committee voting members.

MARTINEZTOWN/SANTA BARBARA

STEERING COMMITTEE

REPRESENTATION AREAS & ORGANIZATIONAL CHART



Map 3

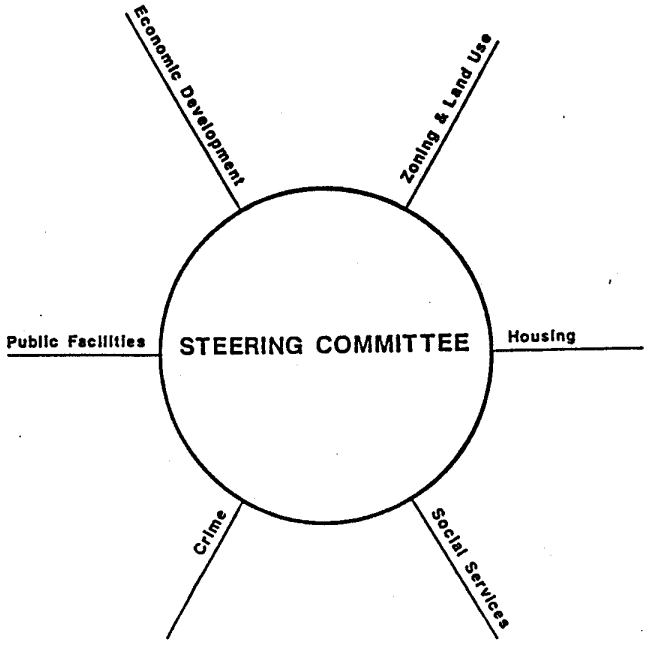


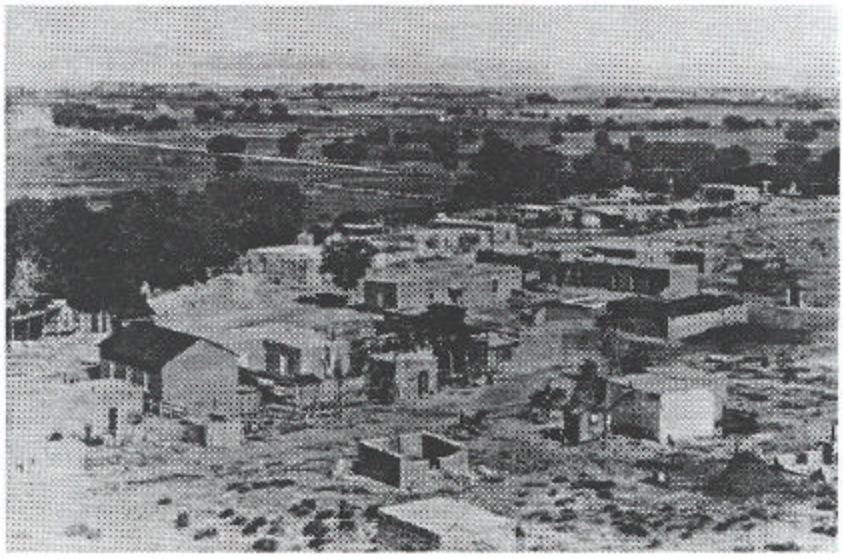
Table 1

II. Neighborhood Background & Character

A. Neighborhood History and Character

History

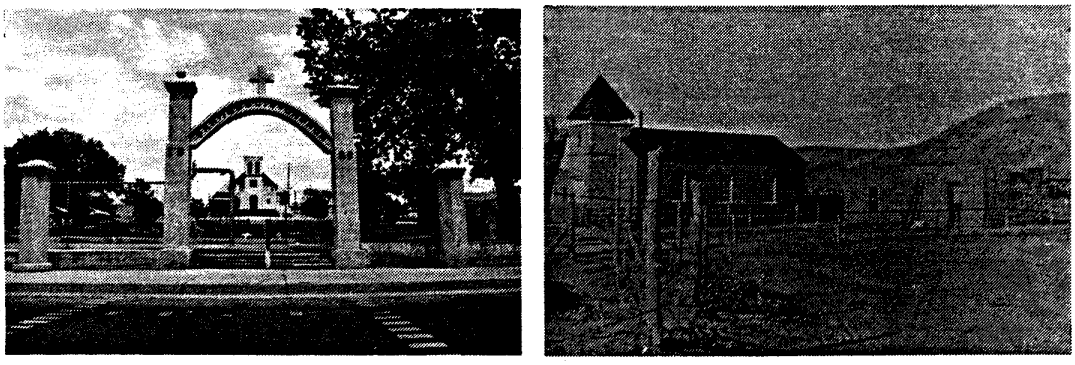
Martineztown/Santa Barbara is one of Albuquerque's oldest neighborhoods. It began as an agricultural settlement in the early to mid 1800s. Don Manuel Martin founded the community when he relocated his family from the Old Town area to the open pasture land on the edge of the east mesa sand hills. Early development followed the typical pattern of Spanish valley settlements with long, narrow parcels running perpendicular to the Acequia Madre de los Barelas. The Bernalillo Road, now Edith Boulevard, followed the acequia along its east side.



Plaza Martinez looking NW ca 1900 Ms. Diane Gerow Collection courtesy of Albuquerque Museum.

Arrival of the railroad in the 1880s created modern-day Albuquerque and brought many changes to Martineztown/Santa Barbara. The railroad era signaled a gradual change from agriculture to wage-based employment. Many area residents secured employment with the railroad and with other commercial operations that developed in and around the neighborhood. Among the early businesses were two wool-scouring mills, one of which opened in 1895 at the corner of Mountain Road and the Santa Fe Railway tracks. A number of smaller, neighborhood-oriented businesses were also established, including grocery stores, barber shops and general stores. Four dance halls operated in the area during the 1920s and 1930s.

The Second Presbyterian Church and San Ignacio de Loyola Parish have figured prominently in the community. The Second Presbyterian Church was founded in 1889. The existing church building was constructed in 1922, four blocks south of the original church site which was located at the curve on Edith Boulevard. Located next to and affiliated with the Presbyterian Church, the Martineztown House of Neighborly Service has provided a variety of social services to area residents since the 1920s. San Ignacio Parish has also had a long and important history in the community. Area residents assisted with construction (1913-1916) by laying adobe bricks and hauling water from the acequia. San Ignacio was given official parish status in 1926.

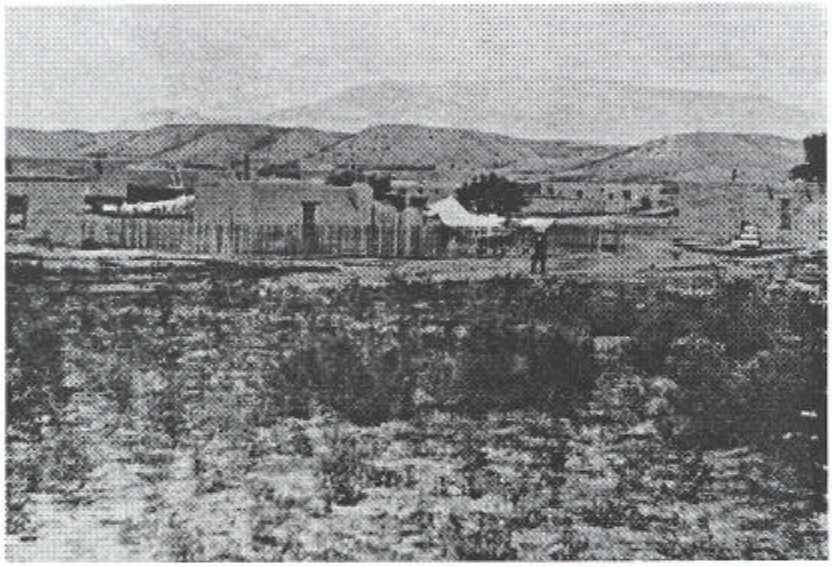


San Ignacio Catholic Church 1989 (photo J. Lujan) and Martineztown Presbyterian Church ca 1900 (Ms. Diane Gerow Collection courtesy of Albuquerque Museum) located on Edith Blvd.

Provision of municipal services and facilities began after the turn of the century. The area south of Mountain Road was annexed into the City of Albuquerque in 1898, but it was not until 1948 that the area north of Mountain Road was annexed. Santa Barbara School, built prior to World War I, was part of the county school system and was later acquired by the Albuquerque Public School District. In the late 1920s, Edith Boulevard was paved, and the section of Odelia Boulevard from Broadway to Edith Boulevards was constructed. In the 1930s, the Santa Barbara-Martineztown Community Center was built at 1320 Edith which was later demolished. Water and sewer lines were extended to area residents in the late 1930s.

Since its beginnings as an agricultural settlement, Martineztown/Santa Barbara has been somewhat isolated and independent from the surrounding communities. The neighborhood was distant from established development enclaves, and over the years physical barriers have reinforced this separation. The marsh that once lay on the western edge of

the neighborhood (between Mountain Road and present-day Lomas Boulevard) inhibited development and formed a natural barrier between Martineztown/Santa Barbara, Old Town and downtown. The Santa Fe Railway tracks along with the interstate systems have contributed to the areas physical separation from the adjacent communities.

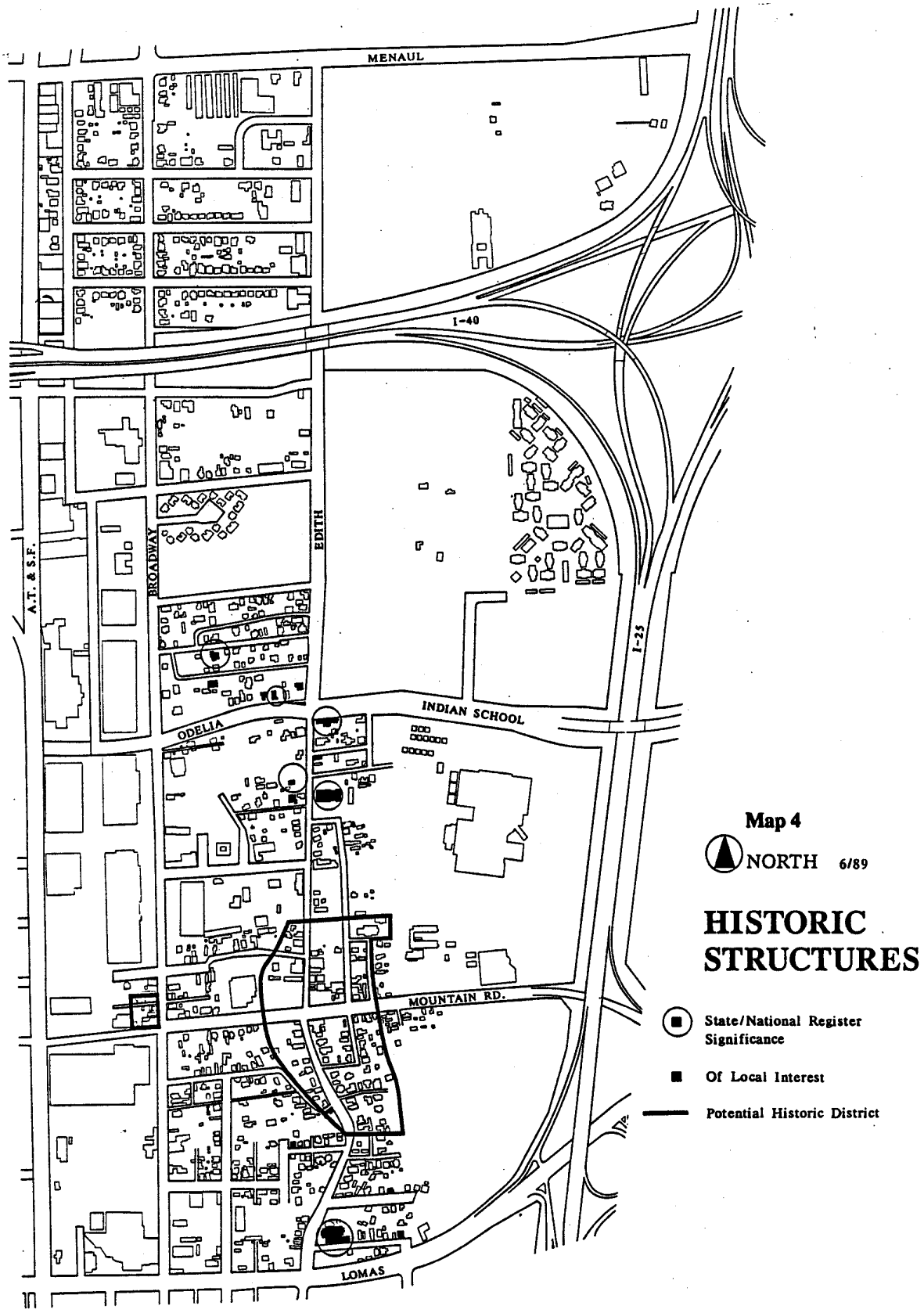


Plaza Martinez looking NE ca 1900 Ms. Diane Gerow Collection Courtesy of Albuquerque Museum.

Today, portions of the community retain the look and feel of a traditional New Mexico village. Many families still live on properties that have been handed down through several generations. This continuity has contributed to the strong attachment residents have for the neighborhood. Adding to the area's unique character is a pattern of winding streets and narrow, irregularly shaped lots, typical of many Spanish settlements. This contrasts with the block-grid style of development which dominates post-railroad Albuquerque.

The physical and economic condition of the neighborhood began declining after World War II. Population decreased and a general deterioration of housing stock took place. In the 1950s, much of Martineztown/Santa Barbara was zoned for commerce and light manufacturing, thus accelerating the transformation of the community. At the time, it was believed that downtown commercial and office uses would need room for expansion. But the downtown core did not expand as anticipated. Instead, vacant land attracted manufacturing, open storage and warehousing, rather than commercial or government office uses typically associated with downtown development. The abundance of commercially zoned land and the resulting encroachment of commercial uses into residential areas have encouraged land speculation and discouraged residential development and reinvestment.

MARTINEZTOWN/SANTA BARBARA

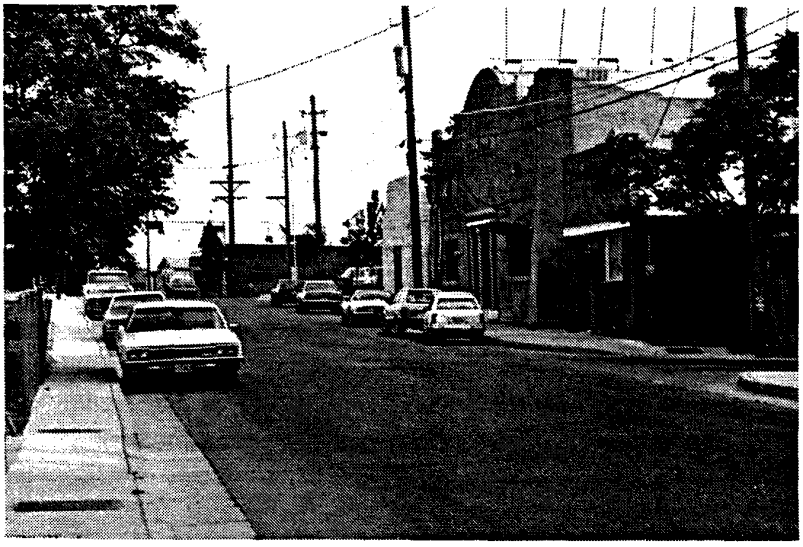


Since the original zoning was established, residents have had several opportunities to rezone residentially developed areas. In the 1960s, the neighborhood had the opportunity to participate in federal urban renewal programs. The community declined extensive urban renewal activities and chose to retain primarily mixed zoning. During the preparation of the 1976 Sector Development Plan the community again elected to retain existing zoning.

Since adoption of the 1976 Sector Development Plan and the 1978 Sector Development Plan Update, a number of physical improvements have occurred. Recent improvements include housing rehabilitations, realignment and paving of streets and development of three area parks.

Historic Preservation

The history of Martineztown/Santa Barbara is expressed by its built environment. Several neighborhood buildings have significant historic and architectural value; approximately two-thirds of the residential structures were built before 1950 (Refer to Age of Residential Structures Table 15). These older structures contribute to the distinct character of the neighborhood and illustrate various stages of Albuquerque's history. Recognition and preservation of such structures can add to the strength and identity of the neighborhood and to the heritage of the entire community.



Old dance hall on Edith Blvd. near Mountain Rd. Destroyed by fire in 1989. Was eligible for the Historic Register In 1989. (Photo by J. Lujan)

The architectural resources of the Martineztown/Santa Barbara were surveyed and evaluated in 1980 by the City and state-sponsored Historic Landmarks Survey. The Historic Landmarks Survey identified six buildings which are eligible for listing on the New Mexico State Register of Cultural Properties and the National Register of Historic Places. Two potential historic districts were identified, and several other buildings were deemed to have some historic or architectural interest (Refer to Historic Structures Map 4).

Listing on the National Register of Historic Places qualifies property owners for federal tax credits when registered buildings are used for profit-making activities (commercial business or rental residential). Other criteria must also be met. Listing on the State Register of Cultural Properties also qualifies private homeowners for income tax credits from the state on approved. Placement on the historic registers does not, however, impose restrictions on use or on renovation unless state or federal permits or funding are involved.

Although only a few structures in Martineztown/Santa Barbara qualify for historic designation (Refer to Historic Structures Map 4), successful nomination to the historic registers would promote recognition of historic value and encourage preservation efforts. Preservation of historic properties often stimulates reinvestment in nearby properties and encourages a positive neighborhood attitude as residents begin to recognize the important role their area has played in the history and development of the city. The renovation of historic buildings and neighborhoods has contributed to neighborhood revitalization in other older areas such as Huning Highland (south of Martineztown between Grand and Coal) and Old Town.

Refer to Appendix A for a complete listing of historically significant structures and potential historic districts in the Martineztown/Santa Barbara neighborhood.

Overlay Zones

During the planning process, interest was expressed by some residents in establishing either a historic overlay zone or an urban conservation overlay zone in the southern portion of the plan area. The general purpose of overlay zones is to protect or conserve distinctive neighborhood qualities through the use of design guidelines. Overlay zones typically regulate design on both new construction and exterior remodeling projects. The regulations are developed by Redevelopment Division staff in conjunction with area property owners, residents and local historic preservation consultants.

Establishing overlay zoning requires a community commitment to preservation. Overlay zoning regulations are tailored to specific neighborhood conditions and must be based on clear, community-backed objectives. At the time of the planning process,

citizen interest in overlay zoning was insufficient to justify further exploration of specific overlay zoning alternatives. While the architectural and historic resources of the neighborhood are significant (Refer to Appendix A), efforts to conserve these assets must be initiated and supported by the neighborhood.

Information regarding historic preservation, including overlay zoning and nomination procedures to the state and national historic registers, is available from the Redevelopment Division.

B. Population Characteristics

Demographic statistics are from the 1980 Census; up-to-date statistics will not be available until the results of the 1990 census are published. Since available statistics are out-dated, they probably do not accurately reflect neighborhood conditions and cannot be used as a basis for detailed analysis. They are included to provide an approximate idea of the area's social and economic composition.

In 1980, Martineztown/Santa Barbara had 2,132 residents. Estimates for 1985 showed a 3% decrease (Refer to Population By Year Table 2); however, the Sun Village Apartment Complex has substantially increased the population within the sector plan area. Tables and charts included in this Plan do not reflect this increase.

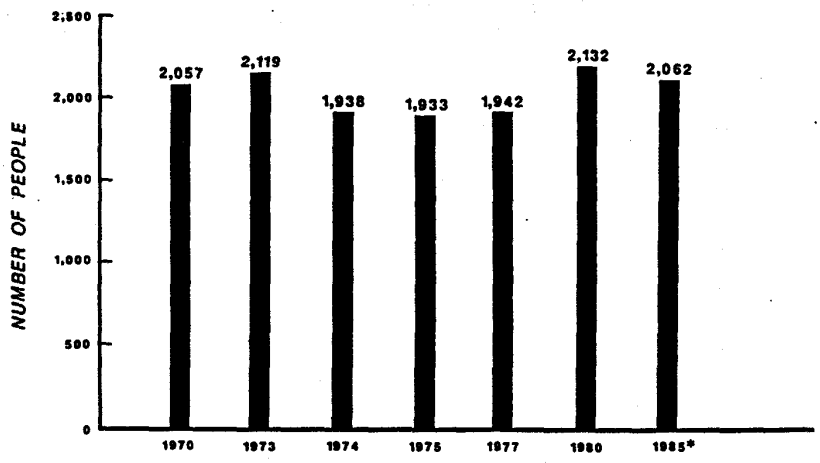
The population profile of Martineztown/Santa Barbara was similar to the City in general with some exceptions: the 1980 Census reported a higher percentage of people of Spanish origin-85.3% and of bilingual speakers-70% than the City as a whole; the neighborhood had a greater percentage of people under 18 and over 65 years old than the City average (Refer to Race and Ethnicity Table 3 and Age Composition Table4); and the number of graduates from high school was half the City average.

C. Survey Results

To gauge neighborhood concerns, a neighborhood survey and a business survey were conducted by the Redevelopment Division. Survey results enabled staff to direct the citizen participation process on issues relevant to the neighborhood. Refer to Appendix C for sample copies of both questionnaires.

Neighborhood Survey Results

Questionnaires printed in both English and Spanish were mailed to approximately 525 property owners and residents in July 1987. The response rate was slightly over

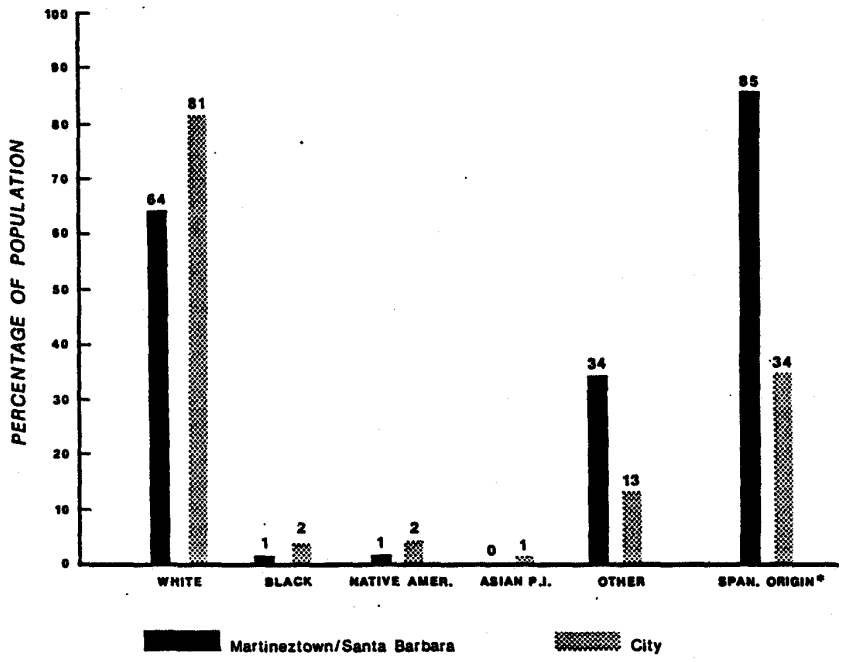


Based on weighted sample data Source: Census Bureau

MARTINEZTOWN/SANTA BARBARA

POPULATION BY YEAR 1970–1985 **Table 2**

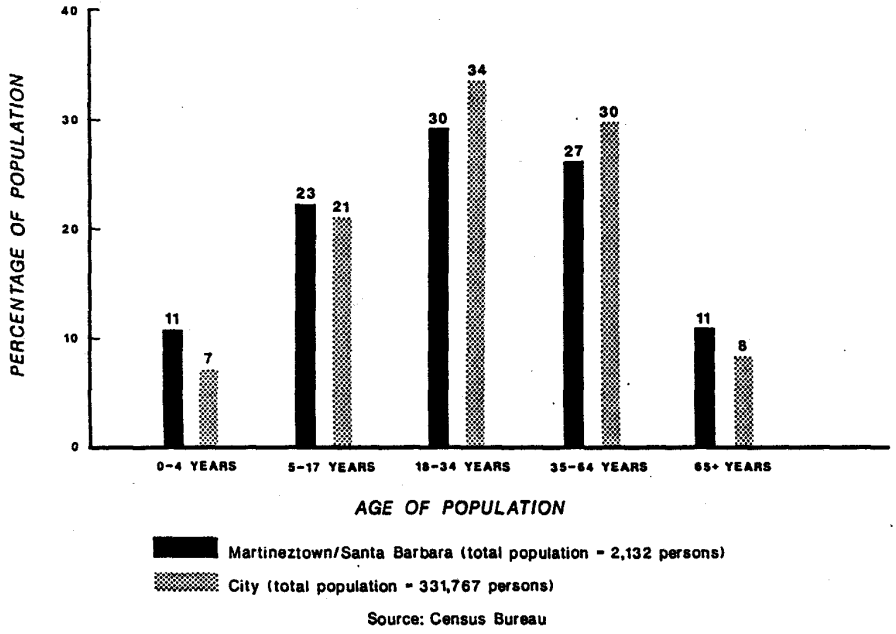
*Estimated Population



*People of Spanish origin are found in all races. Source: Census Bureau

MARTINEZTOWN/SANTA BARBARA

RACE/ETHNICITY 1980 **Table 3**



MARTINEZTOWN/SANTA BARBARA
AGE COMPOSITION 1980 **Table 4**

22%. Ninety-one percent of the respondents were homeowners. On the average, respondents reported that they have lived at the same address for 28 years. Sixty-four percent of the residents reported that they have completed high school, college, or post-graduate studies.

Twenty-eight percent of respondents reported to have been victims of crime within the last year. About 89% informally watched their neighbor's properties, and 85% were interested in joining an organized neighborhood crime-watch program.

Most respondents expressed satisfaction with the existing bus service, however, 60% expressed a need for bus stops and benches. Many residents felt additional bus service was needed along Edith and Mountain. Another concern was insufficient street lighting, particularly on Edith Boulevard and the I-40 underpass (Refer to Survey Results Appendix C).

Business Survey Results

The City Redevelopment staff hand-delivered questionnaires to approximately 100 businesses located in the Martineztown/Santa Barbara neighborhood. Forty-eight percent of the businesses responded. Among the respondents, the businesses averaged 21 employees, most had been at the same location for at least 10 years. Approximately half of the respondents said they own the property on which they conduct their business.

According to business owners, crime was the area's dominant problem. Sixty-seven percent of the responding businesses indicated they had been robbed and/or vandalized in the last two years.

Inadequate garbage pick-up is a problem for 30% of the business respondents. Slightly over half the business owners who responded complained of infrequent or non-existent weed and litter control.

Despite these problems, most of the responding businesses planned to remain in the area. About 66% of the respondents indicated that their businesses experienced increased sales over the preceding calendar year. Only two businesses indicated a decrease in sales. Fifty-nine percent of the business community expressed an interest in establishing a business association in the Martineztown/Santa Barbara area. Forty-two percent expressed plans to expand or remodel their businesses (Refer to Survey Results Appendix C).

III. Issues & Recommendations

A. SOCIAL SERVICES

1. Elderly

According to 1980 census data, the percentage of elderly living in the Martineztown/ Santa Barbara Neighborhood exceeded the City average by 2.2 %. The number of senior citizens living alone was unusually high as compared with the rest of the city.

Many elderly citizens were uninformed about available services according to the City Redevelopment Planning survey completed in accordance with this plan. The State Human Services Department, Social Services Division, Martineztown House of Neighborly Services, La Amistad and Catholic Social Services provide programs for area elderly. These programs are partially funded by the State of New Mexico, City of Albuquerque, Archdiocese of Santa Fe, Flynn Foundation, Levi Strauss Foundation and United Way. In addition to noon meals, a variety of recreational and educational services are available, such as trips, dances, parties, picnics, arts and crafts, programs on educational topics, health screenings (blood pressure, anemia, etc.), transportation, legal services, information and referral, counseling and home care. The elderly should be made aware of these services through a neighborhood handbook or newsletter.

Expansion and improvement of existing senior services was discussed in the public meetings. Service expansion would require increased funding for the House of Neighborly Services and La Amistad. The City Human Services Department is currently investigating the possibility of a new senior satellite facility in the area.

Recommendations:

1. The City Office of Senior Affairs with input from the Implementation Committee shall encourage the use of existing services by conducting an on-going neighborhood outreach program.

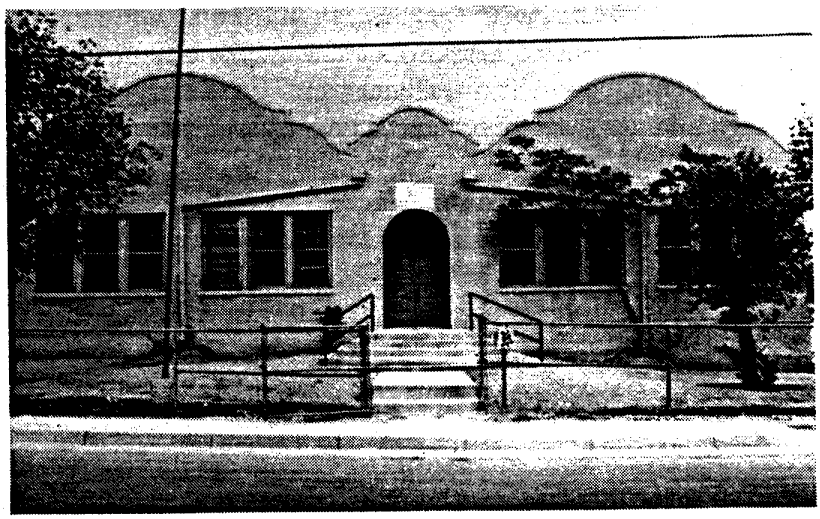
2. The City Office of Senior Affairs with input from the Implementation Committee shall assess existing senior programs for possible expansion and/or reorientation.

2. Santa Barbara School

The Santa Barbara School building is one of the few remaining pre-World War I Bernalillo County schools in the metropolitan area. The school has been placed on the State Register of Cultural Properties and nominated to the National Register of Historic

Places. Although its appearance changed considerably since it was built as a two-room adobe school house in 1908, for the last sixty years it has remained structurally unaltered. The Albuquerque Public Schools took over the County schools in 1947 and eventually closed the school in 1971. The school district continued to use the building for fifteen years after its closure as a special education and services center. In 1986 the school was vacated.

Martineztown/Santa Barbara residents expressed concern for preserving and reusing the Santa Barbara School, a well-loved neighborhood landmark, for community uses. Many of the residents who participated in neighborhood meetings were former Santa Barbara students who still live in the area and have a special tie to the building. At the request of the Santa Barbara neighborhood, the Redevelopment Division initiated a redevelopment process directed at saving and re-using the school (Table 5 outlines this process).



Santa Barbara School, 1420 Edith Blvd. NE. Listed on the Historic Register September 1989. (Photo J. Lujan)

During the planning process, the Steering Committee and Martineztown/ Santa Barbara residents emphasized the need for a community gathering area and a place to hold neighborhood meetings. The development of a community oriented center would help reestablish the neighborhood as a viable community. The proposed rehabilitation and reuse of the Santa Barbara School building, purchased by the City October 1988, provides an opportunity to establish such a center. Redevelopment staff planners working with a neighborhood liaison committee on this project completed a re-use feasibility study for the building in spring 1989.

The feasibility study identified senior housing and senior services for the building as the uses most needed by the neighborhood and best suited to the building. Staff met with neighborhood representatives, refined the proposed program, and identified possible users for the school. These discussions with the neighborhood led to a proposal for development of the land east of the school for affordable for-sale housing. Proposals under consideration include space for neighborhood meetings and displays, as well as for community service facilities.

A local architect prepared conceptual drawings and probable costs for housing, and Redevelopment staff analyzed the costs for rehabilitation of the school. The total cost of the school rehabilitation is estimated at $750,000. The for-sale cost of the housing is targeted at between $45,000 and $60,000; targeted markets for the housing would include a wide range of potential buyers — from retired seniors to small families buying their first home. The State Legislature appropriated $350,000 in the 1989 session for the school rehabilitation and the remainder of the funding will come from the City Human Services Department for senior housing and services.

This unique three-way partnership between the neighborhood, the City, and the State establishes a new trend in neighborhood revitalization. The project combines preservation of a neighborhood landmark and provides needed community housing and services.

Recommendations:

1. The City Human Services Department, the Implementation Committee and the Neighborhood Association shall work jointly to establish a community oriented center for Martineztown/Santa Barbara residents in the Santa Barbara School building.

2. The Martineztown/Santa Barbara Neighborhood Association and Implementation Committee shall be kept appraised of progress of the Santa Barbara school/site project and shall be included in the final decision-making process regarding the re-use of the school and proposals for the design and construction of housing on the rear parcel.

3. Day Care

Availability of affordable child day care services is a pressing issue throughout the city and across the state. Available services simply do not meet current needs and it is doubtful that funding levels will be sufficiently increased in the foreseeable future to resolve this deficiency.

The State of New Mexico allocates federal funding for day care (Title XX Social Services Block Grant) by subsidizing providers of day-care services for children from low-income families. Funding levels within Bernalillo County are limited to 900 children. Eligibility for the program is determined by the New Mexico Department of Human Services. The cost of day-care for each child is determined by family size and gross income.

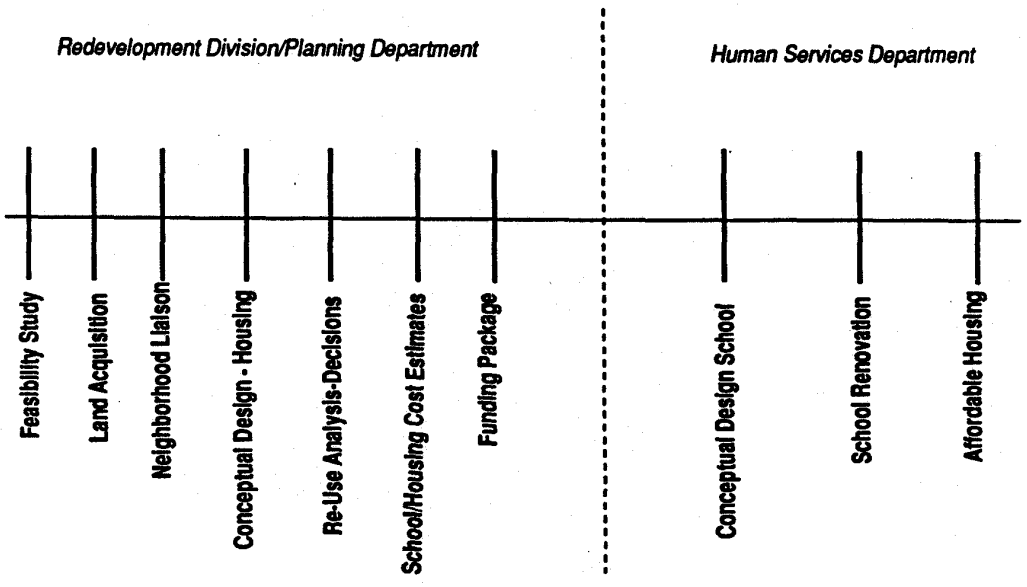
As of July 1986, the State payment for each Title XX child in a licensed day-care center was $7.75 per day. Unlicensed providers receive half of this amount. For most providers, this amount does not fully cover costs; many providers prefer not to take Title XX children because of unwillingness or inability to absorb the additional costs.

The lack of extended care (before and after school) centers for school-age children was an additional concern. Lack of transportation to and from the centers and scarcity of available slots make extended care services inadequate.

Twelve day-care centers, three licensed day-care homes, and one extended care facility exist within a two-mile radius of Martineztown/Santa Barbara. An undetermined number of unlicensed homes also provide day care to area residents. Day-care homes with fewer than five children are not required to be licensed. Parents may be forced into less than satisfactory day-care arrangements if they are unable to pay for the higher cost of licensed centers.

SANTA BARBARA SCHOOL
Redevelopment Process

Table 5



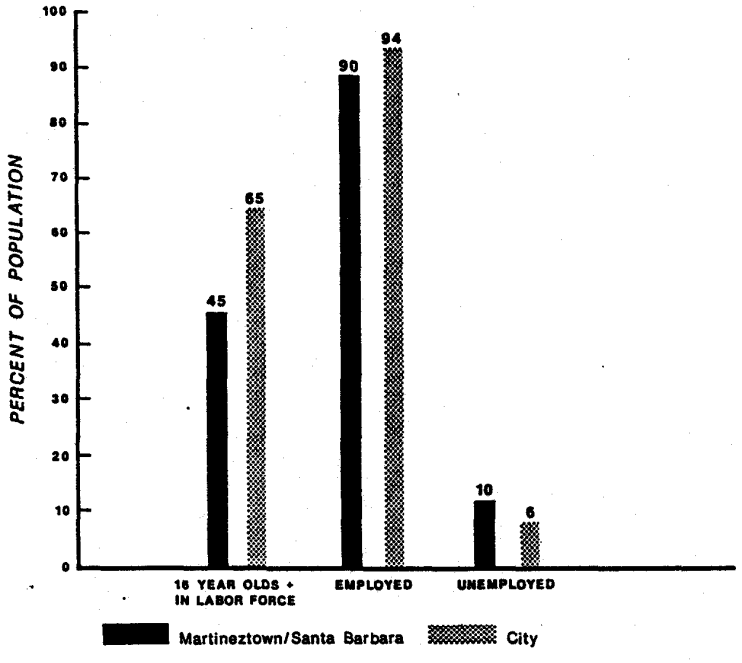
Several organizations are addressing the needs for expanded child care in the Albuquerque community: the Bernalillo County Human Services Coalition, Carino Child Care and Resource Referral and the New Mexico Association for the Education of Young Children.

Recommendation:

The City Human Services Department in cooperation with Carino Resources and Referral shall conduct an assessment of day care needs in the Martineztown/Santa Barbara area.

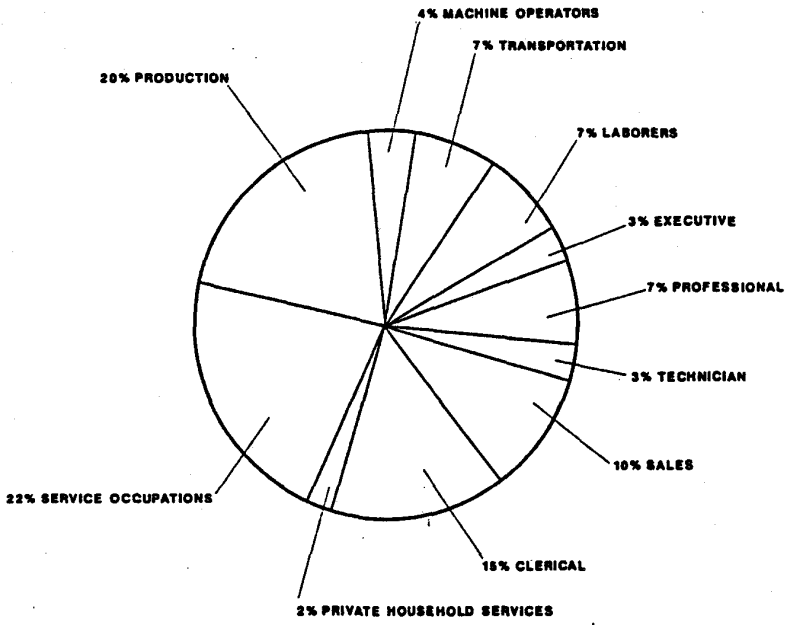
B. EMPLOYMENT

Ninety percent of the Martineztown/Santa Barbara labor force is employed compared to 94% of the Albuquerque residents. The 1980 census showed that 45% of people eligible to be in the labor force (16 years old and over) were employed as compared to 60% of the City's eligible population. The neighborhood's 10.3% unemployment rate is



Source: Census Bureau

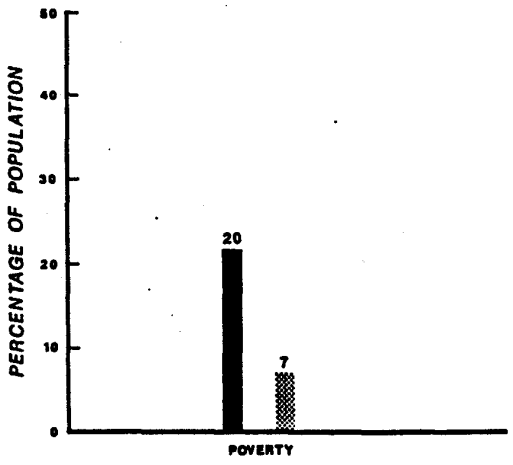
MARTINEZTOWN/SANTA BARBARA
EMPLOYMENT 1980 **Table 6**



Source: Census Bureau

MARTINEZTOWN/SANTA BARBARA

OCCUPATIONS OF RESIDENTS 1980 **Table 7**



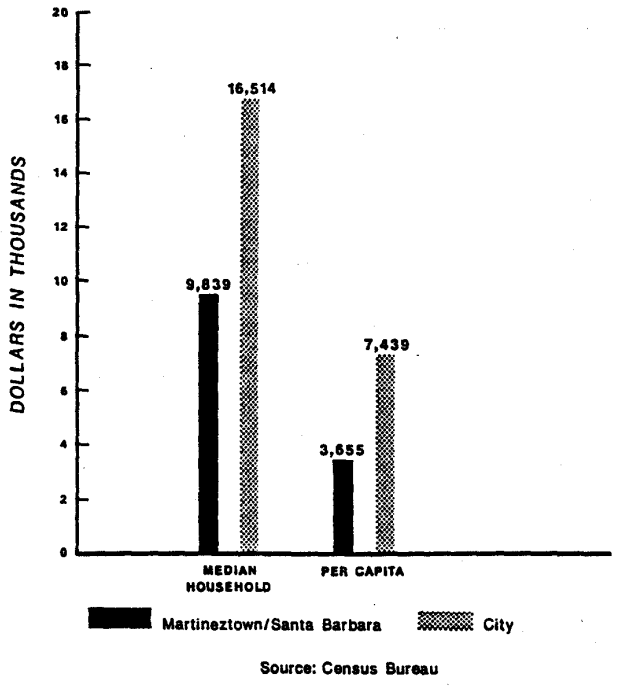
FAMILIES BELOW POVERTY LEVEL

Martineztown/Santa Barbara City

(based on weighted sample data) Source: Census Bureau
Refer to Appendix Federal Poverty Level Criteria

MARTINEZTOWN/SANTA BARBARA

POVERTY LEVELS 1980 **Table 8**

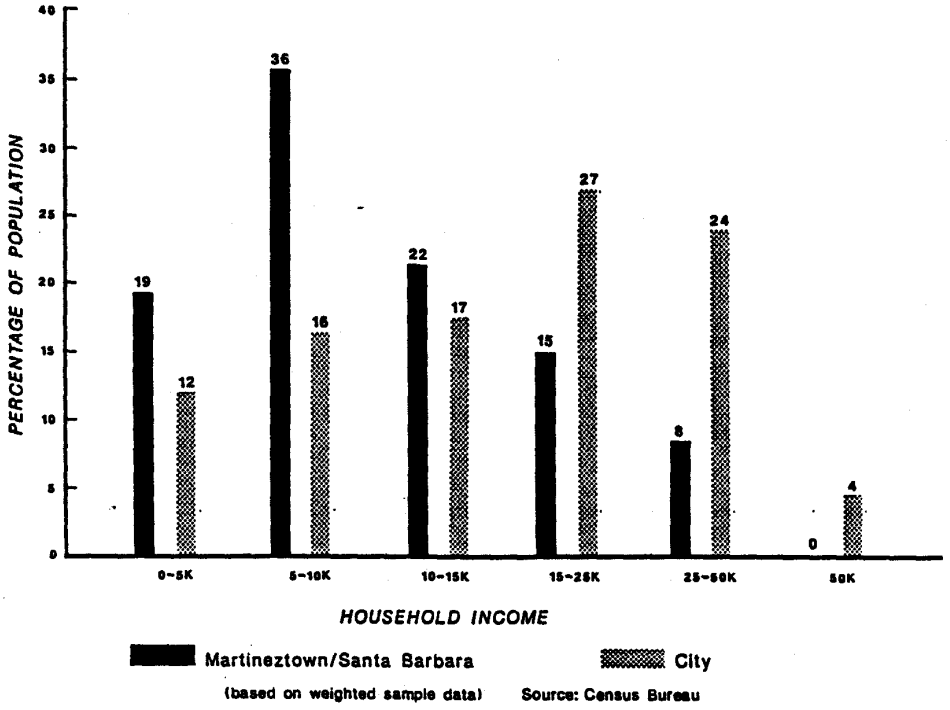


Source: Census Bureau

MARTINEZTOWN/SANTA BARBARA

INCOME LEVELS 1980

Table 9



(based on weighted sample data) Source: Census Bureau

MARTINEZTOWN/SANTA BARBARA

INCOME LEVELS 1980

Table 10

over a third higher than the City's rate of 6.4% (Refer to Employment Table 6). Table 7 indicates 1980 resident occupations for the neighborhood.

The high rates of unemployment and underemployment may contribute to a lower standard of living for area residents. The statistics indicate that over one-fifth of the residents lived below the Federal poverty level (Refer to Poverty Level Table 8). In addition, the per capita income was less than half the city-wide average (Refer to Income Level Tables 7 and 8).

C. EDUCATION

The Martineztown/Santa Barbara community is served primarily by Albuquerque High School, Jefferson Middle School, and Longfellow Elementary School. The Career Enrichment Center, located next to Albuquerque High School offers alternative school programs to students from the entire Albuquerque Public School District. A small number of students from the northern section of the Plan area attend other schools.

The educational concerns of Martineztown/Santa Barbara residents include student attendance and graduation rates, parental involvement at all educational levels, programs for students from varying socioeconomic backgrounds, and drug education.

Table 11 indicates the relatively low education levels of the adult population in Martineztown/Santa Barbara in 1980, as compared to city averages. This demonstrates the importance of the availability and promotion of youth and adult education and training programs for area residents. Table 10 reveals the high percentage of local households in which Spanish is spoken as the primary or dual language. This may indicate that Martineztown/Santa Barbara has retained a high level of its' cultural heritage as evidenced by the significant number of bilingual speakers (Refer to Language Spoken At Home Table 12). Albuquerque Public Schools provides English as a Second Language programs at all grade levels.

Albuquerque High School

Albuquerque High School and the Career Enrichment Center opened in 1975 and is located between Odelia Boulevard and Mountain Road. The school facility replaced the old Albuquerque High School which opened in 1914 at the corner of Central Avenue and Broadway Boulevard. Albuquerque High School shares facilities with the Albuquerque Evening High School which provides a variety of educational opportunities to students from the entire Albuquerque Public School District.

For the past five years Albuquerque High has been part of the Albuquerque City Center Schools Project, which provides additional financial assistance to the school. This project has allowed for curriculum adjustments to better meet student educational needs. Numerous incentive programs have been developed to encourage academic excellence and regular attendance. Student recognition and awards programs offered to the student body include Student of the Week Program, Excel Program, Academic Letter Awards, PASS Program, Perfect Attendance Awards and Success Programs.

Albuquerque High School has an active Parent Advisory Council. The Council meets monthly and has representatives from each of the neighborhoods in the Albuquerque High School attendance area, including Martineztown/Santa Barbara. Albuquerque High has many other committees that actively involve parents from the community. These include: Teen Health Clinic Parent Advisory Board, ACCS Coordination Council, and Parent Volunteer Program.

In addition to scholastic goals, Albuquerque High School participates in programs designed to address substance abuse. Major blocks of time are spentexplaining to students the negative effects that drugs have on their bodies in required Health Education Classes. Additional substance abuse programs include Faculty Against Substance Abuse-FASA, Students Against Drunk Driving-SADD, and a major campaign by the Student Government to have 100% of the student body sign contracts stating that they will not involve themselves with drugs.

Albuquerque High campus recently received the "Excellence In Education Award" by the United States Department of Education. The visiting team also expressed satisfaction with the well maintained and clean facility.

Although physical conditions of Albuquerque High School are impressive several concerns to further improve the site were expressed at the neighborhood meetings. Recommended physical improvements included the need for sidewalks on Mountain Road and Odelia Boulevard (Refer to Public Facilities-Transportation and Traffic Section), continuation of the annual campus clean up by APS (Refer to Public Facilities-Weed and Litter Section), landscaping of the north side of the facility, and the need to stabilize the western slope of the property (Refer to Landscaping Section).

Jefferson Middle School

Jefferson Middle School, constructed in 1939, is located on the corner of Girard and Lomas Boulevards. It serves approximately 860 students in grades six through eight. The Jefferson School boundaries encompass much of the Martineztown/Santa Barbara community and many of its middle school aged students attend Jefferson.

Jefferson is proud of its association with the Albuquerque City Center School Project. Monies and opportunities provided by the ACCS Cluster include: appropriation of Home-School Liaison, a special "At-Risk" telephone hot line, valuable in-service opportunities as well as numerous student and staff recognition awards.

In addition to a very stable regular education program, Jefferson Middle School features extended gifted and enriched classes as well as numerous program for "AT-Risk" students. The Fine Arts program is particularly noteworthy. The band, chorus, and orchestra groups have continued to excel and are well recognized throughout APS.

In 1984, Jefferson was awarded the "Excellence in Education Award" by the United States Department of Education. Since that award, the school has continued to emphasize excellence throughout the curriculum. This is in part evident by the fact that CTBS composite test scores have averaged 76% over the last three years.

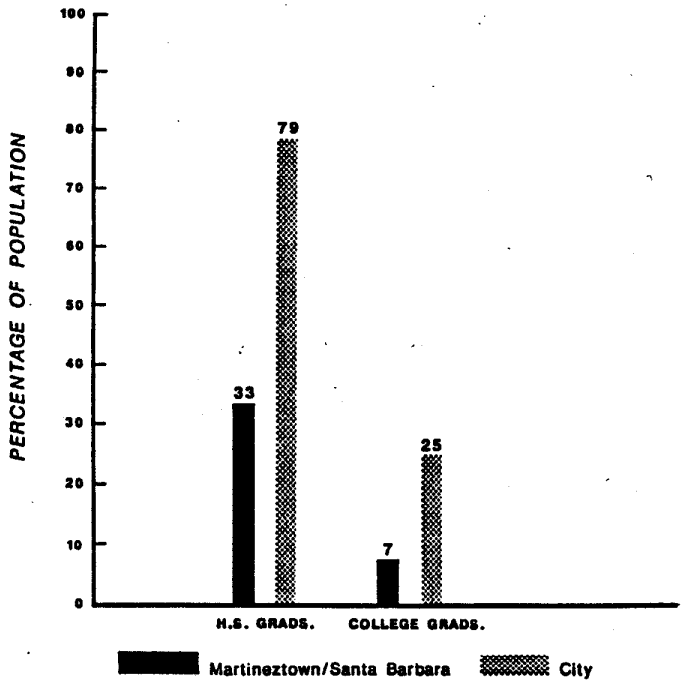
Parents are encouraged to participate in all activities at Jefferson. Parents may become active in the Program Planning Committee, the Albuquerque City Center Schools Coordinating Council, or the Parents Advisory Council (PAC). Numerous other volunteer opportunities are also available for parents able to contribute their valuable time.

Jefferson has an excellent record and reputation over its 50 years of service to the community. The schools population reflects a true "slice of Americana" and enjoys the benefits of a culturally, ethnically, religiously diverse group of students and faculty. The school staff provides a safe, challenging, and fun environment in which to grow and learn.

Menaul School

Menaul School sits at the northern edge of the Martineztown/Santa Barbara community, on the north side of Menaul Boulevard between Edith and Broadway. The school serves high school students in grades 8 through 12. The school's long-standing connections with Second Presbyterian Church and its tradition of serving Hispanic youth make it important in considering the community plan. Currently the school draws about 10% of its enrollment from the Martineztown/ Santa Barbara area.

Founded in 1881 by Rev. Sheldon Jackson and reopened in 1896 by Rev. James Menaul, the school is the embodiment of the Presbyterian Church's attempt to reach and educate minority high school youth. Menaul was one of the network of Plaza schools established by the Church in the late eighteenth and early nineteenth century. In 1971, the school was entrusted by the Presbyterian Board of Missions to an independent Board of Trustees. Originally established as a boarding school, the school still operates dormi-

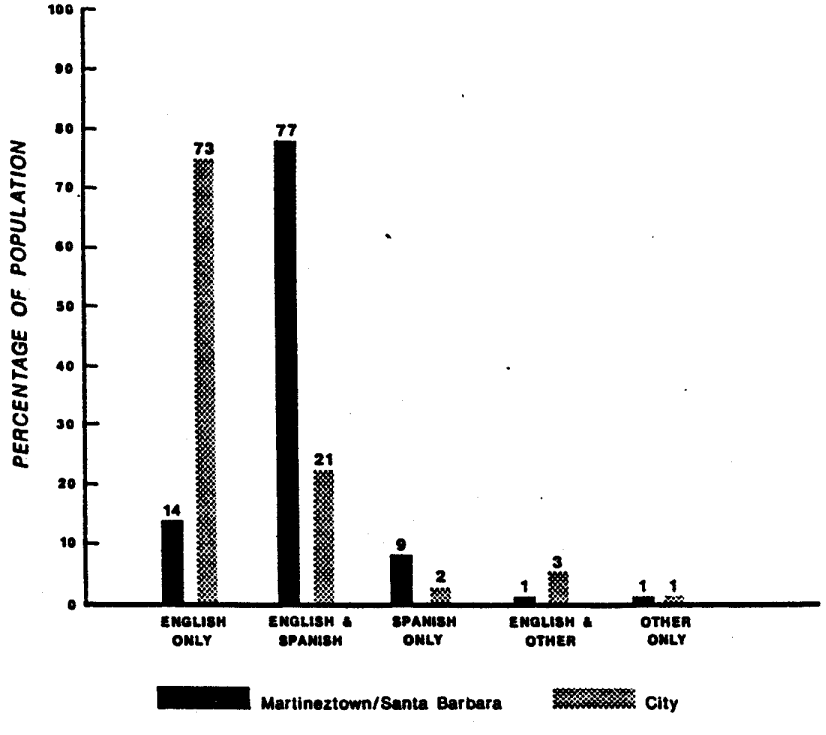


Source: Census Bureau

MARTINEZTOWN/SANTA BARBARA

EDUCATION LEVELS 1980 **Table 11**

ADULT POPULATION 25+



Source: Census Bureau

MARTINEZTOWN/SANTA BARBARA

LANGUAGE SPOKEN AT HOME 1980 **Table 12**

tories for 50 boys and girls, but currently 80% of the school's approximately three hundred students come from Albuquerque and the surrounding communities.

The school prides itself on "Educating for Life," implemented through a program that stresses core academics, physical education and fitness, and counseling and religious life. The school maintains a pupil-teacher ratio of less than 12 to 1 in order that students receive a personal and individualized education experience.

The long-range plan of the school includes opening a separate mid-school program for sixth, seventh, and eighth grade students by 1991-92. With the ever-increasing day student enrollment and the addition of mid-school, traffic flow and public transportation are concerns that need to be addressed.

Longfellow Elementary School

The new Longfellow Elementary School building was constructed on the corner of Grand Avenue and Edith Boulevard in 1982 on the site of the original building which opened in 1927. Longfellow has been the District's only magnet school in the entire Albuquerque Public School District since 1981.

The Longfellow educational philosophy is based on the belief that every child is capable and loveable. It is the mission of the school community to create a learning environment which facilitates the development and stimulates the interests of each child. The educational program is intended to develop and extend basic skills in communication arts, quantitative thinking, environmental awareness, science, and social studies.

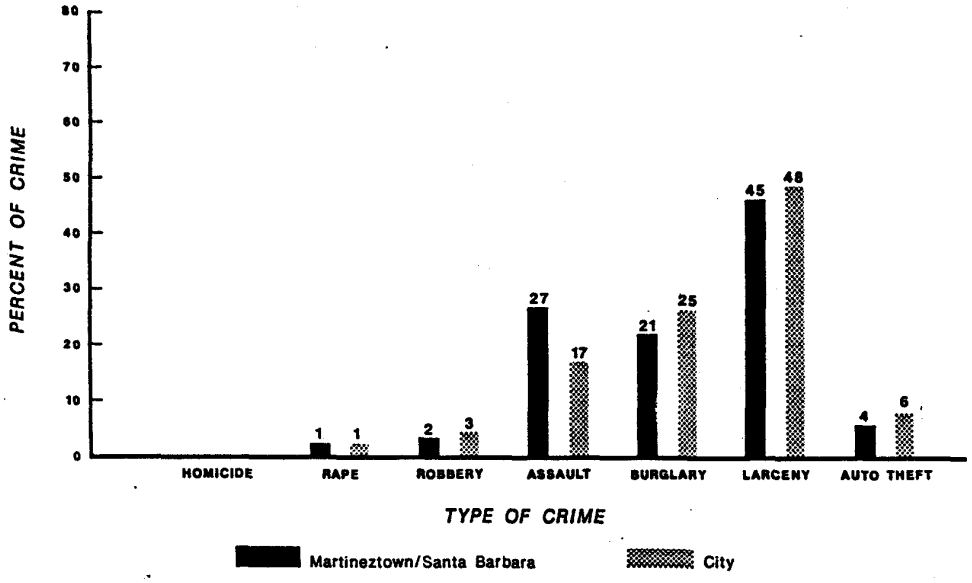
All Longfellow Elementary School classes from grade one to grade five are multi-aged. Student placement in a class is for a multi-year period. All student placements are the responsibility of team teachers. Every student placement is determined after a review of a student's skills, instructional needs, interests, special abilities, and talents. Other instructional and support programs are available for children and adults include Spanish Language Arts Instruction, Fine Arts Instruction, Day Care for Pre-School Children, Extended Care Program for School Aged Children and Community Education Classes.

Longfellow Elementary School received the "Excellence in Education Award" in 1985-86. Longfellow was conferred this award as one of only 270 schools nation-wide by the U.S. Department of Education under Secretary of Education, William Bennett.

D. CRIME

Crime was a major concern of area residents, property owners and business owners based on surveys and numerous meetings with area citizens. Recurring problems included substance abuse, burglaries, transients, insufficient police surveillance (particularly during evening hours), slow police response time, and a perceived lack of overall law enforcement. According to the Albuquerque Police Department statistics however, area crime rates (in most categories) are not significantly higher than city-wide averages. (Refer to Percentage of Total Reported Crimes Table 13). The discrepancy between police statistics and neighborhood perception may be attributable to unreported crime.

Police Department representatives indicated that many crimes may be unreported because some people believed their calls would not get results. In addition, there may be confusion as to what constitutes an emergency situation. Since allocation of police resources is determined by the number of calls received from an area, it is crucial that residents and business people promptly report crimes. Life-threatening situations should be reported to the emergency number, 911.



Source: Albuquerque Police Department

MARTINEZTOWN/SANTA BARBARA

PERCENTAGE OF TOTAL REPORTED CRIMES 1986 **Table 13**

Unreported crimes may reflect a lack of communication between residents and police and a lack of understanding of police procedures. A first step in reducing crime requires improving neighborhood and police relations. This can be accomplished through community awareness and education programs.

Substance abuse, particularly among youth, is another problem identified by area residents. Increased police patrols in the area might help ameliorate the problems associated with this activity. More effective drug education is needed in the community, as is true nationwide.

Inadequate lighting in parks and along major streets may also contribute to the perception of crime in Martineztown/Santa Barbara. Improved lighting would help discourage crime in parks and residential areas. Street lighting is also addressed in the transportation recommendations of this report.

Residents suggested that a police substation in the area may help to reduce the crime rate. Martineztown/Santa Barbara is served by the Valley Substation located across the river on Coors Boulevard. The City should consider the feasibility of building a substation in closer proximity to Martineztown/Santa Barbara.

An organized Neighborhood Crime Watch Program is an effective means of increasing neighborhood safety and promoting a sense of community. The program is offered city-wide. Assistance in organizing a Neighborhood Crime Watch Program is available at the request of the neighborhood. Neighborhood Crime Watch Programs involve community assignment of block captains and regular meetings with Police Department representatives. A Neighborhood Watch Program is typically initiated on a block where resident support is strong. Initial success encourages nearby residents to institute the program in neighboring blocks. Businesses can also form Crime Watch Programs or join with residents in an integrated business/residential program.

Recommendations:

1. The Albuquerque Police Department and the Office of Neighborhood Services Crime Prevention Division shall work with the Implementation Committee to promote community awareness of crime prevention techniques and improve communication between the community and the police. Strategies include:

   A. The Neighborhood Crime Prevention Division and the Implementation Committee can encourage participants to report crimes or suspected crimes by promoting a Neighborhood Crime Watch Program.

B. Provide appropriate Police phone numbers and other helpful crime prevention information to encourage crime reporting and increase communication between area residents and the Police Department.

2. Drug awareness programs should be expanded in the following ways:

   A. The Implementation Committee and the Neighborhood Association should support drug education in the Albuquerque Public Schools.

   B. Provide information regarding community drug awareness programs and laws pertaining to the sale of inhalants to the neighborhood.

3. The Albuquerque Police Department shall increase police patrols in the area. Instituting regular patrols on Edith, Mountain Road, Hannett (park area), and side streets may serve to further promote law enforcement and may help reduce the incidence of crime in the area.

4. The Albuquerque Police Department, the Implementation Committee and the Neighborhood Association shall work cooperatively to establish a Mi -Valley Police Substation that would be in closer proximity to the Martineztown/Santa Barbara area.

E. PUBLIC FACILITIES

1. Transportation and Traffic

Street and right-of-way conditions in Martineztown/Santa Barbara are generally good. A number of street improvements were completed following adoption of the 1976 Sector Plan. Improvements included the paving of several neighborhood streets include Granite and Sprunk; the repaving and installation of new curbs and gutters on Edith Boulevard; and most recently the repaving of Broadway Boulevard. These projects represented a significant commitment of City resources to the neighborhood, however other important transportation related issues need to be addressed. Improvements recommended at the end of this section however should not place undue strain on the property owners.

Streets

Several neighborhood streets remain unpaved. Portions of High, Stone, and Towner Streets were not included in the improvement program initiated in the mid 1970s, and should be paved. Unpaved streets create dust and contribute to drainage and erosion problems. Inadequate curbs and gutters compound these problems and are especially noticeable along Indian School Road between the Santa Fe Railway tracks and Edith Boulevard.

Sidewalks

Sidewalk installation and repair are much needed physical improvements in Martineztown/Santa Barbara. The lack of sidewalks on streets close to Albuquerque High School forces students and other pedestrians to walk in the streets or use narrow dirt trails that parallel several streets. Sidewalks also need to be installed along sections of Lomas and Menaul Boulevards. In addition, sidewalks need to be repaired on several residential streets (Refer to Street and Sidewalk Conditions Map 5).

The lack of adequate sidewalks endangers pedestrians and discourages pedestrian travel. Many sidewalks do not meet City code and should be brought up to minimum standards. The repair and installation of sidewalks is consistent with City policies encouraging non-vehicular travel. In addition, adequate sidewalks will improve the streetscape and contribute to an improved image of the neighborhood.

Intersections

Several intersections require study to determine whether signalization or design improvements are needed to facilitate vehicular flow and access. The most troublesome is the intersection of Lomas and Broadway Boulevards. Traffic flow is severely impeded during morning and evening peak hours. Improved signalization and turn lanes are needed to accommodate left turns in each direction. Safety improvements for this intersection, including left turn bays on Broadway, have been submitted to the New Mexico State Highway and Transportation Department for funding. Any improvements to this intersection should include sufficient landscaping treatment to establish it as a gateway to the neighborhood.

The intersections of Menaul/Edith and Lomas/Edith warrant study to determine if increased signalization will improve traffic circulation. Pedestrian safety and convenience is a particularly important issue at the intersection of Lomas and Edith Boulevards. The high speed and volume of traffic on Lomas makes pedestrian crossings dangerous, particularly because this is an elementary school crossing. The crossing is also used heavily by many of the areas elderly.

Measures to insure pedestrian safety should be studied and implemented as feasible. Martineztown/Santa Barbara residents suggested an elevated walkway connecting the north and south pedestrian areas along Lomas Boulevard to increase safety especially among children and the elderly.

Traffic Intrusion

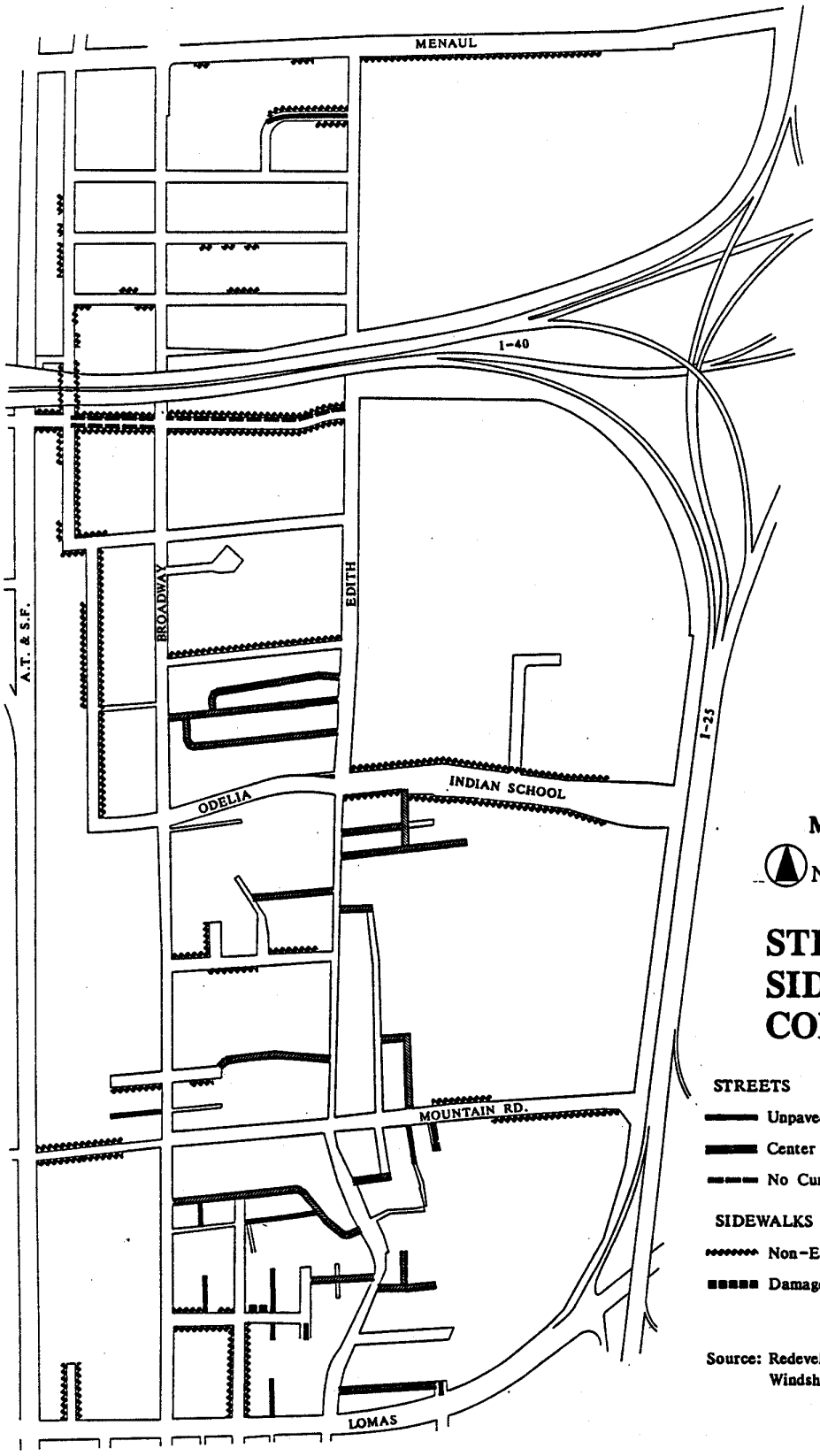
Martineztown/Santa Barbara is impacted by heavy and high-speed traffic as well as by the intrusion of commercial vehicles onto residential streets. This condition is particularly severe in the residential area north of I-40. Heavy commercial vehicles, including tractor trailers, commonly use neighborhood streets like Arvada and Cutler as shortcuts from Edith to Broadway Boulevard. These neighborhood streets are used because the lack of signalization at the Menaul and Edith intersection makes left turns onto Menaul Boulevard particularly difficult and dangerous for commercial vehicles.

The prevalence of businesses in the area contributes to the use of neighborhood streets by nonresidents. To some extent the prevalence of commercial zoning makes this problem unavoidable; however, the traffic impacts of new development projects in or near the neighborhood can and should be regulated. Through the site plan review process development proposals over two acres must demonstrate that increased traffic will not adversely impact the residential neighborhood. This process will ensure compatibility and help maintain the character of the area.

Signalization also affects traffic patterns. The Traffic Engineering Division warns that installing traffic signals at the intersection of Edith and Menaul Boulevards or placing left turn arrows at the Edith/Lomas intersection may increase traffic within the neighborhood. Improved access typically increases traffic volumes. Thus, enhanced signalization at selected intersections may increase traffic-related problems rather than reduce them.

The Long Range Major Street Plan, developed by the Middle Rio Grande Council of Governments (MRCOG), guides transportation planning within the metropolitan area. Map 6 indicates estimated traffic volumes of streets designated as collectors, minor arterials and principal arterials. Both Menaul and Lomas Boulevards are principal arterials. Both are major transportation corridors designed to carry high volumes of traffic. Odelia and Broadway Boulevards are designated as minor arterials. These two streets are also important in Albuquerque's overall transportation framework, they are designed to accommodate heavy commercial vehicles and high traffic volumes. Currently Odelia is built to the railroad tracks where it stops, the possibility of extension across the railroad needs to be studied. The only designated collector in Martineztown/Santa Barbara is

MARTINEZTOWN/SANTA BARBARA



Map 5

NORTH 6/89

STREET & SIDEWALK CONDITIONS

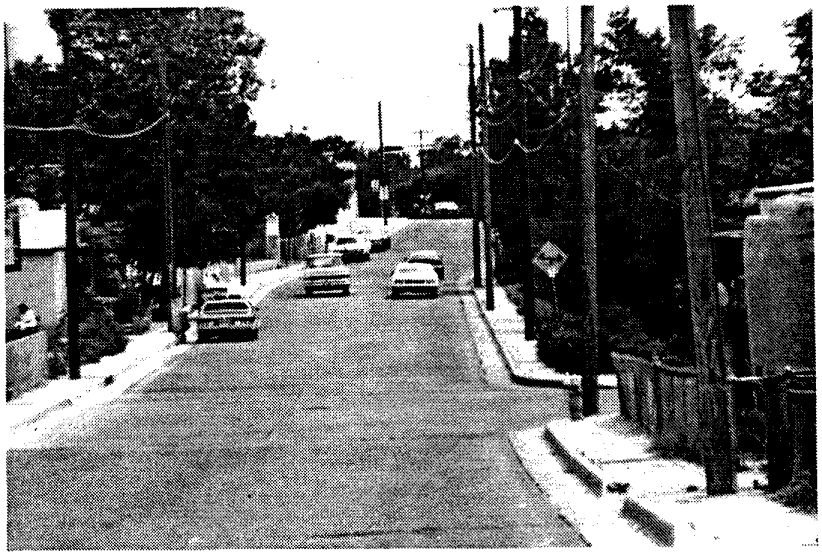
STREETS

- Unpaved
- Center Drainage
- No Curb & Gutter

SIDEWALKS

- Non-Existing
- Damaged

Source: Redevelopment Division Staff
Windshield Survey



Edith Blvd. looking south toward Mountain Rd. 1989. (Photo J. Lujan)

Mountain Road. As such, its function is to provide connections between major transportation corridors and residential areas. Edith Boulevard, however, is not a designated arterial or collector south of I-40; it is not designed to carry high traffic volumes or heavy vehicles.

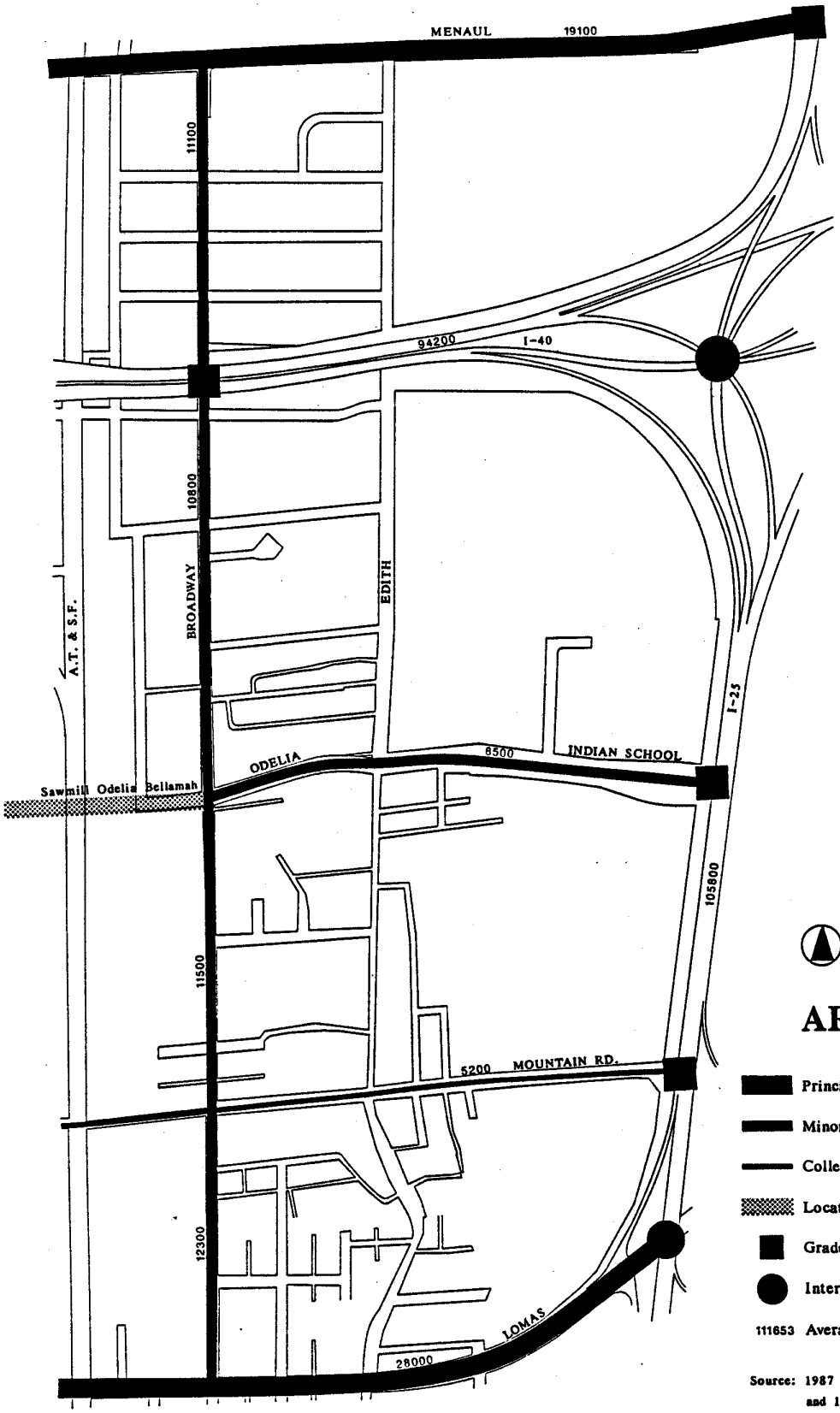
Freeway Access

At the present time, access to northbound Interstate 25 is not possible from eastbound Mountain Road. As development continues to occur in Martineztown/Santa Barbara and in the Downtown area, cross-over traffic on Edith Boulevard between Mountain Road and Lomas Boulevard will undoubtedly increase. To avoid potential problems, the feasibility and impact of modifying the Mountain Road freeway ramp to allow eastbound access should be studied. Possible redesign of this ramp is particularly important considering the proposed Gateway at Center City/Madden development, adjacent to I-25 between Lomas Boulevard and Mountain Road. Modification of the Mountain Road on ramp was not, however, recommended by the recent Instate Highway Access Study (IHAS, 1987). Changed conditions, however, may warrant a new study of least this ramp.

Street Alignment

The width and layout of neighborhood streets is another factor affecting transportation. A number of streets are very narrow, virtually squeezed in between houses. For example, Martinez Drive, Maggies Lane and Sprunk Road have paving widths of only 12

MARTINEZTOWN/SANTA BARBARA



Map 6

NORTH 6/89

ARTERIALS

- Principal Arterial
- Minor Arterial
- Collector
- Location Study Corridor
- Grade Separation
- Interchange
- 111653 Average Daily Traffic

Source: 1987 Long Range Major Street Plan, and 1986 Traffic Flow Map (Middle Rio Grande Council of Governments)

feet; Granite, Gomez, Marble and Cordero have paving widths of 20 feet. In contrast, the standard width of Albuquerque's residential streets is 32 feet. Many narrow residential streets have alley-type paving with center drainage, since narrow right-of-way widths will not accommodate curb and gutter. These narrow, winding streets can handle only a minimum of traffic and cannot accommodate additional outside traffic without severely impacting nearby residences.

Street Lighting

Traffic and pedestrian circulation could be improved by better street lighting. Many residents have voiced a need for higher-intensity lights on major streets. Although the present street light system meets city standards, replacing the existing lights with high-intensity sodium vapor lights may improve security as well as transportation safety. Additional lighting at freeway underpasses may improve pedestrian safety and vehicular circulation.

Recommendations:

NOTE: The Decade Planning Program is a handbook which provides guidelines for the Development of Department Capital Budgets for General Obligation Bond Elections, and projections of Capital Projects for the City through the year 2000.

1. The City Public Works Department shall pave all unpaved streets, specifically: High Street (the segment south of Mountain Road), Stone Street, Towner Street. Adjacent property owners should not be assessed for improvements. The Redevelopment Office shall take appropriate steps to include this project in the CIP Sector Plan Implementation Fund and the next revision of the Decade Planning Program and other available funding sources.

2. The City Public Works Department shall install curbs and gutters on Odelia between the Santa Fe Railway tracks and Edith Boulevard. The Redevelopment Office shall take appropriate steps to include this project the CIP Sector Plan Implementation Fund and the next revision of the Decade Planning Program and other available funding sources.

3. The City Public Works Department shall repair all damaged residential and commercial sidewalks. The Redevelopment Office shall take appropriate steps to include this project the CIP Sector Plan Implementation Fund and the next revision of the Decade Planning Program and other available funding sources. (Refer to Street and Sidewalk Conditions Map 5).

4. The City Public Works Department shall install sidewalks at the following nonresidential locations:

   Lomas Boulevard from Edith Boulevard to I-25
   South side of Menaul Boulevard between Broadway and I-25
   Odelia Boulevard along the Santa Barbara Cemetery property
   Mountain Road between High Street and I-25

   The Redevelopment Office shall take appropriate steps to include this project the CIP Sector Plan Implementation Fund and the next revision of the Decade Planning Program and other available funding sources.

5. The Albuquerque Public Schools should install sidewalks along the perimeter of Albuquerque High School property specifically along Mountain Road and Odelia Boulevard.

6. Police shall enforce existing traffic speed regulations and increase their presence in the area, particularly on Edith Boulevard.

7. New Development projects or commercial operations over two acres shall be carefully evaluated through the Site Development Plan review process. All appropriate City Departments shall review all development projects or new business, especially as related to the area infrastructure and air pollution issues. The Redevelopment Division shall keep the Implementation Committee and the Neighborhood Association apprised of all proposed projects in the area.

8. The intersection of Broadway and Lomas Boulevards shall be redesigned to accommodate turn lanes, bus bays and improve traffic and pedestrian circulation. This intersection shall receive adequate landscaping treatment to reflect its importance as a gateway to Downtown and the neighborhood. This project should be undertaken by the Public Works Department/Transportation Division, in coordination with the City Parks and Recreation Department and the Redevelopment Division.

9. The Transportation Development Division should study the feasibility of extending Odelia across the railroad.

10. The Traffic Engineering Division shall study the feasibility and impact of providing turn lanes, increased signalization, and improvements addressing pedestrian safety at the Lomas/Edith intersection and implement as indicated. The feasibility of an overhead, fenced walkway bridge that would connect the north and south sides of Lomas at the Edith intersection should be reviewed.

11. The Traffic Engineering Division shall study the feasibility and impact of signalizing the Edith/Menaul intersection and implement as needed.

12. The Traffic Engineering Division shall place signs at all appropriate residential areas to restrict entry of commercial vehicles by established weight limitations. The Traffic Engineering Division shall coordinate with the Police Department to determine specific sign locations and enforcement procedures.

13. The Traffic Engineering Division shall study Edith Boulevard (Lomas to Menaul) to determine if, when and where parking should be limited or restricted.

2. Transit

The Martineztown/Santa Barbara Neighborhood is serviced by Sun Tran Routes 8 and 11. Route 8 operates Monday through Friday between downtown and Tramway Boulevard, running primarily on Broadway and Menaul Boulevards. Route 11 operates Monday through Saturday between downtown and Tramway on Lomas Boulevards (Refer to Bicycle and Bus Route Location Map 7). Both routes operate at 30 minute intervals. Bus stops are located at two-block intervals.

The lack of bus shelters and benches are concerns identified by area residents. There is only one bus bench in the entire plan area. The placement of bus benches and bus shelters along the existing route system will be determined by the following Transit placement criteria listed in the 1983 Transit Development Program:

a. The existence of a transfer point between two or more routes at or near a bus route;
b. The number of boardings at a specific bus stop;
c. Adequate right-of-way to accommodate a transit project without interfering with pedestrian or vehicular access;
d. Service to transit dependent areas, i.e., routes that serve largenumbers of the elderly or handicapped;
e. The availability of funding.

Bus service is not available on Edith Boulevard. A few years ago, this route was moved to Broadway Boulevard due to lack of ridership on Edith Boulevard. The Transit Department will consider the feasibility of alternative routes within the neighborhood; however, Transit has indicated that existing right-of-way, signalization and paving on Edith Boulevard are inadequate to accommodate regular bus service. Also, the heavier contemporary buses may cause structural damage to adjacent houses.

Recommendation:

The Transit and Parking Department will place benches/shelters at all suggested locations if the Transit placement criteria can be met at these areas:

Benches	Shelters
Menaul & Edith	Menaul and Broadway
Odelia & Broadway	Mountain and Broadway
Lomas & Edith	
Lomas & Broadway	

3. Bikeways

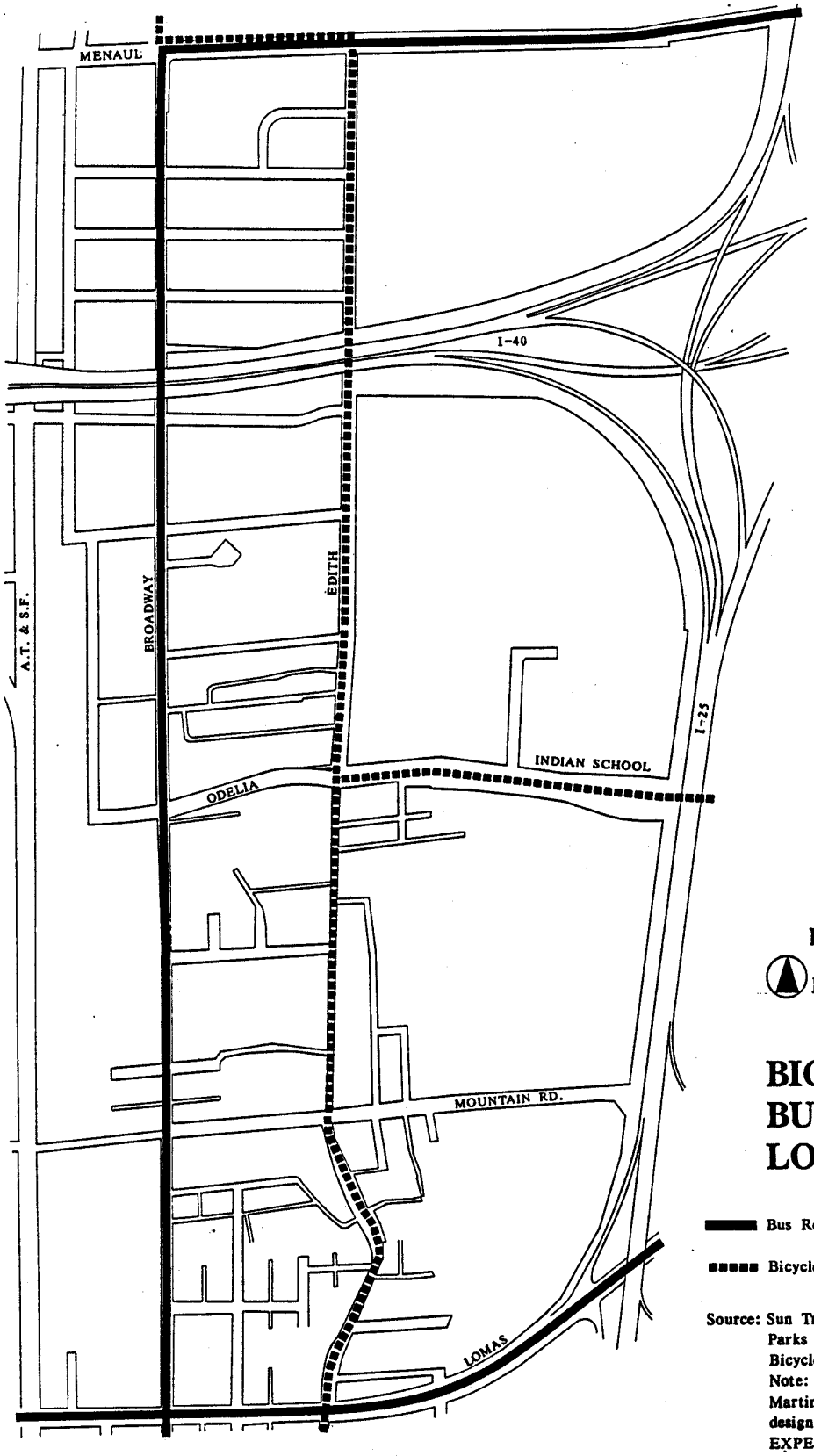
Bike Routes on Edith Boulevard and Indian School Road between Edith Boulevard and I-25 are the only designated bikeways in the Martineztown/Santa Barbara neighborhood (Refer to Bicycle and Bus Route Location Map 7). These routes are recommended for more experienced bicyclists because the traffic lanes must be shared with cars. That is, the bike "routes" do not include separated lanes for bikes, but only signage to indicate route locations. Bicyclists have the same rights as motorists to use the streets; therefore they must obey the same traffic ordinance and signals.

4. Landscaping

A cohesive landscaping treatment is not apparent in the Martineztown/Santa Barbara area. A poorly perceived image may be detrimental to area businesses and can inhibit community pride. The City must take the initiative to provide streetscape improvements in Martineztown/Santa Barbara. During the planning process, a number of intersections were identified as important gateways to the neighborhood. Enhancing these intersections (if sufficient right-of-way is available) through landscaping and other improvements would reinforce neighborhood identity and create attractive entrances to the area. Whenever street improvements are planned and programmed for arterial and collector streets, landscape and other streetscape amenities should be considered as part of the programmed improvements.

The private sector's commitment to improve the visual image of Martineztown/ Santa Barbara has been lacking. This is particularly true on Broadway Boulevard where several large parking lots create a "sea of asphalt." In order to remedy this, the Plan requires businesses which front on designated arterial or collector streets to comply with parking lot landscaping provisions as specified in section 40.A.7 of the Comprehensive Zoning Code. Businesses which are not in conformance with the Zoning Code must comply within two years of the adoption date of this Plan. Thus, the Plan rescinds the

MARTINEZTOWN/SANTA BARBARA



Map 7

NORTH 6/89

BICYCLE & BUS ROUTE LOCATION

Bus Route

Bicycle Route

Source: Sun Tran Bus Route Map and Parks & Recreation Albuquerque Bicycle Map.
Note: The bike routes in Martineztown/Santa Barbara are designated as routes for EXPERIENCED RIDERS to be used for recreational riding only on weekends or non-rush hour times.

exemption of parking area landscaping requirements given to businesses established prior to 1976 (Refer to Zoning Section For Details).

All new commercial development and commercial development which has occurred since September, 1976, must comply with landscaping requirements for parking areas and with other applicable landscaping and buffering regulations.

Recommendations:

1. The Public Works Department, in cooperation with the Redevelopment Division and the Parks and Recreation Department, shall include landscaping and other streetscape improvements to collectors and arterials in Martineztown/Santa Barbara with programmed street improvements when adequate right-of-way is available. Potential funding sources may include the Transportation portion of the Capital Improvement Program.

2. The Public Works Department in cooperation with the City Parks and Recreation Department, and Redevelopment Division shall make streetscape, pedestrian, and landscape improvements at the following intersections:

   Broadway/ Lomas *Edith/Lomas*
   Edith/Mountain *Broadway/Mountain*

   The Redevelopment Office shall take appropriate steps to include this project in the next revision of the Decade Planning Program. Other available resources may include: Urban Enhancement Trust Fund, Keep Albuquerque Beautiful, Community Development and the Capital Improvements Program. The Redevelopment Division shall keep the Implementation Committee and the Neighborhood Association apprised of progress and seek the input of both organizations in the development of landscaping plans when appropriate.

3. All Martineztown/Santa Barbara area businesses with frontage on designated arterial and collector roadways (Mountain Road and Broadway, Menaul, Odelia, and Lomas boulevards) must comply with landscaping requirements for parking areas as specified in Section 40.A.7. of the Albuquerque Comprehensive Zoning Code. Lots developed prior to January 1, 1976 are not exempt from this regulation. Businesses must comply within two (2) years of the adoption date of this plan. Exemptions to this regulation will be granted only in cases where compliance will result in the reduction of parking spaces below

the required minimum as specified in Section 40.A. of the Comprehensive Zoning Code or where placement of existing buildings precludes meeting this requirement.

4. Albuquerque Public Schools should stabilize the western slope of Albuquerque High School/APS property to prevent further soil erosion.

5. The Office of Neighborhood Services' Neighborhood Coordination shall notify the Implementation Committee and the Neighborhood Association of available community landscaping grants.

5. Utilities

a. Gas

The Gas Company of New Mexico provides natural gas service throughout the Martineztown/Santa Barbara neighborhood. A 14-inch HP (High-Pressure) line runs along Broadway Boulevard from Indian School Road to Menaul Boulevard, a 12-inch HP line on Mountain Road, a 6-inch HP line on Edith Boulevard from Menaul Boulevard to Indian School Road, and a 6-inch HP line on Indian School Road from Edith Boulevard to the Santa Fe Railway tracks (Refer to Gas Lines Map 8).

b. Electricity

The Public Service Company of New Mexico provides electricity to the Martineztown/Santa Barbara neighborhood. The area has two 115 Kilo Volt lines. One line runs north along Arno Street from Lomas Boulevard to Granite Street, due west to the Railroad; the other line runs north along Edith Boulevard from Lomas Boulevard to the Santa Barbara School where it heads northwest to the Railroad near McKnight and Commercial Streets. (Refer to Electric Transmission Lines Map 9). All electrical and telephone lines are above ground.

c. Telephone

U.S. West provides telephone service to the Martineztown/Santa Barbara Neighborhood. The north main runs west through intersection of I-25 and I-40 to Edith, then turns north to Menaul and heads west to the Railroad (Refer to Telephone Cables Map 10).

d. Cable TV

Jones Intercable provides cable TV service to the area (Refer to Cable TV Distribution Map 11).

e. Water

Existing water lines are adequate for the current land uses in the area. The two pre-1950 lines in the area should be replaced as problems arise. Water lines should be added or replaced as needed to accommodate new development (Refer to Water and Fire Services Map 12).

f. Sanitary Sewerlines

The Martineztown/Santa Barbara Neighborhood has an adequate sanitary sewer system to accommodate current development levels. Older lines should be replaced as problems arise (Refer to Sanitary Sewer Lines Map 13). Sewer lines should be added or replaced as needed as new development occurs. One sewer problem identified by the neighborhood was cockroach infestation, particularly in the summer months. The neighborhood feels that present extermination efforts by the City Public Works Department are not effectively controlling the infestation.

Recommendations:

1. Water lines shall be added or replaced as needed to accommodate new developments. Improvements for new developments will be at the developers' expense.

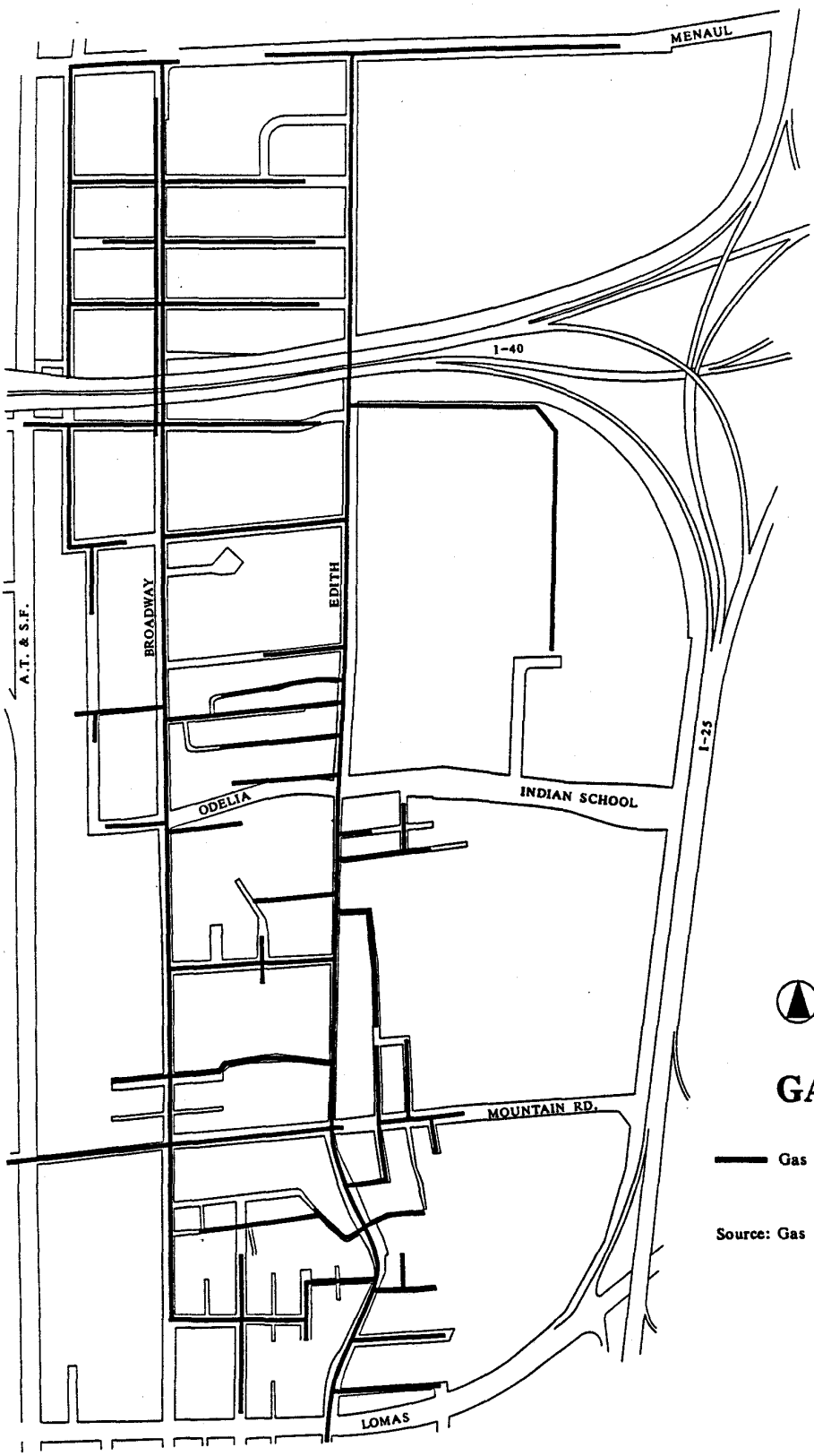
2. Sanitary sewer lines shall be added or replaced as needed to accommodate new developments. Improvements for new developments will be at the developers' expense.

3. The Public Works Department shall increase efforts to eliminate and control insect infestation, particularly in the spring and summer months.

g. Flooding and Drainage

The 100-year flood-hazard zone is interspersed throughout the Martineztown Santa Barbara Neighborhood. The high-flood risk areas are Vietnam Veterans Park, the southwestern edge of the "Big I", all of Menaul, Commercial between Prospect and McKnight, Broadway between Mountain and Lomas, and Arno between Lomas and Granite (Refer to Floodways Map 14). The existing storm sewer system is adequate for the area, except on Edith and I-40. This area is subject to flooding because water from the area east of I-25 collects and routes into the Vietnam Veterans Park which serves as a detention dam. The water (up to 50 cubic feet per minute) is then released directly onto Edith Boulevard and the surrounding neighborhood.

MARTINEZTOWN/SANTA BARBARA



Map 8

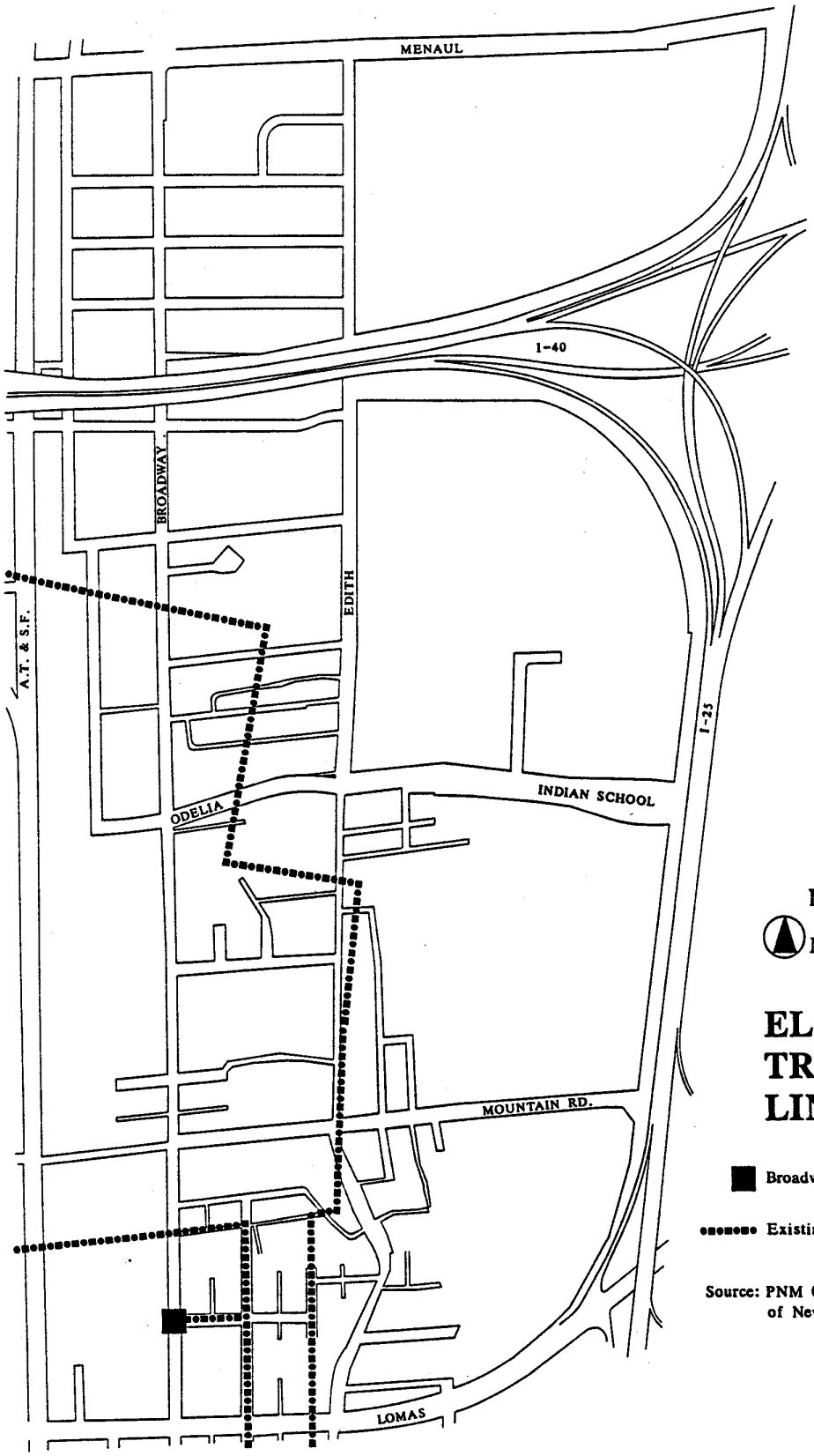
NORTH 6/89

GAS LINES

Gas Line

Source: Gas Company of New Mexico

MARTINEZTOWN/SANTA BARBARA



Map 9

NORTH 6/89

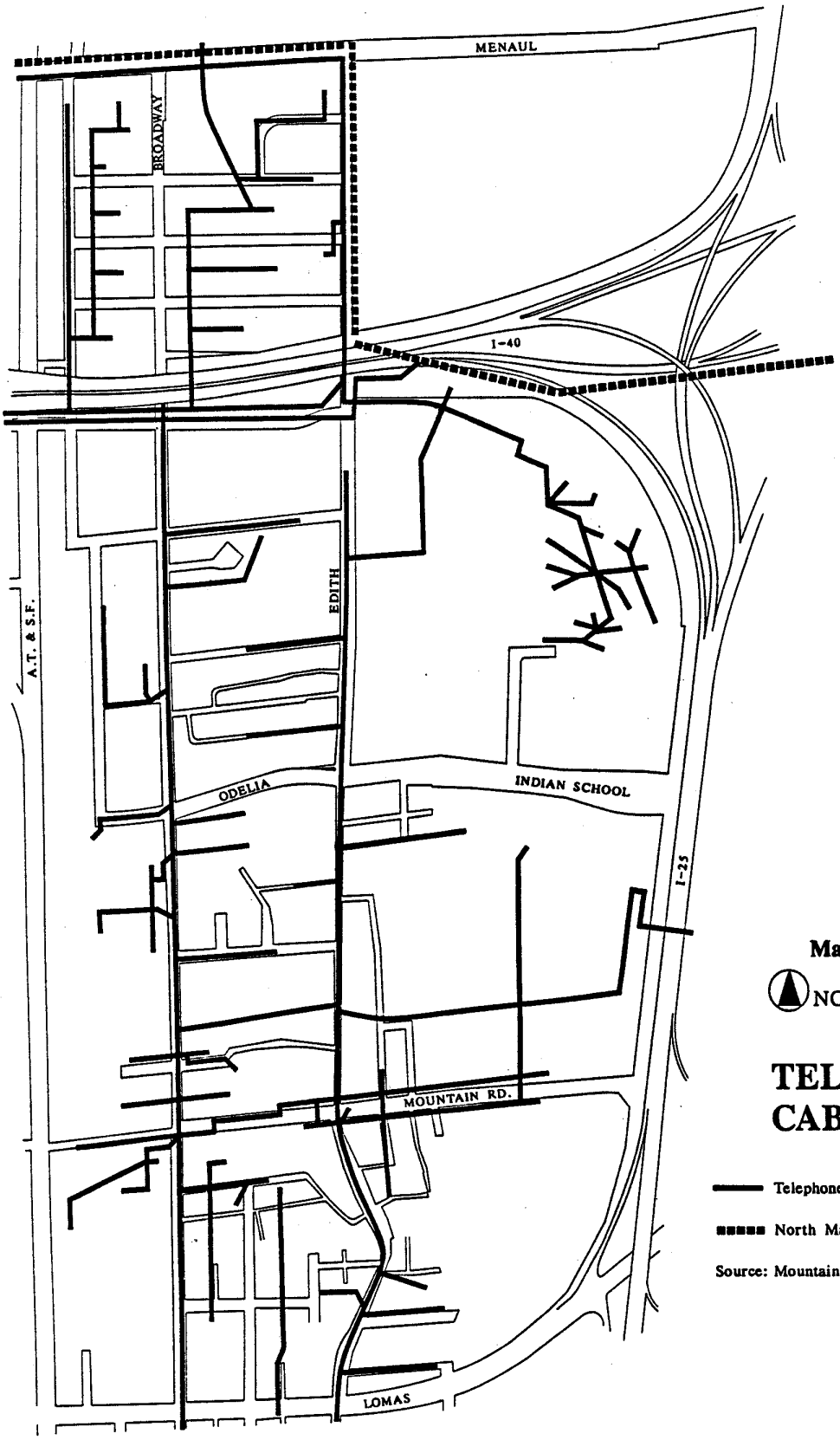
ELECTRIC TRANSMISSION LINES

Broadway Sub Station

Existing 46 KV (single pole)

Source: PNM (Public Service Company of New Mexico)

MARTINEZTOWN/SANTA BARBARA



Map 10

NORTH 6/89

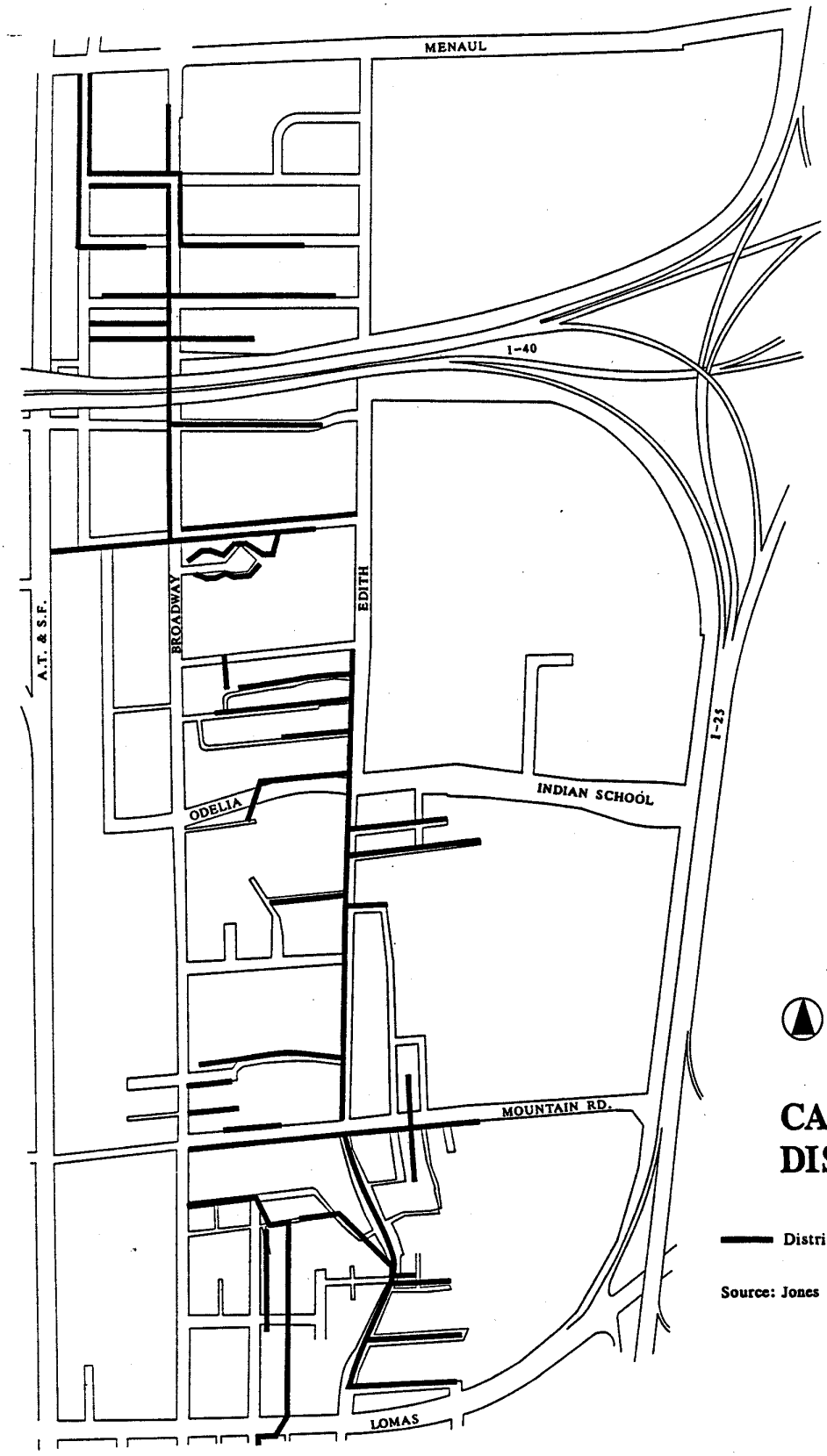
TELEPHONE CABLES

Telephone Lines

North Main

Source: Mountain Bell

MARTINEZTOWN/SANTA BARBARA



Map 11

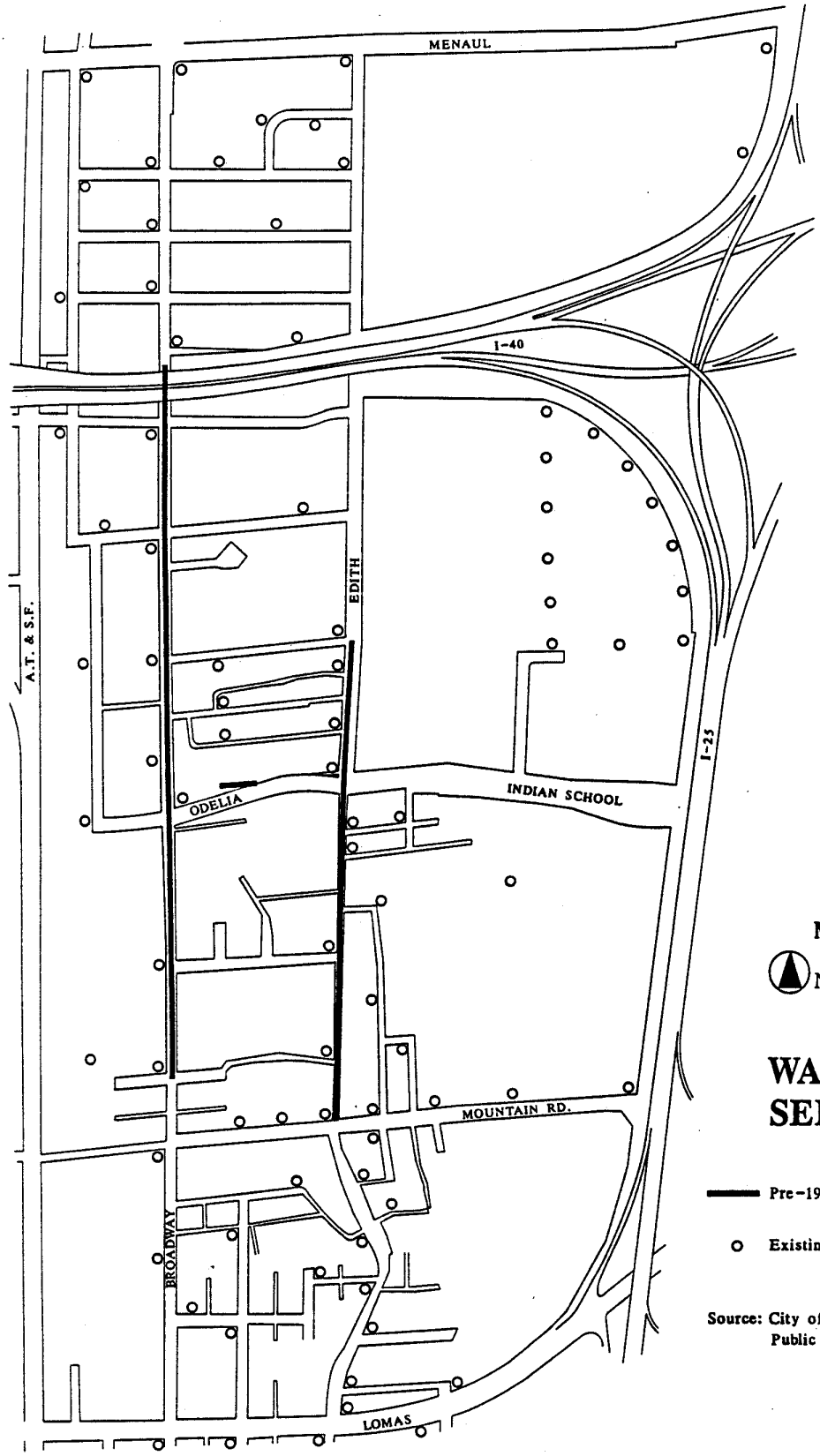
NORTH 6/89

CABLE TV DISTRIBUTION

Distribution Line

Source: Jones Intercable

MARTINEZTOWN/SANTA BARBARA



Map 12

NORTH 6/89

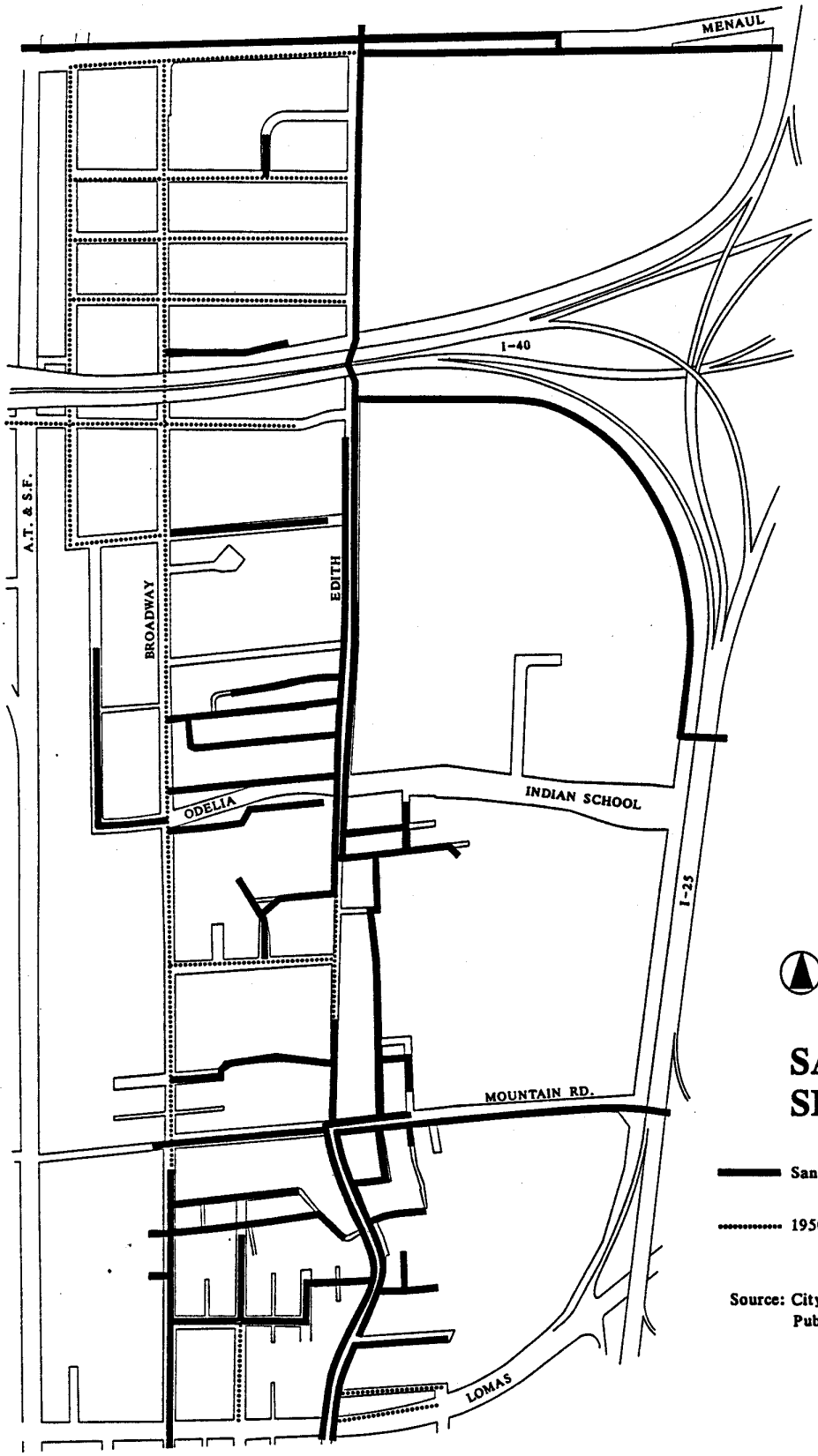
WATER & FIRE SERVICES

Pre-1950 Water Lines

Existing Fire Hydrants

Source: City of Albuquerque Public Works Dept.

MARTINEZTOWN/SANTA BARBARA



Map 13

NORTH 6/89

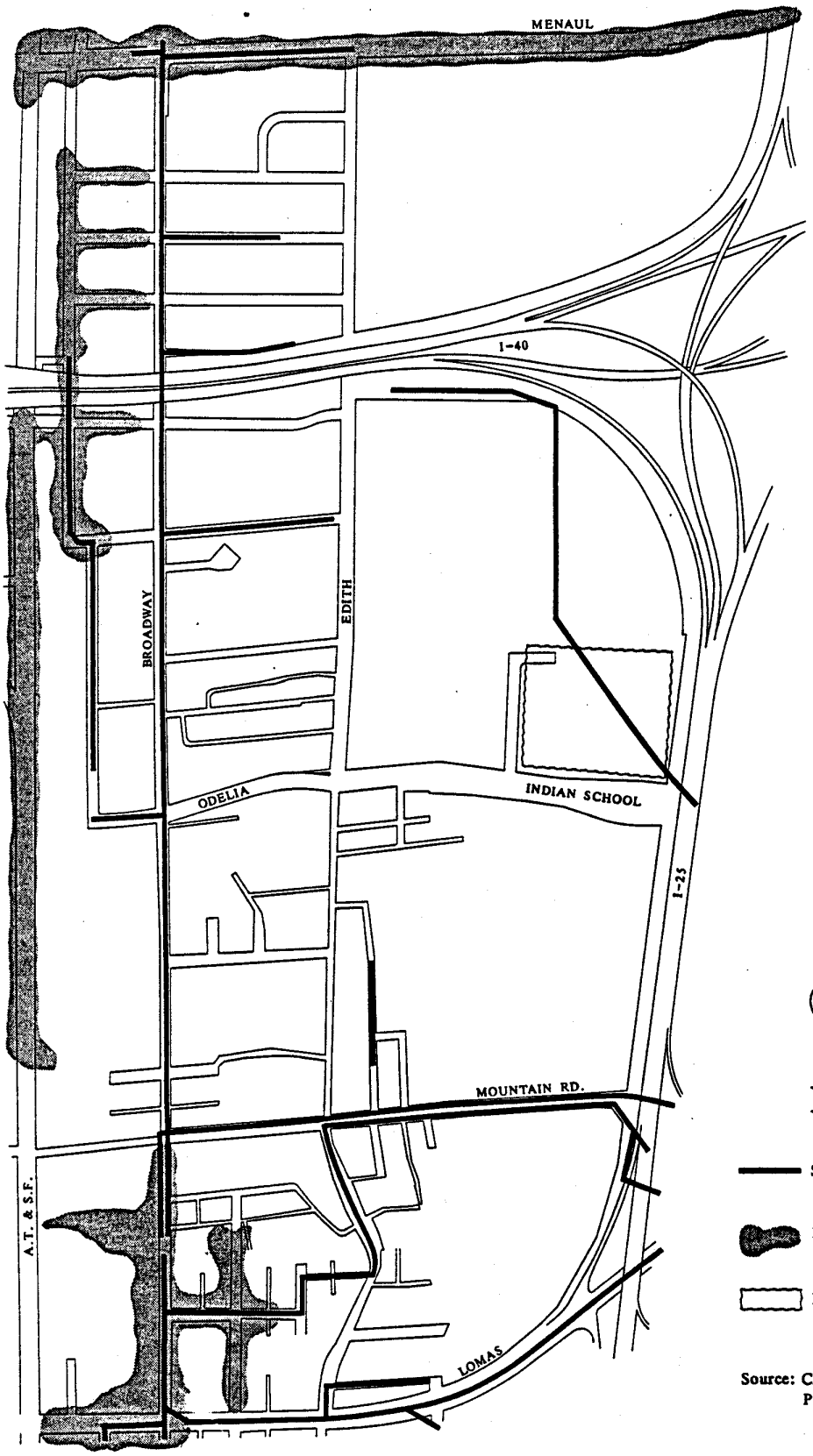
SANITARY SEWER LINES

Sanitary Sewer Lines

1950 and Earlier

Source: City of Albuquerque
Public Works Dept.

MARTINEZTOWN/SANTA BARBARA



Map 14

NORTH 6/89

FLOODWAY

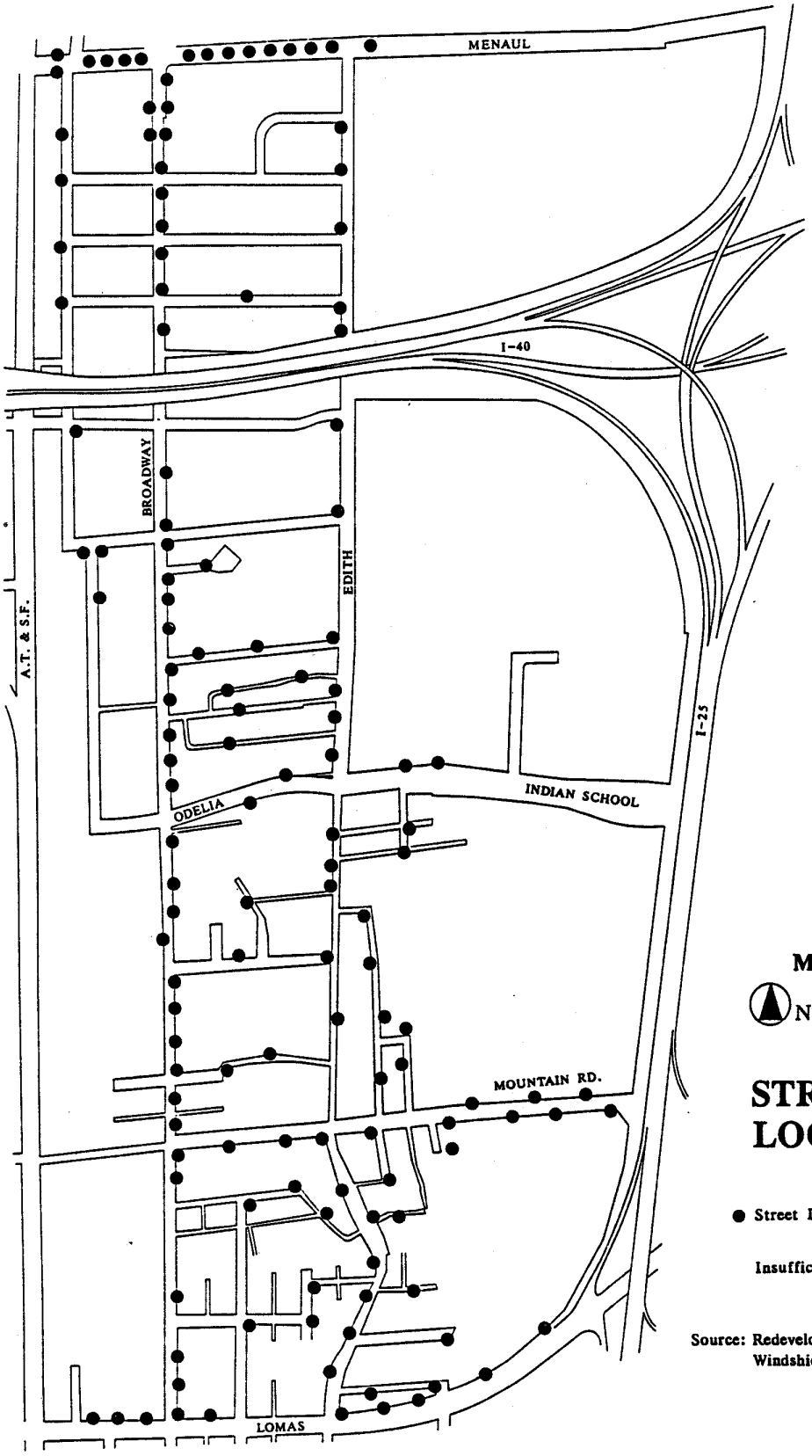
Storm Sewer Lines

100 Year Flood Boundary

Detention Pond

Source: City of Albuquerque
Public Works Dept.

MARTINEZTOWN/SANTA BARBARA



Map 15

NORTH 6/89

STREET LIGHT LOCATION

● Street Lights

Insufficient Lighting

Source: Redevelopment Division Staff
Windshield Survey

Residents complained of flooding problems along Arvada, Indian School and Cutler Roads between Edith Boulevard and Broadway Boulevard. Decay of sidewalks and damage to structures are reported along Arvada Road.

The City Public Works Department has scheduled Phase II of the Odelia Dam Outfall storm drainage project which will partially eliminate this problem. Phase III of the project, which will eliminate the flooding problem, was scheduled for the 1989 Bond Cycle and should be implemented in the near future.

Recommendation:

The City Public Works Department shall complete the Odelia Dam Outfall project and ensure flooding is eliminated in the northern portion of the Martineztown/Santa Barbara neighborhood.

h. The Barelas Ditch

The Barelas Ditch was part of the old acequia (ditch system) which served the Martineztown/Santa Barbara neighborhood and other parts of the City. As urbanization occurred and agriculture declined, the ditch fell into disuse. Ownership of the ditch property was transferred from the Middle Rio Grande Conservancy District to the City; today, remnants of the ditch remain vacant and unmaintained. Conversion of this land to private ownership would benefit adjacent property owners and the neighborhood in general; problems associated with the unused land would thus be alleviated.

Recommendation:

The abandoned Barelas Ditch property shall be surveyed by the City and offered to adjacent property owners at minimal cost.

i. Street Lighting

The number and location of street lights in the Martineztown/Santa Barbara Neighborhood is in compliance with the City Street Light Code (Refer to Street Light Location Map 15). Additional lighting should be installed to help deter crime and improve traffic and pedestrian safety (Refer to Crime Section).

Recommendations:

1. The City Public Works Department in cooperation with the Public Service Company of New Mexico shall replace existing street lights with

high-intensity sodium vapor lights along the following streets: *Edith, Mountain, Odelia/Indian School, I-40 Underpass, Commercial.*

The Redevelopment Office shall take appropriate steps to include this project in the next revision of the Decade Planning Program. Other funding sources include Community Development, Urban Enhancement and shall be explored by The Implementation Committee and the Redevel opment Division for landscaping projects.

2. Improve street lighting:
   A. Representatives of the Albuquerque Police Department recom mended better lighting as an effective crime deterrent. Increased lighting can include more powerful or additional street lights, alley lighting and residential outdoor lights.

   B. The Traffic Engineering Office with assistance from the Implem-entation Committee shall assess the adequacy of existing street lighting. If determined feasible, existing street lights should be replaced with high intensity sodium vapor lights along Edith Boulevard, Mountain Road, Odelia/Indian School, I-40 Underpass and Commercial Street. The Redevelopment Office shall take appropriate steps to include this project in the next revision of the Decade Planning Program. The Implementation Committee and the Redevelopment Division should develop strategies for explor-ing alternative funding sources including:

      1. Request funding from Community Development.

      2. Residents pay for additional mid-block street lights on blocks shorter than 500 feet.

      3. Residents rent additional lighting from PNM for rear of properties along alleys.

      4. Set up a special assessment district for more street lights to be placed along local alleys and streets.

   C. The City street lighting policy should be reviewed for possible amendments to reduce light interval minimums.

6. Parks and Recreation

Martineztown/Santa Barbara is fairly well served by park facilities. Over the last 10 years two major City recreation facilities have been developed within the neighborhood. Martineztown North Park includes a children's playground, basketball court, fenced and lighted softball field and a large open area. Vietnam Veterans Park located north of Mountain Road at Interstate 25, is Albuquerque Public School land which has twenty five year lease for storm drainage and park. The park includes two lighted softball diamonds and a landscaped pedestrian area. In addition to these recently developed facilities, the Santa Barbara Park provides a small, neighborhood-oriented park environment and playground on Edith between Kinley and Rosemont Streets.

Martineztown Park on Edith Blvd. and Hannet Ave. 1989 (Photo by J. Lujan)

7. Weed and Litter

The City Weed and Litter Division of the General Services Department is responsible for weed and litter control and removal on public property. This Division is also responsible for enforcing the City's Weed and Litter Ordinances applying to private land owners, but can respond only to complaints because of limited staff. It is essential that the residents contact the Weed and Litter Division to report violations.

Recommendations:

1. The Implementation Committee and the Neighborhood Association in coordination with the Weed and Litter and Refuse Departments of the City and the Office of Neighborhood Services' Neighborhood Coordination, should organize neighborhood residents, merchants, large institutions and property owners to participate in the annual city-wide spring clean-up project. The Weed and Litter Department shall enforce all ordinances concerning the maintenance of commercial properties.

2. The Implementation Committee and the Martineztown/Santa Barbara Neighborhood Association should work with Albuquerque Public Schools to encourage continuation of their annual clean-up campaign for APS property.

8. Animal Control

Residents expressed concern over animal control because some dogs in the area are not restricted to their yards. The neighborhood should be patrolled by Animal Control personnel between 6:30 AM and 8:30 PM with special effort directed to Martineztown North Park and Vietnam Veterans Park. Specific violations of the animal control ordinance will be investigated upon receipt of complaints. Information on procedures for filing complaints or requirements of the Albuquerque Animal Control Ordinance can be obtained from the Animal Control Center.

Recommendations:

1. The Division of Neighborhood Services in cooperation with the Animal Control Division shall institute a "pet awareness" program to inform residents and neighborhood associations of the City's Animal Control regulations.

2. The Animal Control Division shall study the feasibility of expanding animal control services in the Martineztown/Santa Barbara area.

9. Refuse

The City Solid Waste Department collects residential refuse one day a week in Martineztown/Santa Barbara. The frequency of commercial refuse collections vary according to the type of business. Over one-third of the Martineztown/Santa Barbara Business Survey respondents indicated that there was a problem with the current garbage pick-up system, specifically with the inconsistency of pickups.

The City Code requires that dumpsters be screened by a solid wall or fence; however, many dumpsters in the area do not meet the Zoning Code requirement and should be required to comply.

Recommendation:

The City Solid Waste Department/Refuse Division shall enforce screening of dumpsters according to City Zone Code requirements.

F. HOUSING

Most of the homes in the Martineztown/Santa Barbara neighborhood are detached single-family units (Refer to Type of Residential Structures Map 14). Many were built prior to 1959 and over half are owner occupied (Refer to Age of Residential Structures Map 15 and Residential Occupancy Map 16). The majority of homes are adobe or frame and stucco and are in good condition.

The residential areas in the southern portion of the neighborhood (between I-40 and Lomas), contain small irregular lot sizes. Homes are built close to the streets and streets are generally narrow. These conditions contribute to Martineztown/Santa Barbara's unique sense of place, creating a small village atmosphere surrounded by the modern city.

To preserve the existing character of Martineztown/Santa Barbara special regulations for new housing development are needed. The zoning recommended by the sector plan specifies guidelines which will encourage appropriate new residential development in areas which may otherwise not been developed. Area residents may want to continue studying regulations which will further encourage new residential development.

Infill development is encouraged, particularly of affordable housing which blends with the appearance of the neighborhood. In accordance with recent Enactments allowing variances to enable construction of affordable housing (Enactments 15-1989 and 16-1989), this plan recommends allowance of variances for street width and sidewalks. These variances should increase the potential for new residential development in appropriate areas and will strengthen and preserve the area's distinctive character.

The City Housing Rehab Division is responsible for enforcement of housing codes in Martineztown/Santa Barbara. At neighborhood meetings, residents encouraged atten-

tion be given to the enforcement of code on rental units. The Housing Rehab Division is also encouraged to work with the neighborhood in identifying absentee landlords who are not keeping up their properties. In addition, residents encouraged implementation of a long range housing maintenance program for participants in the rehab program.

Public efforts to rehabilitate the housing stock include Community Development funded activities. Rehabilitation loans and grants are made available to qualified homeowners through the City Housing Program. Since the program began in 1976, approximately $584,000 has been expended in the neighborhood. It is expected that public expenditures in the area will encourage privately financed improvements. In qualifying for this program, several property owners encountered problems in obtaining clear title to their property. The City Housing Division is encouraged to develop a program which would help residents in obtaining clear title for their properties.

Recommendations:

1. The City Housing Division shall work with the Implementation Committee and the Neighborhood Association to promote existing housing rehabilitation programs. The following activities should be included:
   A. *Dissemination of information of the various home loan programs and opportunities available*

   B. *Assistance to homeowners with loan applications.*

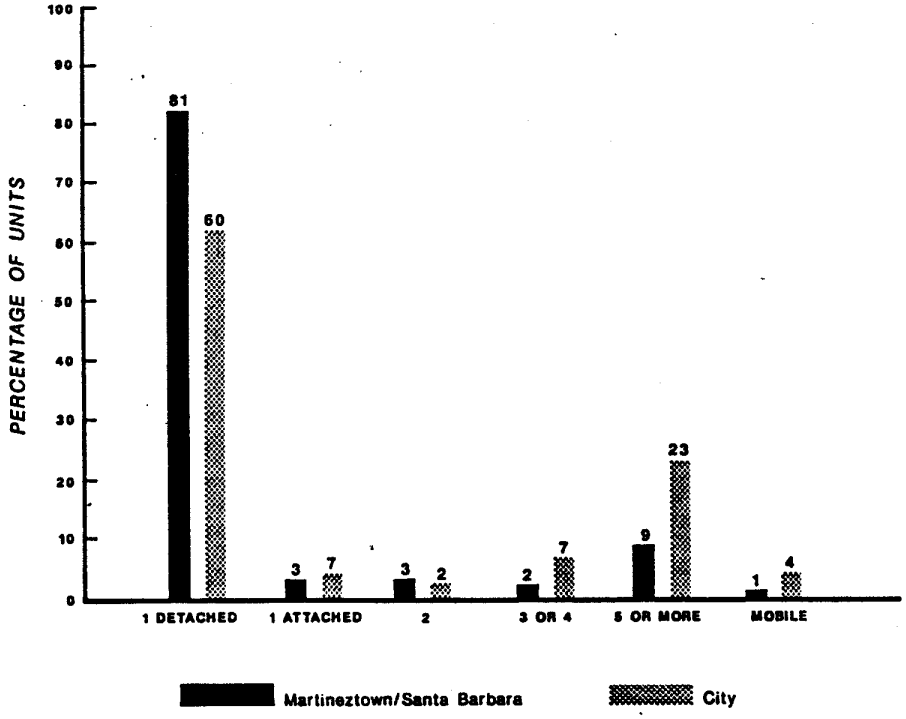
   C. *Promotion and support of neighborhood self-help efforts through provision of technical advice, planning, and organizational support*

2. Variances from minimum design standards for design of subdivisions of not less than six units and not more than twenty units shall be allowed if these variances meet all the conditions stated in Enactment 16-1989.

3. The City Housing Code Enforcement Office shall continue to enforce existing housing codes, particularly in regard to rental units.

4. The City Housing Division shall develop a program which teaches long range housing maintenance to participants of the rehabilitation program.

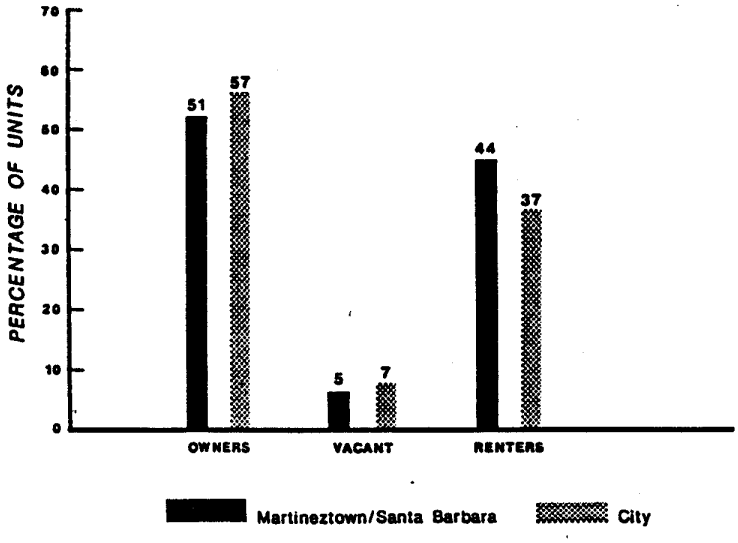
5. The City Housing Division shall develop a program to assist applicants in obtaining clear title for their properties.



Source: Census Bureau

MARTINEZTOWN/SANTA BARBARA

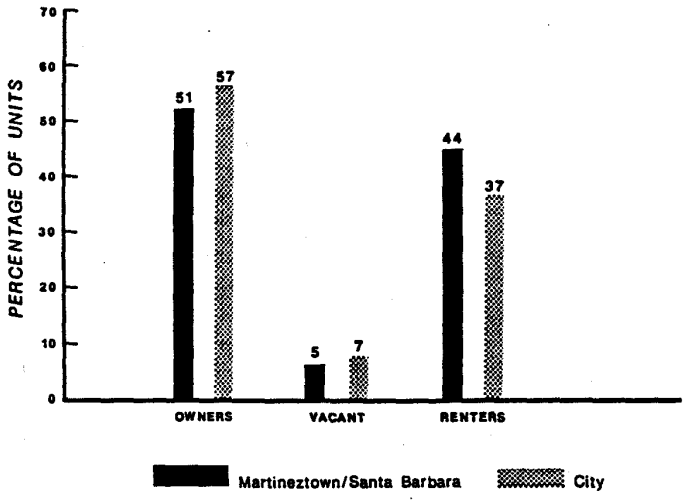
TYPE OF RESIDENTIAL UNITS AND STRUCTURES 1980 **Table 14**



Source: Census Bureau

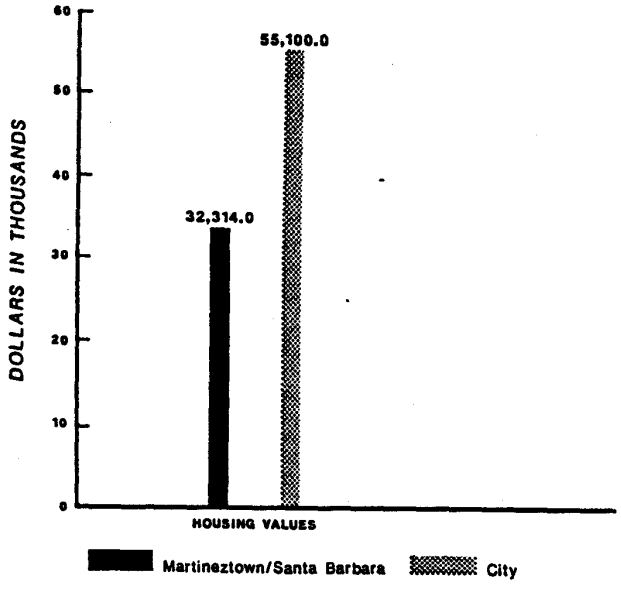
MARTINEZTOWN/SANTA BARBARA

RESIDENTIAL OCCUPANCY 1980 **Table 15**



Source: Census Bureau

MARTINEZTOWN/SANTA BARBARA
RESIDENTIAL OCCUPANCY 1980 **Table 16**



Source: Census Bureau

MARTINEZTOWN/SANTA BARBARA
MEDIAN HOUSING VALUE 1980 **Table 17**

G. ZONING

Background

Zoning in Martineztown/Santa Barbara was established in 1959. Much of the area, including the residential neighborhood, was zoned for commercial and industrial uses. At the time, it was expected that Downtown would need room for expansion into adjacent neighborhoods such as Martineztown/Santa Barbara. Anticipated expansion, however, never occurred and much of the residential area was left with heavy commercial zoning. The unique land use pattern seen today is a result of the original zoning. This zoning pattern has allowed encroachment of commercial uses into the residential neighborhood, resulting in a mixture of land uses, land speculation, traffic problems, residential disinvestment and a slow decline of residential viability.

Redevelopment planning surveys indicate that the northern and central sections of the Plan area, between Menaul Boulevard and Rosemont Street, have developed in a fairly conventional manner of residential development surrounded by commercial and light industrial uses along major arterials. Zoning and land use are generally consistent in this area and only slight zoning modifications are made in this plan. Zoning irregularities are most pronounced in the southern portion of the Plan area, south of Rosemont Street and east of Broadway Boulevard.

Much of the southern area is characterized by inconsistent zoning and land use, with residential, commercial and industrial developments abutting. Although much of this area has developed as primarily residential, it is zoned for heavy commercial and light industrial uses. Spots of residential/commercial zoning dot the area as a result of individual zone change requests. More extensive rezoning is needed to make land use and zoning compatible in this area.

The 1976 Martineztown/Santa Barbara Sector Plan identified the incongruency between land use and zoning in the southern area, and the negative impact commercial zoning has had on residential quality. Although zoning was not changed in 1976, a land use plan was devised to guide zone change requests within the neighborhood. The Land Use Plan attempted to accommodate residential and commercial activity in appropriate areas. However, the plan was ineffective because it lacked regulatory powers.

The 1976 Land Use Plan anticipated a slow change of zoning from commercial to residential supported by the City's housing rehabilitation policy. In order to qualify for rehabilitation loans, applicants were required to have residential zoning. The policy resulted in over fifty spot zone changes from commercial to residential zoning beginning in the mid 1970s. In 1980, the housing rehabilitation policy was changed for Martineztown/Santa Barbara and residents were no longer required to obtain residential zoning in order qualify for funding. This change contributed to the ineffectiveness of the adopted Land Use Plan.

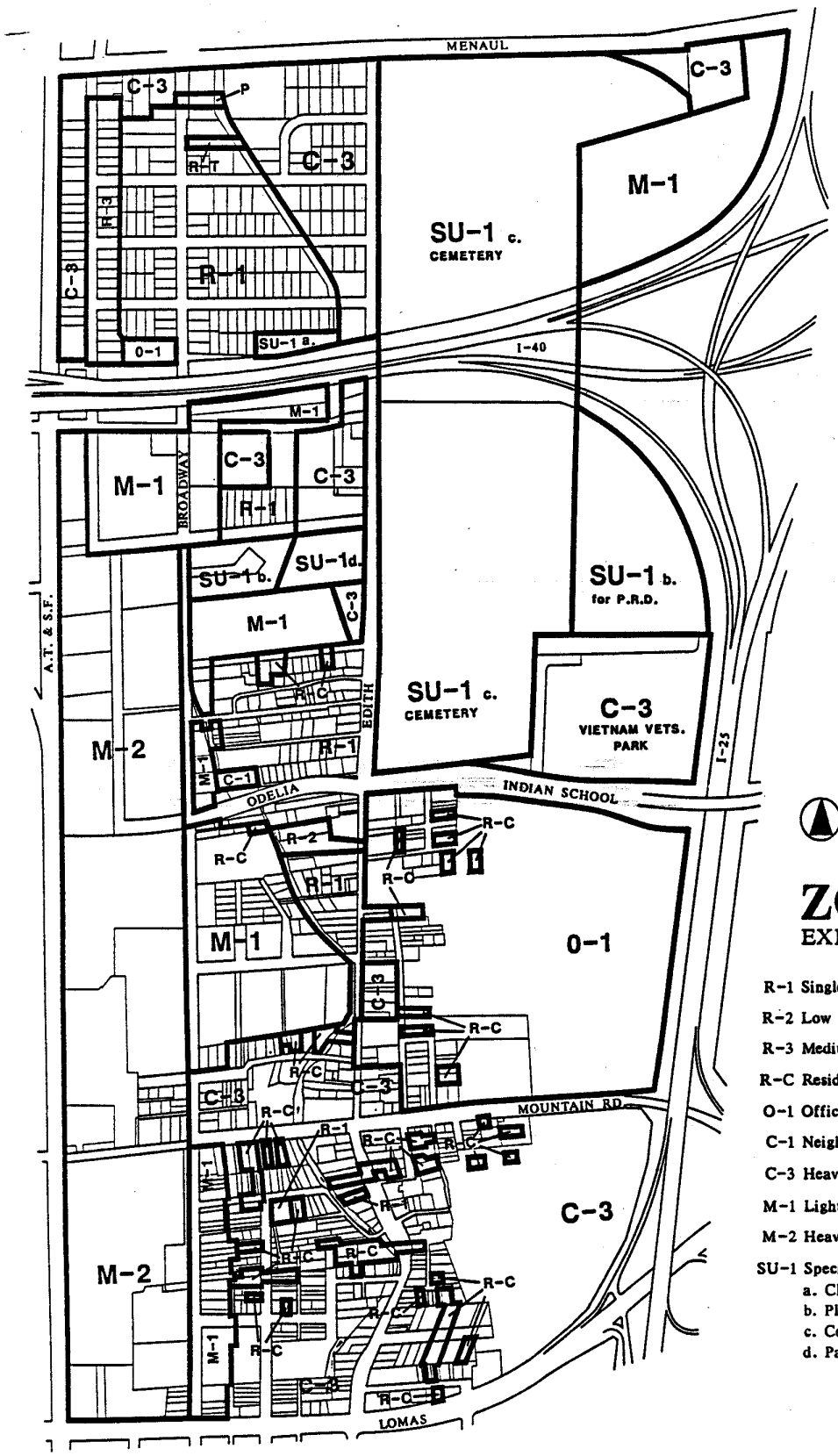
The zoning pattern in the southern portion of the sector plan area (and in pockets throughout the neighborhood) has allowed the encroachment of commercial and manufacturing uses into much of the residential areas. The intrusion of heavy commercial activities such as open storage, heavy equipment yards and warehouses are accompanied by noise, dust, clutter and traffic which negatively impact residential quality. These problems have contributed to reduced residential vitality, lead to increased land speculation and residential disinvestment.

Due to the existing zoning some property owners have anticipated increased property values due to the potential for heavy commercial or industrial development. The majority of residential parcels in the neighborhood are inadequate for heavy commercial development due to their size and configuration. Commercial developers will more likely acquire large vacant parcels that do not require assembly, demolition or replatting. The existing infrastructure is also inadequate for intensive commercial development and would require redesign. Expectations for increased property values are generally unjustifiable given these conditions.

Many area businesses throughout Martineztown/Santa Barbara lack adequate landscaping and buffering because many were established prior to adoption of present city zoning requirements. The lack of landscaping and buffering has increased the unattractiveness of open storage yards and other heavy commercial operations. In addition to detracting visually from the neighborhood, unbuffered businesses often create noise, dust and pollution problems. This diminishes the quality of adjacent residential areas, reduces property values and makes the area less attractive for new housing and light commercial development.

The Martineztown/Santa Barbara land use is further complicated by many residential uses located in commercial or industrial zones. Residential uses are nonconforming under existing commercial and industrial zoning. The City Zoning Code, Section 40. D., stipulates that non-conforming uses must be removed or brought into conformance with zoning within a specified time period. Depending on the type and date of construction, development which was nonconforming to the original zoning (1959) is allowed to exist for a period of 40, 50 or 60 years. This affects many properties in the sector plan area. Many residential uses located within commercial zones will become illegal in 1999 because most were built in 1959. Under this provision, nonconforming uses will have to be converted to uses allowed under commercial zoning or will require conditional use approval from the City. New residential development built in commercial zones currently requires conditional use approval.

MARTINEZTOWN/SANTA BARBARA



Map 16

NORTH 3/88

ZONING
EXISTING

R-1 Single Family Residential

R-2 Low Density Residential

R-3 Medium Density Residential

R-C Residential/Commercial

O-1 Office and Institution

C-1 Neighborhood Commercial

C-3 Heavy Commercial

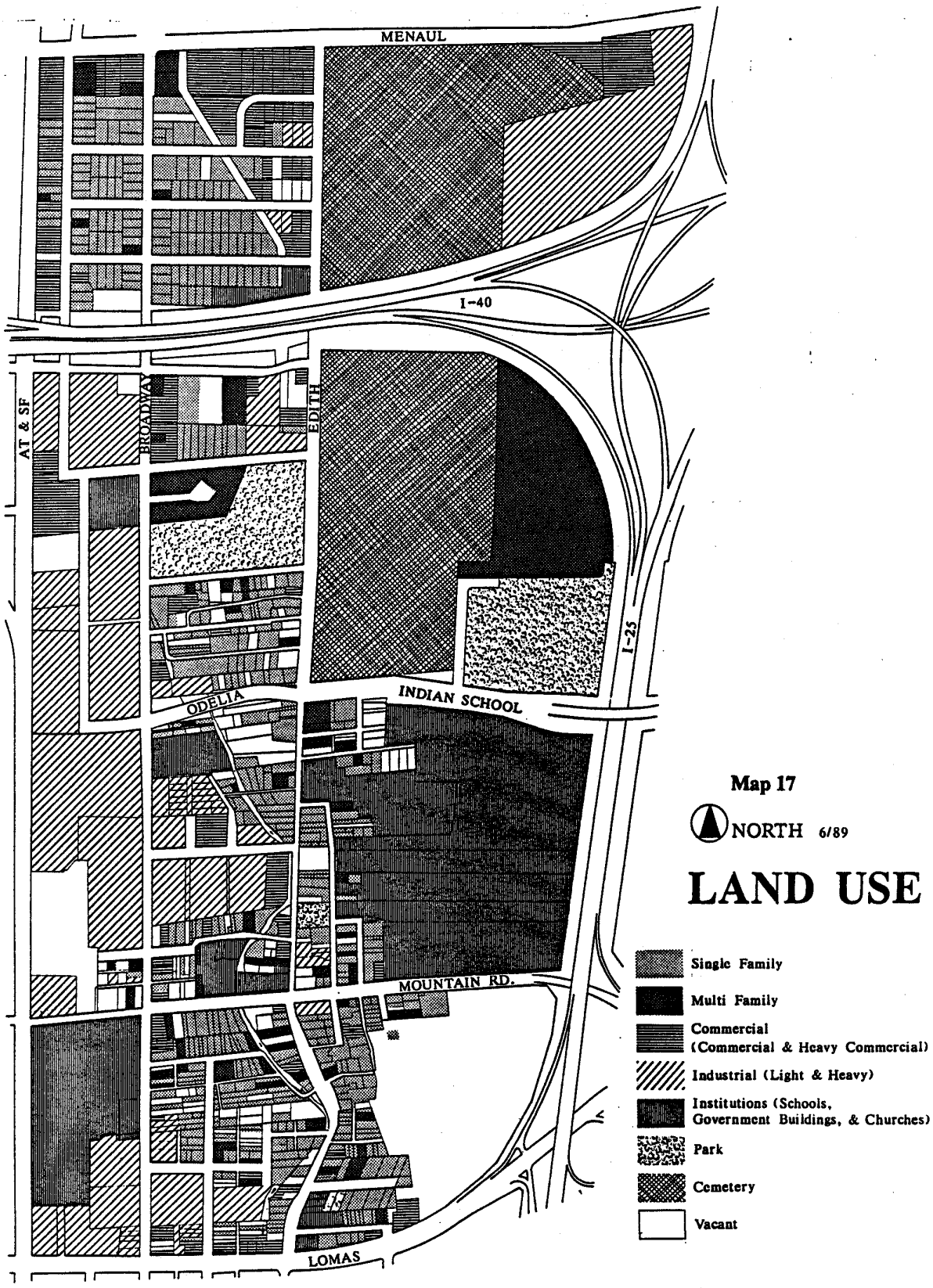
M-1 Light Manufacturing

M-2 Heavy Manufacturing

SU-1 Special Use Zone

- a. Club
- b. Planned Residential Development
- c. Cemeterty
- d. Park

MARTINEZTOWN/SANTA BARBARA



The industrial area along Broadway Boulevard has primarily developed as a warehouse and light manufacturing district. Heavy manufacturing zoning allows activities which are potentially harmful to adjacent residential areas and to the Downtown. Heavy manufacturing zoning permits the manufacturing of many toxic and noxious industrial products and by-products. These heavier uses should be restricted to prevent future environmental problems.

The combination of all of these problems has created a climate of disinvestment in Martineztown/Santa Barbara particularly in the residential areas. The attitude among Martineztown/Santa Barbara residents, property owners and business people toward rezoning is mixed, as evidenced in neighborhood meetings held with Redevelopment staff. The issue of rezoning raised a dilemma for property owners considering preservation of their community and the realization of investment expectations.

Continuation of the present zoning will lead to an eventual loss of the residential character of the neighborhood, particularly in the southern area. Most residents agree that the neighborhood and City should work together to stabilize and redevelop the area. A mixed use zoning concept for the area was generally acceptable to community participants in the planning process to deal with the future of the community.

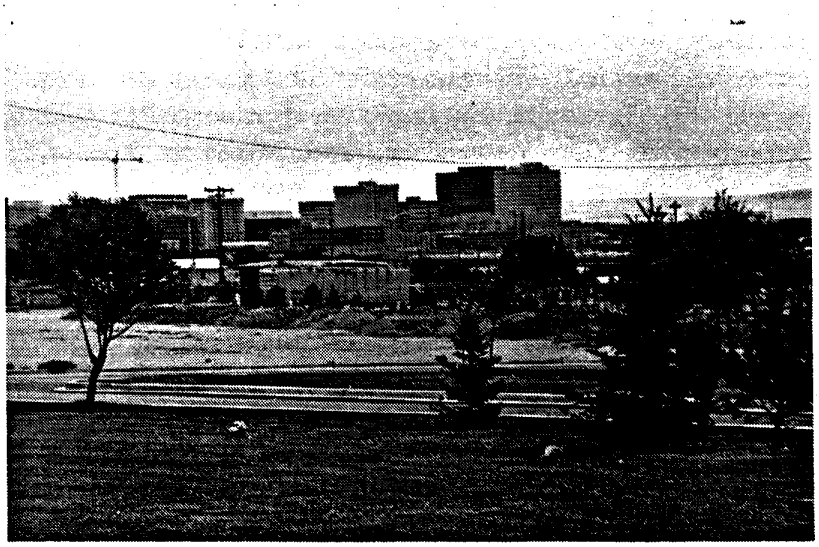
Conventional zoning is inadequate to deal with the neighborhood's special problems. SU-2 (Special Neighborhood) zoning is suitable for the entire plan area (Refer to Amended Zoning Map 18). This zoning can address the special problems of the area while allowing property owners flexible use of their land. Mixed use zones will bring land use and zoning into conformance allowing existing residential and commercial uses to co-exist; including those which are currently non-conforming.

The proposal allows for growth and development of the neighborhood, however, heavy commercial uses will be restricted within residentially developed areas. The SU-2 zoning is designed to help to stabilize the area in its present condition until the future of the neighborhood is determined. The zoning should be considered transitional as only incremental changes are being made; future zoning amendments should be considered. The zoning is intended to accommodate both business and residential needs. The zoning also acknowledges the history of mixed land use in Martineztown/Santa Barbara and provides property owners with considerable flexibility.

Recommendations:

1. SU-2 zoning shall be adopted as part of the 1990 Martineztown/Santa Barbara Sector Plan; all previous zoning shall be obsolete with the adoption of this Plan.

2. Regulations should be reviewed in an update to the Sector Plan within five years. Zoning should be reviewed for revisions based on changing development patterns and community needs.



Mt. Calvary Cemetery looking SW toward Downtown. 1989 (Photo by J. Lujan)

ZONING
Martineztown/Santa Barbara
SU-2 Zone

Zoning established for Martineztown/Santa Barbara as shown on Map 18 is regulated as follows:

- **R1 - Single Family Residential**
- **RT - Townhouse**
- **R3 - Medium Density Residential**
- **RCM - Residential Commercial Martineztown**
- **0-1 - Office and Institution**
- **NRC - Neighborhood Residential Commercial**
- **C3 - Heavy Commercial**
- **M1 - Light Manufacturing**
- **HM - Heavy Manufacturing**
- **P - Parking**
- **SU1 - Special Use**

The R-1/Single Family Residential zone corresponds to the R-1 Zone in the Comprehensive City Zoning Code with the following exceptions:

A. Setback. The R-1 setback regulations apply except in the area between Interstate 40 and Mountain Road the following special front yard setback regulation applies:

There shall be a front yard setback of not less than 10 feet except setback for a garage or carport shall not be less than 20 feet.

B. Lot Width. The following regulation applies only to the area between Interstate 40 and Mountain Road:

Minimum lot width shall be 40 feet (replatting) per dwelling unit.

The RT/Townhouse zone corresponds to the R-T Residential Zone in the Comprehensive City Zoning Code.

The R-3/Medium Density Residential zone corresponds to the R-3 Zone in the Comprehensive City Zoning Code with the following exceptions:

A. Lot Size. Minimum lot width for lots developed with single family units shall be 40 feet. Minimum lot width for lots developed with multi-family units shall be 60 feet.

B. Setback. There shall be a front yard setback of not less than 10 feet except setback for a garage or carport shall not be less than 20 feet for lots developed with single-family units.

C. Parking. Multi-family residential development-for each dwelling not less than 1 space per bath.

D. Usable Open Space. Usable open space shall be provided on-site in an amount equal to 300 square feet per one-bedroom dwelling unit, 350 square feet per two bedroom dwelling unit, 400 square feet per three bedroom dwelling unit or more.

The RCM/Residential Commercial Martineztown zone corresponds to the R-C Zone in the Comprehensive City Zoning Code with the following exceptions:

A. Permissive Uses. 100% of the gross floor area is allowed for permitted commercial uses.

B. Usable Open Space. Usable open space shall be provided on-site at 500 square feet per dwelling unit.

C. Buffering. All new commercial development must buffer according to requirements listed in the City Zoning Code.

The 01/Office and Institution zone corresponds to the 0-1 Zone in the Comprehensive City Zoning Code.

The NRC/Neighborhood Residential Commercial zone corresponds to the R-2 (Low Density Apartments) and C-1 (Neighborhood Commercial) Zones in the Comprehensive City Zoning Code with the following exceptions:

A. Permissive Uses:

Retail sale of alcoholic drink for off-premise consumption is not permitted.

B. Conditional Uses:

1. *Uses conditional in the C-l Zone and not permissive in this NCR category.*

2. *Uses conditional in the R-2 Zone and not permissive in this NCR category.*

3. *Uses permissive in the C-2 Zone, except retail sale of alcoholic drink for off premise consumption.*

4. *Existing legal conforming uses which become non-conforming upon adoption of this plan are approved conditional uses.*

C. Lot Size. Minimum lot width for lots developed with single family units shall be 40 feet. Minimum lot width for lots developed with multi-family units shall be 60 feet.

D. Setback. There shall be a front yard setback of not less than 10 feet except setback for a garage or carport shall not be less than 20 feet for lots developed with single family units.

E. Parking. Multi-family residential development-for each dwelling not less than 1 space per bath.

F. Usable Open Space. Usable open space shall be provided on-site in an amount equal to 300 square feet per one-bedroom dwelling unit, 350 square feet per two bedroom dwelling unit, 400 square feet per three bedroom dwelling unit or more.

G. Signage. As provided and as regulated in the RC Zone in the City Zoning Code.

H. Buffering. All new commercial development must buffer according to requirements listed in the City Zoning Code.

I. Site Plan Approval:

Site development plan approval is required by the ZoningEnforcement Manager for all new residential and commercial developments under two acres prior to approval of a building permit. Any developments over two acres will require review and approval by the Environmental Planning Commission.

The C3/Heavy Commercial zone corresponds to the C-3 Zone with the follow ing exceptions:

A. Permissive Uses:

1. *Uses permissive and as regulated in the C-2 zone*
2. *Antenna, up to 65 feet in height.*
3. *Uses which must be conducted within a completely enclosed building*

   a. *Automotive engine manufacturing, wholesale assembling or rebuilding of automotive vehicles or parts.*
   b. *Dry cleaning, clothes pressing, dyeing, including rug and carpet, provided that portion of the structure in which any cleaning process is done is at least 40 feet from any residential zone.*
   c. *Manufacturing, assembling, treating, repairing, or rebuilding or products, as follows:*

      (1) *Building (structure) sub-assembly*
      (2) *Electrical appliances, electronic instruments and devices, radios or phonographs, including he manufacture of small parts only*
      (3) *Jewelry, curios*
      (4) *Metal stamps, tool and die making*
      (5) *Plumbing, assembly only*
      (6) *Pottery, ceramics, provided only previously pulverized clay and kilns fired by electricity or gas are used*
      (7) *Sewed items, including clothing*
      (8) *Signs, commercial advertising structures*

   d. *Sheet metal working (light)*
   e. *Upholstering*
   f. *Welding, as a principal activity*
   g. *Printing, publishing, lithographing, or blueprinting*
   h. *Wholesaling*

4. Uses permissive in the R-2 Zone.

B. Conditional Use:
   1. Uses permissive or conditional in the C-2 or C-3 Zones and not permissive in this C-3 category.
   2. All existing C-3 uses which become non-conforming as of adoption of this Sector Development Plan are approved as conditional uses.
   3. Existing legal conforming uses which become non-conforming upon adopt ion of this plan are approved conditional uses.

C. Signage. Sign as provided and as regulated by the C-1 Zone, except property located along arterials and collectors where C-2 regulations apply.

D. Buffering. All new commercial development must buffer according to requirements listed in the City Zoning Code.

E. Height. Structures shall not exceed 26 feet in height; except sites of five acres or more, and except as provided in Section 40.C. of the City Zoning Code. For sites of five acres or more height shall be as provided and as regulated in the O-1 Zone in the City Zoning Code.

F. Site Plan Approval:
   Site development plan approval is required by the Zoning Enforcement Manager for all new residential and commercial developments under two acres prior to approval of a building permit. Any developments over two acres will require review and approval by the Environmental Planning Commission.

The M1/Light Manufacturing zone corresponds to the M-1 zone in the Comprehensive City Zoning Code.

The HM/Heavy Manufacturing zone corresponds to the M-l Light Manufacturing Zone in the Comprehensive City Zoning code with the following exceptions:

A. Conditional Uses:
   1. Uses conditional in the M-1 Zone and not permissive in this HM category.
   2. Uses permissive in the M-2 Zone and not permissive in this HM category.
   3. Existing residential uses which are non-conforming upon adoption of this plan are approved conditional uses.

B. Landscaping Requirements:
A minimum landscaping strip of five feet shall be provided along all perimeter property lines where they abut residentially zoned property or the public right-of-way for major streets. A landscaping plan adhering to requirements listed in Section 40.J. of the Comprehensive City Zoning Code shall be submitted and approved by the Zoning Enforcement Officer, prior to issuance of a building permit.

The P/Parking zone corresponds to the P Zone in the Comprehensive City Zoning Code.

The SU-1/Special Use zone corresponds to the SU-1 Zoning in the Comprehensive City Zone Code.

SITE DEVELOPMENT PLAN AND REVIEW PROCESS

This site development plan and landscaping plan review process will apply to all site development plan reviews required in the NRC/Neighborhood Residential Commercial, C-3 Heavy Commercial and SU-1 Special Use Zones.

Procedures and fee for this site review in these zones shall be as specified for an SU-1 site development plan review in the Comprehensive City Zoning Code with the following exceptions:

1. In addition to the notification procedures for an SU-1 site development plan review, upon receipt of an application for approval of a Site Development Plan, the City Planner shall immediately send a copy of the application form to the president and one additional duly authorized representative of the registered neighborhood association within the Martineztown/Santa Barbara Neighborhood.

2. The submittal requirements for its review, in addition to the SU-1 zone requirements, will be drawings, elevations, or other materials which illustrate the relationship of the proposed development to the existing adjacent sites (including structures and features).

3. The proposal will be reviewed for conformance with the Martineztown/Santa Barbara Neighborhoods Sector Development Plan and the Martineztown/Santa Barbara Metropolitan Redevelopment Designation Report.

4. A site development plan for a specific building shall become void two years after approval unless a building permit for the structure has been issued. The City Planner may give one six-month extension to each two-year approval; this extension may be given without public notice or hearing but the City Planner shall record it in his files; extension may be given when the City Planner finds that a building permit for all or a major part of approved development will probably be obtained within the six months and that there is no public purpose in holding a hearing on the site development plan prior to such extension.

Zoning Rationale

The SU-2 Special Neighborhood Zone, allows a mixture of uses controlled by the Sector Development Plan. SU-2 zoning specifies new development and redevelopment appropriate to Martineztown/Santa Barbara when other zones are inadequate to address the special neighborhood needs. The Martineztown/Santa Barbara SU-2 zone defines separate zone categories as regulated on Map 18. Listed below is the rationale used to justify each category.

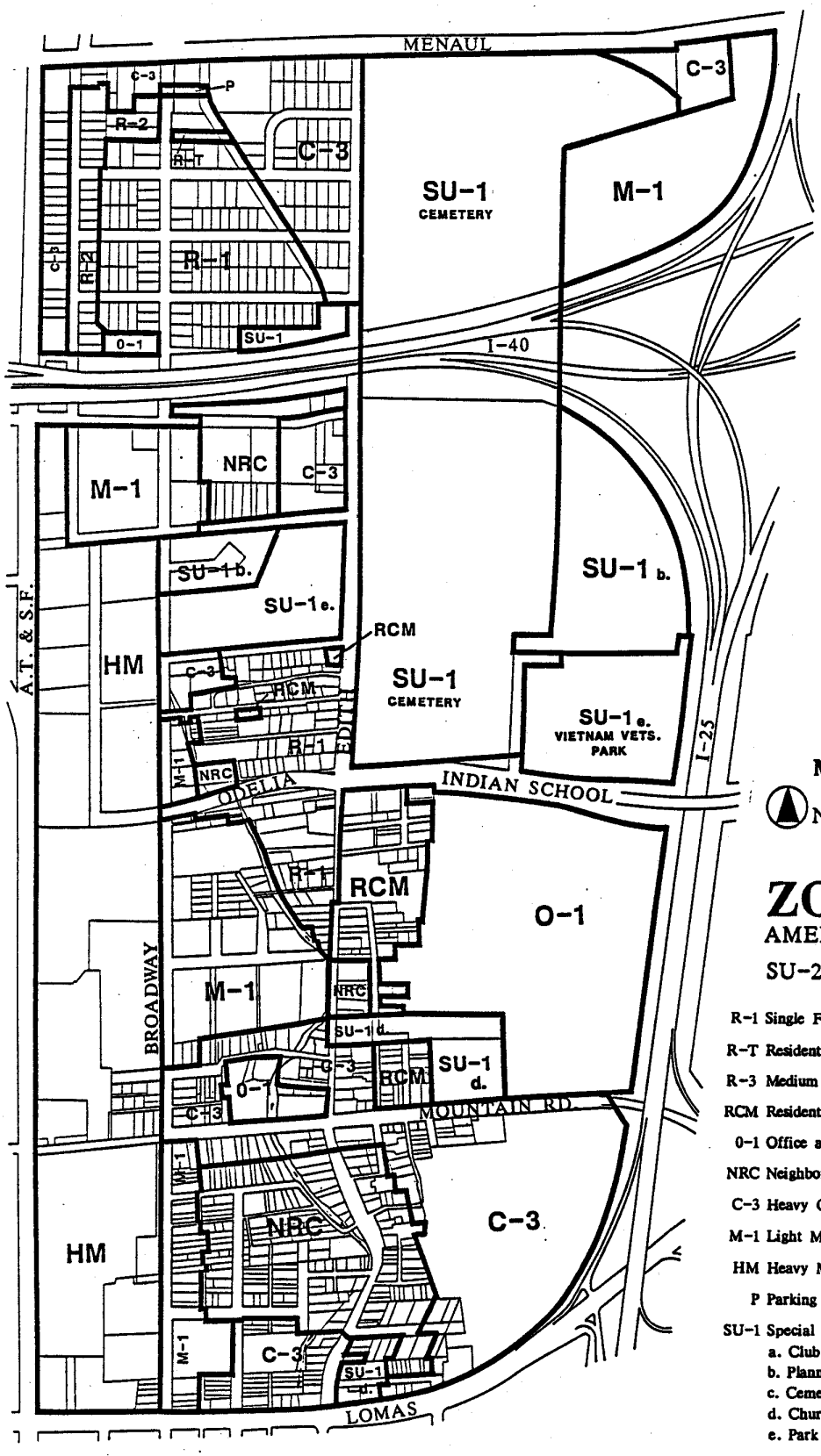
R-1 Residential

Issue: Low density apartment and residential-commercial zones are scattered intermittently in predominately single family zoned areas. Uses in these areas remain single family or vacant.

Rationale: Spot zones for low density apartment and residential-commercial were approved in the mid seventies and early eighties. To date these parcels are developed as single family, duplex's or remain vacant. The opportunity to develop these properties with commercial uses has been available and has not occurred. These zones create a potential negative impact on existing single family areas. Heavier zoning adjacent to the single family homes creates a disincentive for home improvements. Single family residential zoning would stabilize these predominantly single family residential areas.

Recommendation: Establish an R-1 zone for areas developed with residential uses or which remain vacant. Properties are generally located off Hannett, Kinley, and Odelia; between Broadway and Edith.

MARTINEZTOWN/SANTA BARBARA



Map 18

NORTH 6/89

ZONING
AMENDED
SU-2

R-1 Single Family Residential
R-T Residential Townhouse
R-3 Medium Density Residential
RCM Residential Comm. Martineztown
0-1 Office and Institution
NRC Neighborhood Residential Commercial
C-3 Heavy Commercial
M-1 Light Manufacturing
HM Heavy Manufacturing
P Parking
SU-1 Special Use Zone
- a. Club
- b. Planned Residential Development
- c. Cemetery
- d. Church & related uses
- e. Park

Note: Zones shown on map are unique to the Martineztown/Santa Barbara Sector Plan Area.

R-3 Medium Density Residential

Issue: Single family dwelling units located in areas zoned for medium density apartments are adjacent to low density apartments zoned for single family development.

Rationale: Allow the medium density zone to expand and continue to function as a transition zone between primarily single family areas and higher intensity uses.

Recommendation: Establish a Medium Density Residential zone which allows both single family and multi-family development. Properties are generally located off Commercial and Broadway; between I-40 and Menaul.

Residential/Commercial Martineztown

Issue: Areas zoned for Office and Institution contain spots of Residential/Commercial zones and are predominately developed as single family, multi-family or are vacant.

Rationale: Residential/Commercial zones are located throughout the neighborhood. Spot zone changes were specifically requested by property owners to obtain loans for housing rehabilitation. Collectively, these changes have demonstrated a desire to maintain a residential character for the area.

Recommendation: Establish a Residential/Commercial Martineztown zone for the areas developed with mixed residential and low intensity commercial uses. Properties are generally located on the southeast corner of Odelia and Edith, south along the east side of Edith and north of Mountain Road.

Issue: Commercial developments operate within predominately single family residential areas.

Rationale: Many low intensity commercial uses have operated within the neighborhood for a number of years. These uses are generally perceived as low intensity family owned and operated businesses and assets to the community, and should be allowed to continue.

Recommendation: Establish a Residential/Commercial Martineztown zone for existing low intensity businesses. Properties are generally located between Broadway, Edith, Odelia and Hannett.

O-1 Office and Institution

Issue: The Employment Security Department property is zoned for Heavy Commercial uses.

Rationale: Existing zoning is inappropriate for office use. Establish a zone which accurately reflects the use.

Recommendation: Establish an Office/Institutional zone for the Employment Security Department, located on Mountain Road and Edith.

NRC Neighborhood Residential/Commercial

Issue: Areas contain mixed commercial and residential uses.

Rationale: These areas are currently zoned for heavy commercial uses and are predominantly developed with mixed residential and light commercial uses. Existing infrastructure (streets, water and sewer) is not adequate for heavy commercial development. A mixed use zoning will allow residential uses and permits existing commercial uses to continue. More offensive heavy commercial uses are restricted from locating within primarily residential areas.

Recommendation: Establish a Neighborhood Residential/Commercial zone for areas developed with mixed uses. Properties are generally located east and west of Edith, between Mountain and Lomas.

Issue: Heavy Commercial and Industrially zoned areas remain undeveloped or are developed with single family homes.

Rationale: Uses are inconsistent with existing zoning. A zoning which allows residential uses to continue and allows light commercial development is needed. Heavy commercial or industrial development would negatively impact these predominantly single family areas. A mixed use zoning would allow the existing residential uses as well as appropriate commercial development.

Recommendation: Establish a Neighborhood Residential/Commercial zone for areas developed with mixed uses or currently undeveloped. Properties are intermittently north of Mountain; between I-40, Broadway and Edith; located east of Edith, north of Odelia and north of Indian School Road.

C-3 Heavy Commercial

Issue: Heavier commercial uses are appropriate in designated areas, along major arterials, collectors and in designated vacant properties.

Rationale: Heavy commercial zoning currently exists in certain areas. The potential for new commercial development should be allowed to stimulate economic development in the neighborhood. This type of development is appropriate along major arterials, collectors and in designated vacant properties which would not have a negative effect on residential development. The heavy commercial zoning should however restrict certain uses which could be detrimental to the community.

Recommendation: Establish a C-3 zone for areas developed with heavier commercial uses and areas with the potential for this type of development.

HM Heavy Manufacturing

Issue: Heavy Manufacturing zoned areas where actual use is Light Manufacturing and Heavy Commercial.

Rationale: Establish a zone which makes land use and zoning more compatible. Certain heavy commercial uses allowed under the existing manufacturing zoning should be regulated because some uses could have a negative impact on the adjacent neighborhood. The policies listed in the proposed Downtown Plan recommend lower intensity uses for surrounding neighborhoods.

Recommendation: Establish a Heavy Manufacturing zone which makes land use and zoning more compatible and regulates heavy manufacturing uses. Properties are generally located west of Broadway between Interstate 40 and Lomas.

SU-1 Special Use

Issue: Various zones are contained on property with one use.

Rationale: Establish consistent zoning.

Recommendation: Establish an SU-1 zone for the Moose Lodge located west of Edith, between I-40 and Arvada.

Recommendation: Establish an SU-1 for Planned Residential Development zone for the property located south of the existing SU-1 for Planned Residential Development area, generally located west of I-25, between Odelia and I-40, ie: Sun Village

Issue: The Vietnam Veterans Park and the Martineztown Park are zoned for heavy commercial and industrial uses.

Rationale: Existing zonings are inappropriate for park uses. Create a zone which adequately reflects the use.

Recommendation: Establish an SU-1 for Park Zone for the Vietnam Veteran Park and the Martineztown Park. Properties are generally located north of Indian School between I-40, Broadway and I-25.

Issue: The San Ignacio Church, Catholic Social Services and The Second Presbyterian Church are incorrectly zoned for office and institutional and heavy commercial uses.

Rationale: Existing zonings are inappropriate for church uses. Create zones which adequately reflect the uses.

Recommendation: Establish an SU-1 for Church and Related Uses zone for the San Ignacio Church, Catholic Social Services, and the Second Presbyterian Church. Properties are generally located south of Indian School between Lomas, Broadway and I-25.

Santa Barbara Cemetery looking SW toward Downtown. 1989 (Photo by J. Lujan)

H. NEIGHBORHOOD REVITALIZATION

Martineztown/Santa Barbara Economic Development

The Martineztown/Santa Barbara neighborhood has developed as a mixed residential/commercial/industrial area. Some residents operate small businesses alongside heavier industrial activity. Martineztown/Santa Barbara commercial and manufacturing businesses include small neighborhood grocery stores, open storage, warehousing, and other commercial uses. Generally, the heavy commercialization of the neighborhood is attributable to a number of factors including location, accessibility, zoning and cost of commercial and industrial land.

A need for neighborhood-oriented businesses exists in Martineztown/Santa Barbara. The development of lighter commercial businesses would provide convenient shopping opportunities to residents and could promote the reuse of vacant or under-utilized commercial buildings. A successful revitalization program could promote neighborhood stabilization by providing convenient services, creating new jobs, upgrading area buildings, infrastructure and housing.

Redevelopment and revitalization efforts in Martineztown/Santa Barbara should be directed primarily at upgrading existing businesses and in upgrading the existing and housing stock. Attraction of new businesses to the area may be limited by the availability of vacant parcels. An effective revitalization program requires a comprehensive analysis of the area's economic issues and a concerted long-range strategy. The primary goal of this section is to promote a quality program which allows for a stable residential community, while encouraging business development.

Neighborhood Stabilization

Over the last several decades downtown neighborhoods have experienced a slow decline in population, deterioration of housing stock, and an incursion of commercial uses such as open storage and warehousing into residential areas. These factors have diminished the residential quality of the neighborhoods and have added to negative perceptions of the downtown.

Improvements within the Martineztown/Santa Barbara neighborhood over the years are represented by both public and private investment. Creating consistency between zoning and land use is a critical first step. Inappropriate heavy commercial zones located within residential areas has led to land speculation. Property values have, however, remained low compared to other areas of the city and desirable uses may have located in other areas of the city.

Coexistence of commercial and residential activity is, however, critical to the future of Martineztown/Santa Barbara. The revitalization program must recognize that healthy commercial and residential activities can be mutually supportive. A stable commercial environment can provide jobs, services and investment opportunities to community residents while contributing to a positive image. An attractive and stable residential environment can provide a workforce and market for products and services and create a positive climate for commercial activities.

The zoning categories outlined by this plan will help to address the special needs of the community. The specially tailored SU-2 zoning is the first step in the revitalization program. The zoning will allow for a compatible mix of residential and commercial uses. More intense commercial uses will be regulated within residential areas (Refer to Zoning Section).

Neighborhood Design and Appearance

A positive visual image of the Martineztown/Santa Barbara neighborhood is essential to the redevelopment of existing businesses and the promotion of new business. A second step in the neighborhood revitalization process is to improve and repair sidewalks, curb and gutters, clean up vacant lots, create a consistent building design, type and pattern for new developments, and add landscaping. Such improvements may contribute a more positive neighborhood image.

Many neighborhood businesses which developed prior to adoption of the City Zoning Code currently do not meet City Landscaping requirements. Property owners are encouraged to improve their properties to conform with City landscaping policies. Improvements would be most evident along Broadway, Menaul and Lomas. Buffering commercial properties from residential development is also encouraged. Site Plans for new developments will be required to meet existing policies prior to issuance of a building permit (Refer to Zoning Section).

Streetscape improvements are also encouraged and would have a positive effect on residential and business redevelopment. Streetscape focal points could be placed at major intersections along Broadway, Edith, Mountain and Lomas. Focal points will help to create gateways in the neighborhood and the adjacent Downtown area.

The proposed rehabilitation and reuse of the Santa Barbara School building, purchased by the City, provides an opportunity to establish a neighborhood focal point. The re-use plan encourages use of a historic neighborhood landmark, as well as provides an opportunity for a uniquely designed affordable housing project. The project will encourage established building design for future projects in the neighborhood. Neighborhood pride can also be expressed in the rehabilitation.

Job Development

Area unemployment can be addressed by an ongoing comprehensive job development effort. Statistically Census data for Martineztown/Santa Barbara have shown higher unemployment rates than the rest of the city. Accordingly, job development was a major concern expressed by area residents.

Existing employment programs should be fully utilized in the revitalization program. Programs include Stay-In-School Programs, job training, job referrals, establishment of a local training center, and encouragement of local business to hire area residents. Identified programs require communication of area needs, coordination with agencies and a commitment from the residents and businesses to become actively involved in the neighborhood. New and creative job development efforts should be further explored.

Over the years a variety of government employment programs have been created. The Job Training Partnership Act (JTPA) of 1982 was created by the federal government to benefit both the employer and the unemployed by providing incentives for the hiring of low income and unemployed individuals. Work Unlimited is responsible for carrying out JTPA. Alternatives to utilize this program in the neighborhood should be examined.

Work Unlimited can assist industries in pre-training and on the job training of employees. Work Unlimited provides free hiring services to industries, on the job training, tax credits for targeted jobs and youth job development. Through this program neighborhood and business groups can encourage local recruiting of qualified Martineztown/Santa Barbara residents.

Residents who attended Martineztown/Santa Barbara community meetings recommended a more defined strategy be developed to promote a local employment program. Such a program could be locally based and would encourage local businesses to train and hire area residents. New developments could be encouraged to participate in such a program, to provide new employment opportunities to the Martineztown/Santa Barbara community (Refer to Employment Section).

Economic Incentives

Residents, business owners and government should work cooperatively to promote the Martineztown/Santa Barbara neighborhood as a viable place to live and work. Promotion could be in the form of neighborhood fairs, fiestas and arts and crafts exhibits. Public and private organizations working together to improve the area's image could create a healthy and dynamic community.

Public improvements recommended in the plan are designed to enhance the Martineztown/Santa Barbara business climate and image. Several funding resources are available for redevelopment areas such as Martineztown/Santa Barbara. Capital Improvement expenditures fund physical improvement projects such as infrastructure. Tax Increment Financing can be used to fund public infrastructure improvements under certain circumstances. Tax Increment funds are created by putting the increased property taxes from a redevelopment project into a special fund to finance other area improvements. In order for this type of benefit to be used, Martineztown/Santa Barbara must be designated a "Metropolitan Redevelopment Area."

Metropolitan Redevelopment and Industrial Revenue Bonds are also available for the financing of private development, through the Metropolitan Redevelopment designation. Developers may use Metropolitan Redevelopment Bonds to qualify for a limited property tax exemption and lowered interest rates for multi-family, office, retail and manufacturing projects. Industrial Revenue Bonds are available for industrial development projects in the area.

Community Development funds are another form of resources available to redevelopment areas. Community Development funds are available for a variety of uses including public safety, environmental protection, transportation, health, recreation, libraries, and social services.

The U.S. Small Business Administration (SBA) can offer assistance to new or growing business through a loan program. Several types of loans are available through a private lender and guaranteed SBA. These loans are available only to applicants unable to secure private financing.

The 312 Loan Program operates as a cooperative venture for residential and non-residential property between the Federal government and the City. The loans are designed to eliminate and prevent the development and spread of slums and blight; to upgrade and preserve existing neighborhoods and to rehabilitate private properties. The maximum loan for residential (one - to four unit) property is $34,000 per dwelling unit and a maximum of $100,000 for non-residential property. The maximum loan term is twenty (20) years. The interest rate is dependent on borrower's income and whether borrower is an owner-occupant. Interest rates are either 3% for owner-occupant whose family income does not exceed eighty percent (80%) of the medium income for the area and the interest rate for all other borrowers is based on the yield of government securities published weekly in the "Federal Reserve - Statistical Release - Selected Interest Rates" published by the Federal Reserve Board. Martineztown/Santa Barbara individuals interested is this program should contact the City of Albuquerque Rehab Division, Human Services Department.

Recommendations:

1. The Implementation Committee and the Neighborhood Association should work cooperatively with APS and JTPA to expand the Stay-In-School Program for area youth.

2. The Implementation Committee and the Neighborhood Association in conjunction with the Human Services Department should promote and utilize existing employment services, including:

   Employment Security Department
   Work Unlimited / OJT (Skills Training)
   Summer Youth Program

3. Information regarding employment services shall be made available to the Neighborhood Association and Implementation Committee for dissemination to the community.

4. The Implementation Committee and the Neighborhood Association with assistance from the Redevelopment Division should encourage and foster cooperation between area residents and local employers.

5. The Redevelopment Division shall explore financial sources for housing and business development and help interested residents and business owners make application. Information should be shared with the Implementation Committee and the Neighborhood Association for dissemination to the community.

6. The Redevelopment Division shall assist the Implementation Committee and the Neighborhood Association to explore the use of Urban Development Action Grants to help finance community projects.

7. Martineztown/Santa Barbara shall be designated a Metropolitan Redevelopment Area.

8. The Redevelopment Division shall assist the Implementation Committee and the Neighborhood Associations to explore the use of Tax Increment Financing and other similar types of funding as appropriate, to finance neighborhood improvements.

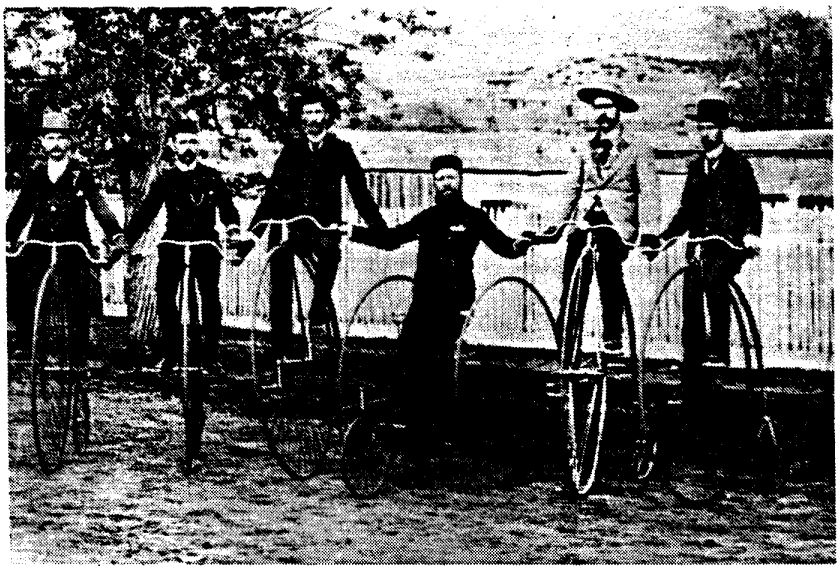
9. The Implementation Committee with assistance from the Redevelopment Division shall provide information on 312 Business Rehabilitation Loans to interested area business persons.

IV. Plan Implementation

A. Implementation Strategy

The realization of the plan's goals are to create a stable residential neighborhood and a more viable commercial area. The effort must involve a process which includes City agencies, Martineztown/Santa Barbara residents, merchants and property owners. To make this process workable and successful five components are needed: a group of residents and property owners who are willing to take responsibility for monitoring Plan implementation; a group who will work with the City to follow through implementation of Plan recommendations; neighborhood commitment and involvement; the Redevelopment Division's commitment to assist in organizing Committee activities and; a clear implementation strategy.

The City Redevelopment Division strongly recommends the implementation of the Martineztown/Santa Barbara Sector Plan. Necessary resources will be allocated by the City to assist in the implementation phase, and help meet the overall goals and objectives adopted by this plan.



Albuquerque Bicycle Club near Martineztown 1885. Photo collection of Albuquerque Museum

B. Implementation Committee

Within six months of the adoption of this Plan, the City shall establish a Martineztown/Santa Barbara Implementation Committee. The Committees primary goal should be to monitor recommendations outlined in this document. The Committee shall be organized as follows:

a) Its membership shall consist of two business representatives from the Sector Plan area, a list of five members submitted by the Martineztown/Santa Barbara Neighborhood Association who balance representation of residents, merchants and property owners, and of age and gender. Members of the Committee shall be appointed by the Mayor, in consultation with the City Councilors for Districts 2 and 3. The Committee shall request the Mayor to appoint other non-voting members to provide expertise as necessary.

b) All meetings of the Implementation Committee shall be open to the public.

c) Technical support will be provided by the Redevelopment Division. Duties of the staff shall be provision of technical advice and organizational support and other duties deemed necessary by the City and the Committee to enable the Committee to operate effectively.

d) The Committee shall stay in existence for at least three years.

e) At the end of three years, the Implementation Committee with assistance from the Redevelopment Division may submit a final report to the Mayor and City Council which would include an analysis of the condition of the neighborhood, summary of Plan implementation for further action, Plan amendments and recommendations, and recommendations as to whether the Committee should continue to function.

V. Appendices

APPENDIX A

Historic Preservation

Since Martineztown/Santa Barbara is a nineteenth century settlement, several structures and districts in the area reflect its long history. Some buildings are already historically designated and others may qualify for historic designation. Listing on the National Register of Historic Places qualifies building owners for federal tax credits if the buildings are used for profit-making activities (commercial business or rental residential) and if other criteria are met. Listing on the State Register of Cultural Properties qualifies private homeowners to state income tax credits on approved rehabilitations. Placement on the historic registers does not, however, impose any restrictions on use or on renovation unless state or federal permitting or funding is involved. The districts can also be designated through local action as Historic or Urban Conservation Overlay Zones. This designation will protect historically contributing buildings included in the Overlay Zone from unwanted demolition or inappropriate remodeling. A similar designation - City Landmarking - will protect individual historically significant buildings (Refer to Neighborhood History Section and Map 4).

BUILDINGS OF STATE/NATIONAL REGISTER SIGNIFICANCE

Between 1978 and 1983, the Historic Landmarks Survey of Albuquerque, a City/State funded organization surveyed all buildings in Albuquerque determined to be built before 1945. The Survey team - staff trained in architecture and history - identified the structures and areas in Santa Barbara/Martineztown listed below as having historic and/or architectural significance.

Presently listed on the State Register of Cultural Places and/or the National Register of Historic Places

1522 Edith NE	F. M. Mercantile Building, a combination general store, blacksmith shop and residence built by Monico Garcia in 1919 for his son, Felipe M Garcia, who ran a general store there until 1938. (listed on the State Register only)
1420 Edith NE	Santa Barbara school, built between 1908 and 1930; it is the only early Mission Style school left in the metropolitan area and one of only two remaining re-WWI Bernalillo County schools (listed on State Register, nominated to the National Register)

812 Edith NE	Second United Presbyterian Church, a Mission style church, built in 1922; second home of oldest Spanish Presbyterian church in Albuquerque, founded in 1889. (listed on both the State and National Registers)
1300 Walter NE	San Ignacio Church, built in 1916 by the Martineztown community. Luis Sanchez built the arch on Edith for the church in 1926. (listed on both the State and National Registers)

The properties listed below were ranked by the Historic Landmarks Survey as eligible for nomination to the State Register of Cultural Properties and/or the National Register of Historic Places:

1431 Edith NE	circa 1907 farmhouse, Territorial pedimented lintels
402 Aspen NE	New Mexico Vernacular style (post RR use of "modern" materials with traditional adobe walls), circa 1910; in excellent condition
517 Odelia NE	New Mexico Vernacular style, c. 1910; in good condition

POTENTIAL HISTORIC DISTRICTS

The Historic Landmarks Survey also determined that there are two potential historic districts within the sector plan area. (Refer to Historic Structures Map 4-Neighborhood History and Character Section.) Although several structures at Mountain Road and Edith have recently been demolished, those that remain in the districts collectively illustrate important periods in the development of Martineztown/Santa Barbara.

Further research and field work will be necessary to prepare nominations for these districts to the state and national registers. Such work can be done by City preservation staff with the cooperation of the residents, or by a consultant hired either by the City or the neighborhood association. Oral history and old photographs will be needed to augment the sketchy written record of development in this area. City staff resources are limited and similar projects in other areas also have been recommended for preservation action, so no official City staff time commitments have been made for this project.

1. The possible Martineztown Plaza District is located along Edith from Marble to just north of San Ignacio Church, approximately between the line of the old Barelas Ditch on the west and High Street on the east. It encompasses the part of the neighborhood which was probably the first settled circa 1850 according to local historians. It includes the most densely settled area (now thinned by recent demolitions), the site of the first home of Second Presbyterian Church, the 1916 San Ignacio Church, and one old dance hall.

2. The AAA and Sons Grocery District is a small area containing a wide variety of well-preserved older homes and a store; these include an old neighborhood grocery, 2 rare shed-roofed cast stone-faced homes, an elaborately gabled 1920's house, and two small New Mexico Vernacular houses.

BUILDINGS OF LOCAL INTEREST

The Historic Landmarks Survey also identified the following properties as having some architectural or historic interest. Although these properties have been altered to the extent that they no longer warrant listing on the state and national historic registers, they contribute to the historical and architectural record of the area.

1508 Edith NE	Lady of Guadalupe mural, date unknown
1019 1/2 Arno NE	good example of local pitched roof adobe architecture, probably built between 1900-1905
619 Page NE	New Mexico vernacular, c. 1915
1009 1/2 Edith NE	circa 1905 New Mexico Vernacular, modern additions
524 Slate NE	interesting example of recent local craftsman building, built 1945
503 Marble NE	rehabilitated older house, rare in area (flat roof, old vigas)
1611 Edith NE	small New Mexico Vernacular style home; was caretaker's house at Cemetery, moved to present site
509 Odelia NE	companion to 517 Odelia (see above); remodeled, but still exhibits enough elements of the New Mexico Vernacular style as to help establish a building pattern in this area
402 Gomez NE	well-maintained New Mexico Vernacular style home; its siting - facing away from the street toward a large open field - indicates probable early 20th century construction date (a house approximately in this location is shown on a 1907 map); if so, it is a very early house in this area
521 Sprunk Rd. NE	circa 1910 building, excellent elaborate Queen Anne style doors

There are no Historic or Urban Conservation Overlay Zones or City Landmarks in Santa Barbara/Martineztown.

Information regarding historic preservation, including overlay zoning and nomination procedures to the state and national historic registers, is available from the Redevelopment Division.

APPENDIX B

N.M. Finance Authority Economically Distressed Area Loan Program:

The New Mexico Finance Authority has made available to lending institutions funds, at below market interest rates, to finance F.H.A or V.A. mortgages for qualified homebuyers who purchase single family residences.

The Authority's policy is to assist qualified persons in the purchase of single family residences by making funds available at below market for economically distressed areas of the state. These targeted areas within Albuquerque include census tracts 14, 20, 28 and 48. With the exception of the area north of Interstate 40 all of Martineztown is within census tract 20, a qualified target area.

Those eligible to participate in this program are persons of low income whose annual total gross family income does not exceed $44,940 as calculated by the lender. Qualified residences for purchase under this program include a new or existing single family residence, which would be the principle residence of the purchaser and the acquisition cost must not exceed the limit imposed by the Authority. Currently, for the targeted Albuquerque census tracts, the maximum acquisition costs for a newly constructed residence is $123,344 and $88,259 for an existing residence. Target Area Loans may not be used to refinance existing debt except construction or bridge loans not exceeding 24 months. At this time, the Authority has approximately $2.3 million to finance mortgages under this program. The funds are currently available at 8.99%, thirty year, FHA or VA, fixed rate mortgages. Reservation of these funds are made on a first come, first serve basis with participating lending institutions. Funds will be available at the listed terms through September 8, 1989. After this expiration date the Authority will continue to set aside funds to finance this program.

The Authority has committed to a policy of making funds available to lenders to finance the purchase of residences in targeted areas of economic distress. The Authority cannot make loans directly to homebuyers. Homebuyers must apply first with participating lenders to qualify before reserving funds under this Targeted Area Loan Program. For more information on this program and a list of the lending institutions participating in the Targeted Area Loan Program, contact the N.M. Mortgage Finance Authority.

APPENDIX C

Martineztown/Santa Barbara
Business Survey Results

The business questionnaires were hand delivered to approximately (100) businesses located within the Martineztown/Santa Barbara Neighborhood. Attached to each survey was a stamped and addressed envelope to be used to return the surveys. Forty-eight percent of the business surveys were returned to the Redevelopment office. Tabulation of the surveys is as follows:

Martineztown/Santa Barbara Business Questionnaire Results

I. General Information:

1. What type of business do you operate?

   A. Construction 13%
   B. Food distribution and sales 11%
   C. Heavy Equipment new and used part 11%
   D. Manufacturing 8%
   E. Printing and Paper 6%
   F. Other 51%

2. How long have you been located at your present address?

   A. Mean - 10.04 years
   B. Range
      1. Longest - 30 years
      2. Shortest - 2 weeks
   C. Number of years at address
      1. Under 1 year 11%
      2. 1 - 2 years 6%
      3. 2 - 5 years 20%
      4. 5 - 10 years 17%
      5. 10+ years 46%

3. How many people are employed by you?

   A. Mean - 20.79
   B. Range
      1. Most - 160
      2. Least - 1
   C. Number of Employees
      1. 1 - 5 ..... 30%
      2. 6 - 10 ..... 26%
      3. 11 - 20 ..... 22%
      4. 21 - 40 ..... 9%
      5. 41+ 13%

4. Do you own or lease your building?

   A. Own 52%
   B. Lease 48%

5. Do you plan to stay at your present location?

   A. Stay 88%
   B. Leave. 12%
   C. Reasons for leaving:
      1. Need to expand business.
      2. Building lease to expire.

II. Business Needs:

6. During the past two years, have your sales:

   A. Increase 66%
   B. Decrease 6%
   C. Remained the same 28%

7. What are the biggest problems in your area?

   A. Crime 29%
   B. Vandalism 17%
   C. Accessability to main streets 6%
   D. Parking on streets 6%
   E. Other 42%

8. Are there vacant buildings located near your business?

   A. Yes.....22%
   B. No.....78%

9. Has your business been robbed or vandalized within the past two years?

   A. Robbed.....40%
   B. Vandalized.....27%
   C. Neither.....33%

10. Is your business accessible by car?

   A. Yes.....98%
   B. No.....2%

11. Do you have sufficient parking for your clientele?

   A. Yes.....85%
   B. No.....15%

12. Is a bus stop located within walking distance of your business?

   A. Yes.....93%
   B. No.....7%

   Does the bus stop have a bench or shelter?

   A. Yes.....5%
   B. No.....95%

13. Other Neighborhoods in the city have business organizations which help to develop the economic stability of an area and improve communications with the residential community. Would you be interested in helping to develop a business association in your area?

   A. Yes.....59%
   B. No.....20%
   C. No Response.....21%

III. Improvements

14. Do you plan to expand or remodel your business building within the next year?

A. Yes.....42%
B. No.....58%

15. Would you apply for a low interest rehabilitation loan if such loans were available?

A. Yes.....36%
B. No.....64%

16. Is there adequate street lighting in your area?

A. Yes.....77%
B. No.....23%

Where is additional lighting needed?

A. Commercial Street
B. Kinley

17. Are there adequate sidewalks and curbing in your area?

A. Yes.....77%
B. No.....23%

18. Do you have adequate garbage pick-up?

A. Yes.....71%
B. No.....29%

19. Is there a weed and litter problem in your area?

A. Yes.....54%
B. No.....46%

20. If a landscaping project was proposed for your area what contributions would you provide?

A.	Labor	27%
B.	Materials	13%
C.	Money	27%
D.	Nothing	35%
E.	No Response	21%

21. Do your neighbors maintain their properties adequately?

A.	Yes	72%
B.	No	28%

22. Is there a problem with your location?

A.	Yes	19%
B.	No	81%

Specific concerns:

A. Freeway Access
B. On streets parking

23. How can the City help improve the business conditions in your area?

A.	Increase police patrols	32%
B.	Landscaping projects	23%
C.	Improve trash collection	14%
D.	Improve freeway access	9%
E.	Other	22%

Martineztown/Santa Barbara
Residents Survey Results

The residents surveys were mailed to approximately five hundred and twenty five property owners with a stamped return envelope attached. An attempt to contact all property owners in the area was made, and a random sample was taken from the Albuquerque City Directory of residents who live in the Martineztown/Santa Barbara Neighborhood but do not own property.

One hundred and sixteen (116) residential surveys were returned to the Redevelopment Office for a return rate of 22%. A summary of the written comments on the questionnaires and the results of the responses are as follows:

I. Neighborhood Needs

1. Do you plan to renovate or add-on to your house within the next year?

   A. Yes.....33%
   B. No.....67%

2. Do you feel the properties around your house are adequately maintained?

   A. Yes.....54%
   B. No.....46%

Comments:

   A. General Lack of Maintenance
   B. Unkept Yards
   C. Weed Problems
   D. Rodent and Insect Infestation
   E. Lack of Landscaping
   F. Junk Cars

3. Does your home have adequate plumbing facilities?

   A. Yes.....79%
   B. No.....21%

4. Indicate the type of problems, if any, that you have with your utilities.

   A. Plumbing.....20%
   B. Electricity.....9%
   C. Storm Sewer.....16%
   D. Gas.....6%
   E. City Garbage Pick-Up.....3%
   F. No Problems Listed.....60%

5. Is your home accessible to the street by car?

   A. Yes.....98%
   B. No.....2%

6. Do you feel the roads in your neighborhood are adequately maintained?

   A. Yes.....74%
   B. No.....26%
   C. Comments
      1. Pot holes
      2. Debris on streets due to flooding
      3. Heavy truck traffic on residential streets

7. The alleys in your neighborhood are generally:

   A. Paved.....30%
   B. Unpaved.....48%
   C. No Alley.....22%

8. Do you currently use the alleys in your neighborhood for vehicle access?

   A. Yes.....21%
   B. No.....62%
   C. No Alley.....17%

9. Do you feel there is adequate street lighting along your street?

   A. Yes.....59%
   B. No.....41%
   C. Areas needing additional lighting:
      1. Broadway/I-40 Underpass
      2. Edith

3. Odelia
4. Stone and Mountain

10. The curbs and gutters along your street are:

A. Good Condition 68%
B. Poor Condition 18%
C. Non Existent 14%

11. Have you ever reported a zoning or maintenance problem to the City?

A. Yes 31%
B. No 69%

11a. If yes, was the problem taken care of?

A. Yes 59%
B. No 41%

12. Do you feel the bus service in your neighborhood is adequate?

A. Yes 72%
B. No 28%

12a. Where do you feel additional bus service is needed?

A. Edith
B. Mountain

13. Are there sufficient bus stops and benches along the bus route?
A. Yes 40%
B. No 60%

II. Crime

17. Were you a victim of a crime in your neighborhood within the last year?

A. Yes 28%
B. No 72%

18. If so, what type of crime and in what area of the neighborhood?

A. Burglary 35%
B. Break-in/Entry 30%
C. Robbery 9%
D. Other 26%

19. Did you report the crime?

A. Yes 79%
B. No 21%

20. Do you watch your neighbor's property?

A. Yes 89%
B. No 11%

20a. Do they watch yours when you are gone?

A. Yes 72%
B. No 14%
C Unknown 14%

21. Would you participate in a neighborhood crime watch program?

A. Yes 85%
B. No 15%

22. In your opinion, what is the most frequent occurring crime in your neighborhood?

A. Burglary 40%
B. Drugs 17%
C. Vandalism 8%
C. Robbery 8%
E. Break-in 6%
F. Drunkenness 5%
G. Theft 5%
H. Stealing 4%
I. Others 7%