

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



Neighborhood  
Review Draft#1

May, 2010



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





# Acknowledgements

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## I. Introduction



Figure -1 Aerial View of Los Duranes

The Los Duranes Sector Development Plan (LSDSP) is a Rank III Plan, and is intended to be implemented and enforced through policy, regulation, public and private initiatives and capital improvements funding. Rank III Plans include policy recommendations, parcel-specific land use and zoning regulations, design standards and guidelines, streetscape recommendations, and capital project priorities. This plan is based on a community vision and goals identified through the community planning process and a comprehensive analysis of current conditions, future forecasts and best practices for livable neighborhoods.

It addresses existing and future conditions; identifies appropriate land use and circulation patterns and provides strategies for preserving the historic character of the area, protecting sensitive environmental features, achieving variety of housing options, revitalizing small scale farming and introducing sustainable landscape practices. (To be refined as process goes forward)

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

## Plan Purpose & Organization

The purpose of the Los Duranes Sector Development Plan is to articulate the community's vision and goals for the future, document past and recent history, describe current conditions, trends and future forecasts and provide strategies for achieving the vision and goals. It amends the Comprehensive Plan as a Rank III Sector Development Plan and replaces the Los Duranes Sector Development Plan adopted in 1976.

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

The planning process achieved a high level of stakeholder agreement and is expected to be used by the neighborhood, elected officials, public agencies, land owners, builders and developers as well as zoning officials and public works. To serve all stakeholders the plan is divided into the following sections:

- **Section I. Introduction**, summarizes the plan and highlights key recommendations and findings.
  
- **Section II. Neighborhood Context**, provides information and analysis on the history and current conditions and identifies issues and opportunities that are addressed in Section III.
  
- **Section III. Neighborhood Plan**, presents visions, goal and objectives as well as implementation strategies including public and private actions, policies, and programs, changes and additions to the City and County zoning codes, amendments to higher ranking plans and capital improvement projects under the following six major plan elements:
  - *Families, Youth and Elders*
  - *Housing*
  - *Streets, Sidewalks, and Trails*
  - *Land Uses, Agriculture And Acequias*
  - *Community and Special Places*
  - *Neighborhood Safety and Crime Prevention*
  
- **Section IV. Zoning Regulations**, presents new zoning regulations, design standards and guidelines intended to be enforced by the City and County zoning departments.



## I. Introduction

- **Section V. Capital Improvement Projects**, lists and prioritizes capital improvement projects, estimated costs and responsible entity.
- **Section VI. Appendix**, provides in-depth information and analysis used to inform the planning effort.

### Plan Area Boundaries

The Los Duranes Sector Development Plan area lies within two jurisdictions; the City of Albuquerque and Bernalillo County. The western portion, approximately one-third of the plan area, falls within Bernalillo County. The remainder is within the City of Albuquerque with the exception of two County islands along Los Anayas Road. The boundary is shown on Figure I-1 LDSP Study Area Map, page 4, and defined as:

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

# I. Introduction



Figure -2 LDSP Study Area Map  
[S1]



## II. Neighborhood Context

### Key Findings & Recommendations

*(Forthcoming - To include goals and policies from the Comprehensive Plan and Rank II Plans that will be implemented as part of the adoption and implementation of this plan. Mention any new zoning districts, design overlay zones or amendments to the zoning ordinance that are recommended by this plan.)*

### Related Plans, Policies, Codes & Programs

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

- Rank I: Albuquerque / Bernalillo County Comprehensive Plan, 2002 (CABQ & Bernalillo County)
- City of Albuquerque Code of Ordinance, Chapter 14: Zoning, Planning and Building, (CABQ),
- Bernalillo County Code, Appendix A, Zoning: Section 20.5. SD Sector Development Zone (Bernalillo County)
- Bernalillo County Code, Chapter 74 Subdivisions (Bernalillo County)
- Metropolitan Transportation Plans & Programs (CABQ & Bernalillo County)
- Major Public Open Space Facility Plan, 1999 (CABQ & Bernalillo County)
- Rank II: North Valley Area Plan 1993 (CABQ & Bernalillo County)
- Rank III: Los Duranes Sector Development Plan, adoptedd 1976 amended 1978,1981 (CABQ)
- Rank III: Rio Grande Corridor Plan, 1989 (CABQ)
- Draft North Valley Character Study: expected approval 2010 (CABQ)
- Trails and Bikeways Facility Plan (CABQ & Bernalillo County)

## II. Neighborhood Context

### Community Participation

The LDSDP is the result of a partnership between the City of Albuquerque and Bernalillo County, working collaboratively with Los Duranes neighborhood. Neighborhood residents, representatives of community organizations, local business owners and other stakeholders in Los Duranes all contributed to the planning process. Input from the public, an essential element in the process, was gathered through community-wide Neighborhood Workshops and Steering Committee Meetings.

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

In addition to the monthly Steering Committee meetings, Community Meetings were offered for community input and feedback. The first, a Neighborhood Workshop, was held on February 21, 2009 at the Los Duranes Neighborhood Center. Organized as an open house, over 100 participants circulated through five stations identifying issues, opportunities and aspirations facing Los Duranes in one of five identified plan elements. Based on the community input, the Steering Committee developed a vision and goals to guide the plan. A second community wide workshop was held on September 26<sup>th</sup>. It included facilitated group discussions to review visions and goals under each plan element. Based on input from the group discussions, the steering committee refined the visions and goals for each plan element and began work on strategies to achieve the goals.



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



## II. Neighborhood Context



Neighbors discuss information shown on the maps.



Important history is shared between generations.



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



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



## II. Neighborhood Context

This section of the plan presents the neighborhood context including issues and opportunities with analysis and information on the past and present conditions of the area. More in-depth background material can be found in the appendix.

### Los Duranes History

Los Duranes is one of the oldest neighborhoods in Albuquerque. In 1706, the Duranes *acequia madre* or mother ditch, which traversed through the area along its 3 mile length, was established to aid in the irrigation of crops. In the mid-1790's, La Plaza de Señor San Jose de Los Duranes, as it was known then, was one of several small plazas along the Rio Grande north of Old Town. The Spanish census of 1790 counted 27 families in the plaza of Los Duranes, and by 1821, there were 2,547 residents living in Los Duranes.

There is an excellent historical overview of the neighborhoods roots and culture in "*A Brief History of Los Duranes*" (B. Schoonover, 2003, The Albuquerque Museum))

The neighborhood is still largely a small, semi-agricultural area, with multiple generations of families living here and many newcomers also calling it home. It is a special place in the midst of an urban city where its residents want to preserve its character for their children and future generations to stay and live here, while also providing opportunities to increase the quality of their lives.

The following maps show the transition of the neighborhood's land use trends from largely agricultural uses to residential and neighborhood commercial.



Figure I-3 Flood of 1870

## II. Neighborhood Context



Figure I-4 Land Use Trend Analysis 1935

## II. Neighborhood Context

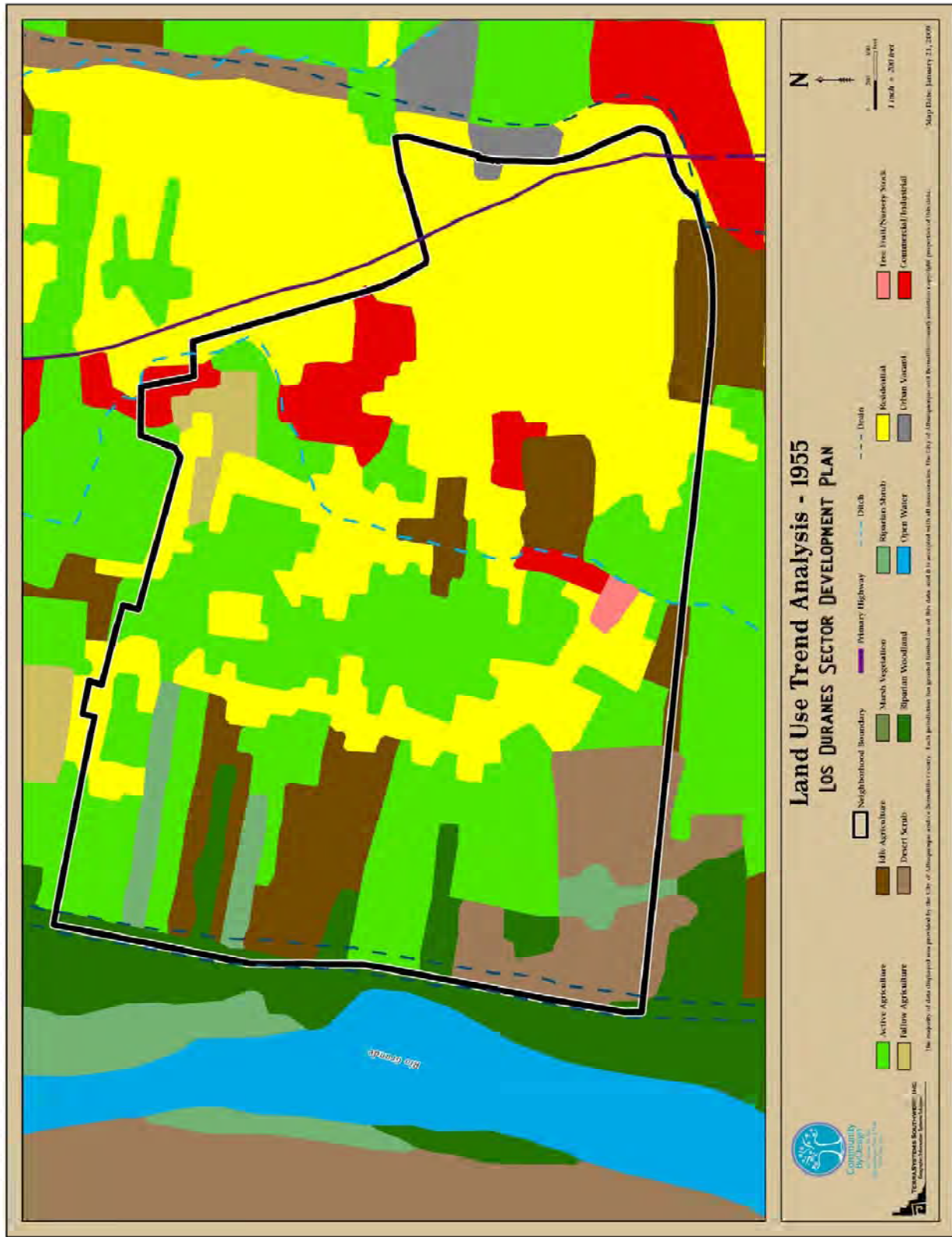


Figure I-5 Land Use trend Analysis 1955

[SI2]



## II. Neighborhood Context

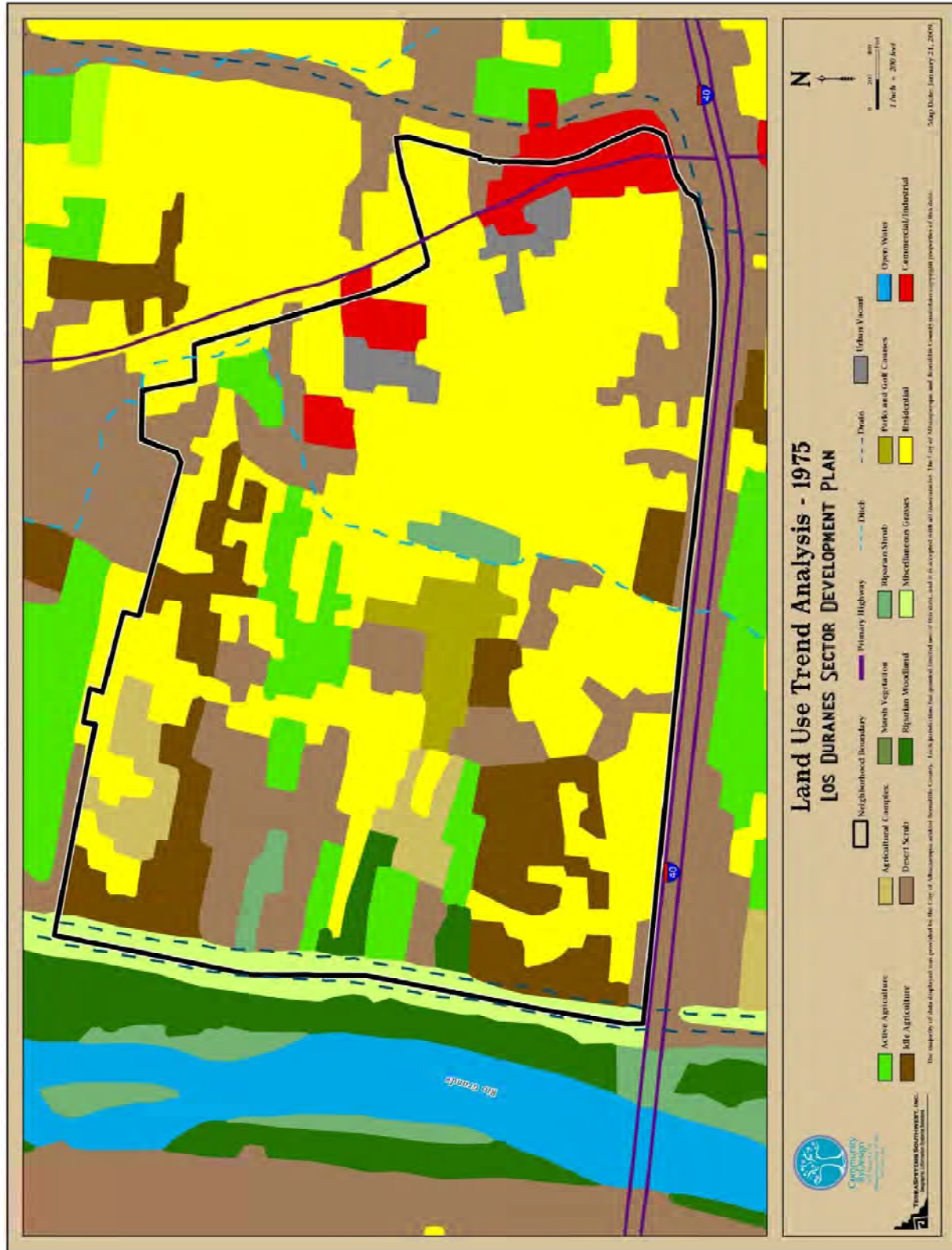


Figure I-6 Land Use Trend Analysis 1975

## II. Neighborhood Context

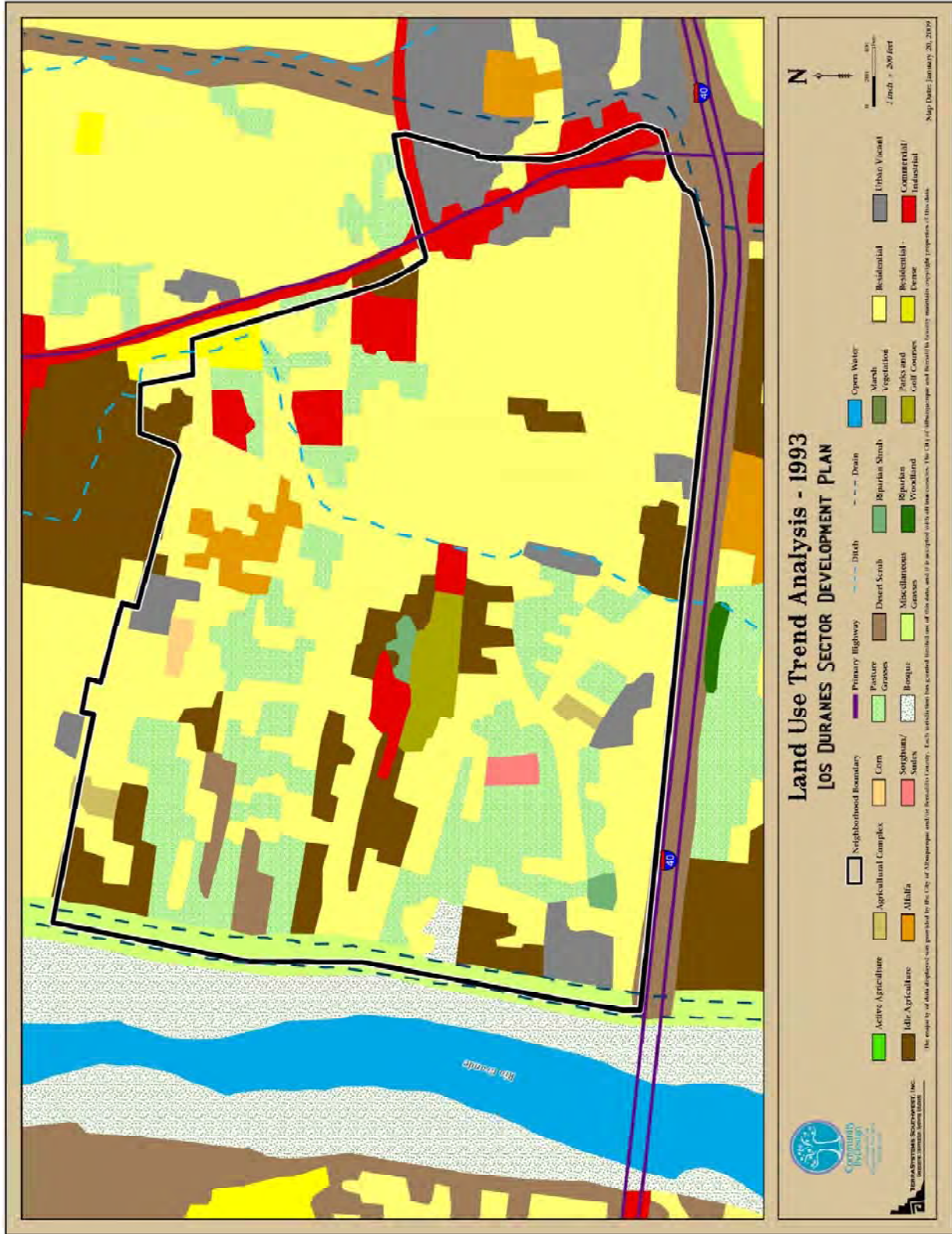


Figure I-7 Land Use Trend Analysis 1993



## II. Neighborhood Context

### Existing Land Use, Zoning & Development Patterns

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

The County area is primarily west of Gabaldon Rd and consists primarily of residential development on large lots. This area is designated as a Semi-Urban Area<sup>1</sup> by the Comprehensive Plan. It is characterized by long, semi rural residential lots fronting narrow dead-end streets running east/ west from Gabaldon to the easement that follows the Albuquerque Drain. Most parcels are over an acre and those with irrigation support small scale agricultural uses including raising horses, chickens and llamas. The majority of this area is zoned County A-1 which permits low density housing and agricultural uses on lots with a minimum of one acre. Clustering of houses is permitted through a PDA process and can help establish more energy –efficient design. There are a few pockets of County R-1 zoning which allows residential uses at a higher density and SUP zoning for a mobile home park.



Figure -8 View of Los Duranes looking west to Rio Grande

There are several large vacant parcels as well as small contingent vacant parcels that have the potential for residential development but may be prove difficult due to impractical platting and the number of different owners .

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<sup>1</sup> Definition of Semi Urban Area

## II. Neighborhood Context

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

East of Gabaldon Rd in the City portion of the plan area, residential development has occurred on smaller lots created from the subdivision of the long narrow agricultural lots. The lots have been platted to front a narrow set of dead-end streets, cul-de-sacs and private driveways. It is designated as an Established Urban Area<sup>2</sup> by the Comprehensive Plan and is characterized by single family residential development with an overall gross density of five dwelling units per acre.

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

Most parcels in the neighborhood core are zoned RA-2 (Residential and Agricultural Zone) and are regulated by provisions in the Los Duranes Sector Development Plan (1976) which allows residential and low intensity agricultural uses and a gross density of 3 dwelling units per acre. Due to the age of this neighborhood, many lots existed prior to the adoption of the city zoning code in 1959. Once zoning was established, many of these smaller lots became legal non-conforming lots. However, property owners have the right to build on any legal lot regardless of size or frontage. The variety of lot sizes contributes to the unique character of Los Duranes.

The RA-2 zone also allows for clustered housing developments using the Private Commons Development ordinance. Generally, this results in a clustered housing pattern with a shared common open space set aside and allows a density of 4 units per acre on parcels with two or more acres. There are two areas in the neighborhood with R-1(Residential Zone): a large cul-de-sac subdivision of 40 units in the center of the neighborhood and several blocks of standard lots fronting Lilac Ave., Rose Ave. and the eastern end of Floral Ave. There are also a few scattered townhouse developments with R-LT (Residential Townhouse –Limited Zone) zoning. The most recent is a large,

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<sup>2</sup> Definition of Established Urban Area

## II. Neighborhood Context

higher density single family residential development adjacent and parallel to Interstate 40. Lastly, there are a couple of clustered housing developments and multi-family apartment complexes with R-2 zoning on irregular lots that front on or have access to Rice Ave.

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

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

At the intersection of Rio Grande and Interstate 40 there is the potential for an urban commercial node due to large vacant and underdeveloped land, frontage on a designated Enhanced Transit Corridor, easy access to the Interstate and existing M-1 (Light Manufacturing Zone ) and C-2 (Community Commercial Zone) zoning. This area is part of a designated Activity Center identified by the Comprehensive Plan.

The following maps illustrate existing land use, zoning, parcel divisions and building footprints.



## II. Neighborhood Context

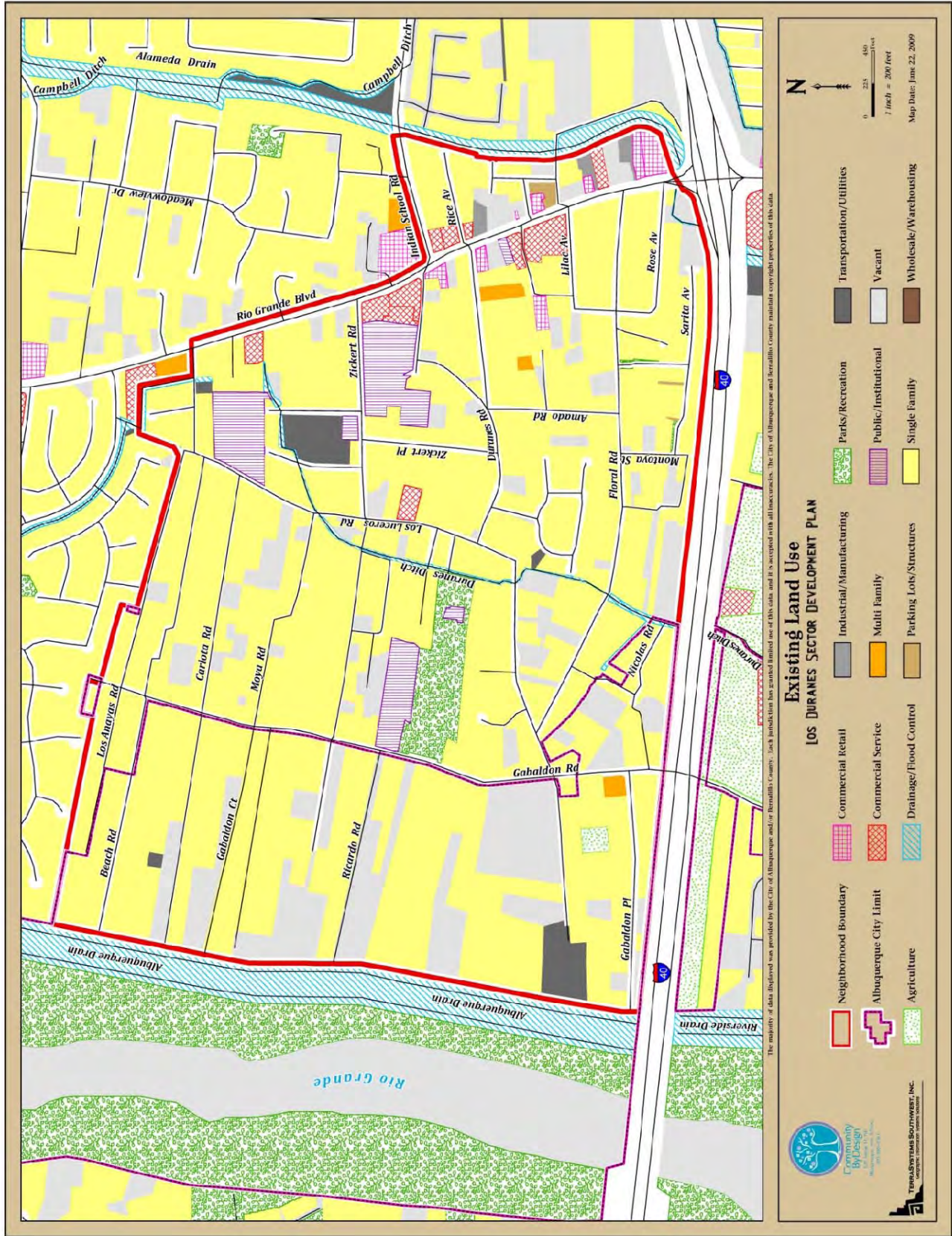


Figure I-9 Existing Land Use Map 2008







## II. Neighborhood Context

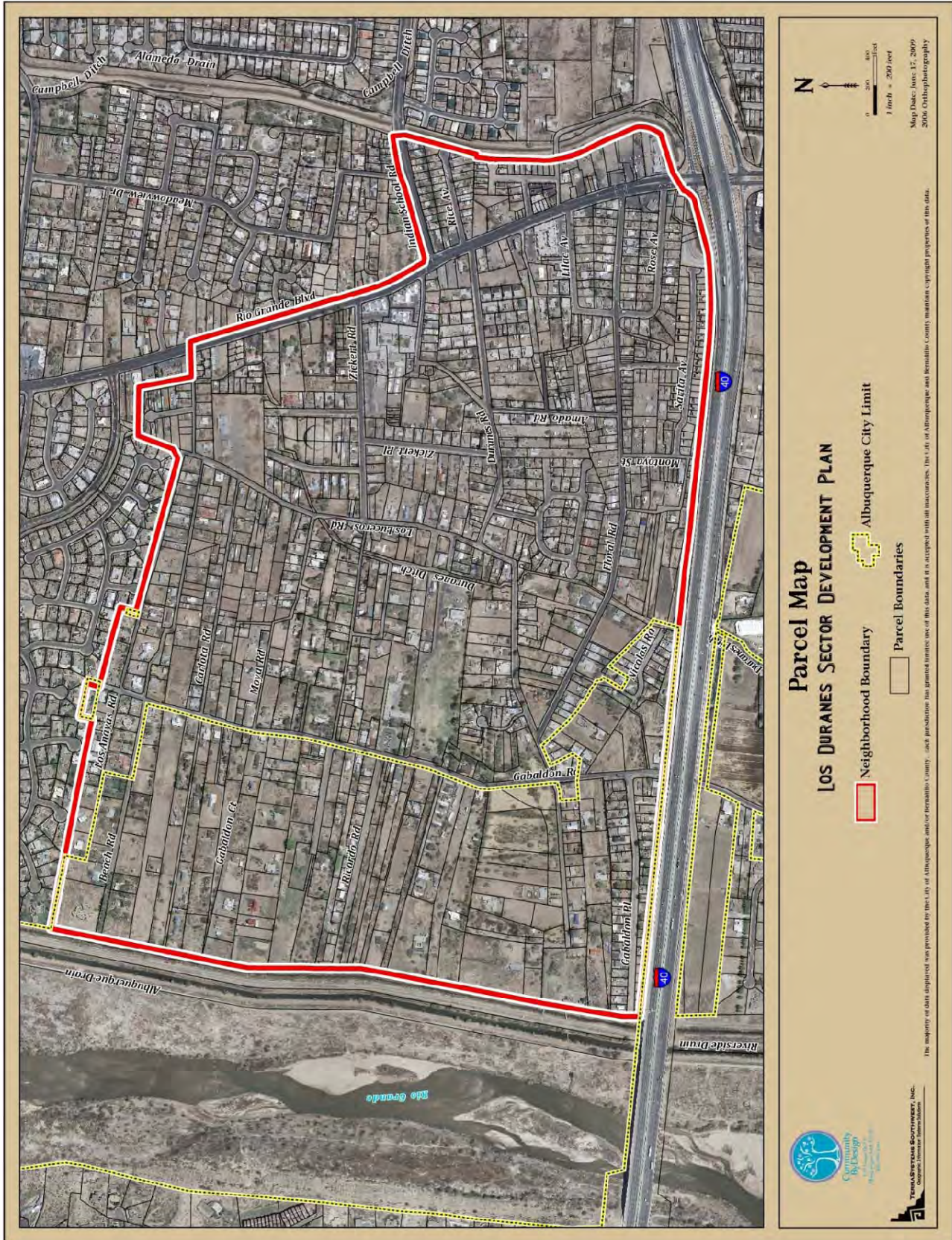


Figure I-11 Existing Parcel Map 2008



## II. Neighborhood Context

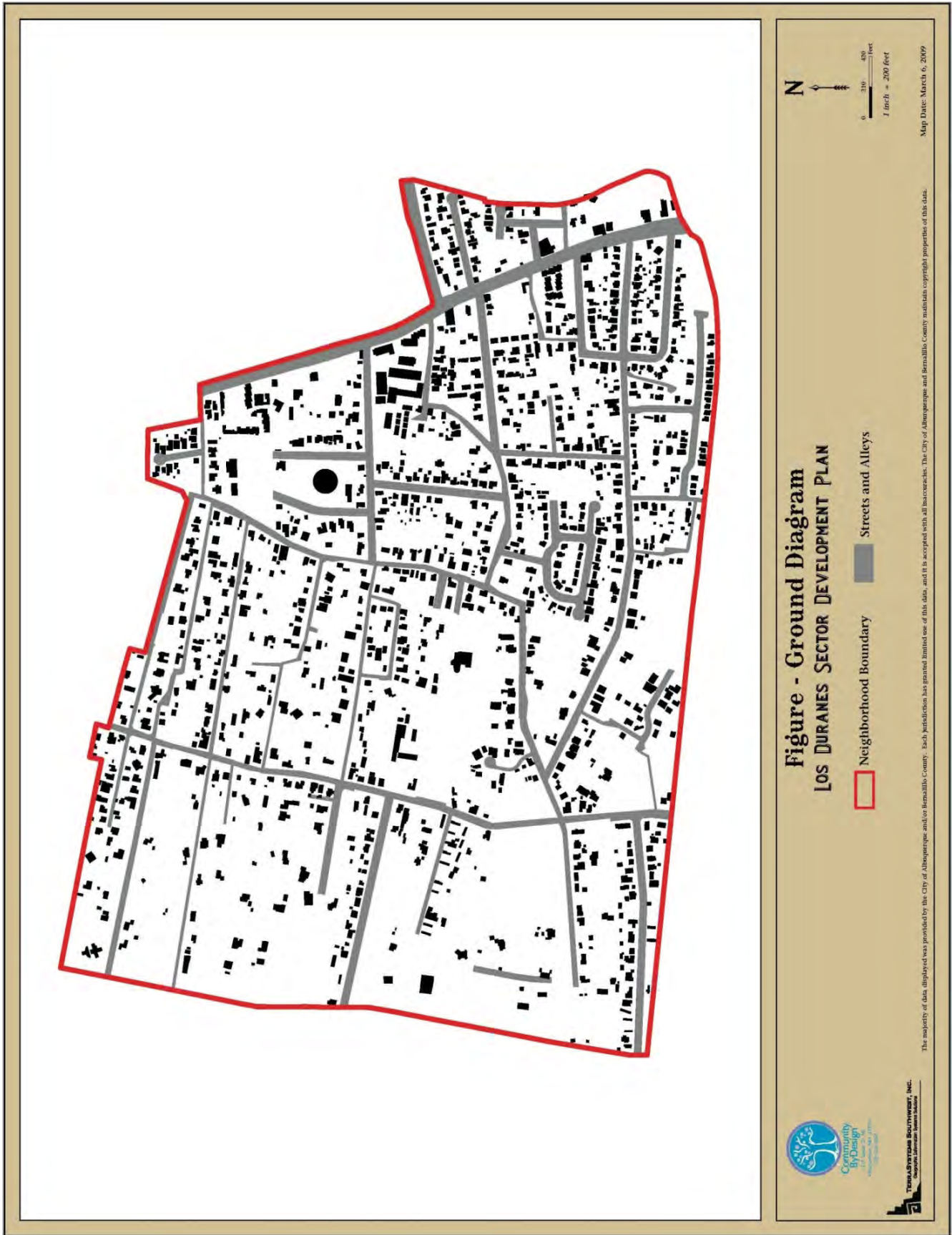


Figure I-12 Figure - Ground Diagram 2006

## II. Neighborhood Context

### **Rio Grande Bosque and Acequias**

The Rio Grande Bosque including the Albuquerque Drain adjacent to the western boundary of the LDSP Area is a designated Major Public Open Space, jointly managed by the City, Rio Grande State Park and the Middle Rio Grande Conservancy District. These lands are managed to retain and enhance their natural values including one of the few remaining extensive riparian areas in the southwest and home to a set of unique habitats in the Albuquerque metropolitan area. It provides regional recreation opportunities for walkers, bicyclists, nature enthusiasts and in the springtime kayakers from Corrales to the South Valley. Numerous pedestrian paths and bicycle routes follow the Bosque corridor and provide an important north-south connection between Los Duranes and many amenities including the Botanical Gardens to the south and the Rio Grande Nature Center to the north. There is a public access point at the west end of Beach Street and informal access off of Gabaldon Road in the southwest corner of the plan area. A pedestrian bridge crossing the river just south of the plan area and adjacent to the north side of Interstate-40 which will provide walking, equestrian and biking access to the West Mesa, is under construction and includes a parking area and information kiosk.

### **Acequias & Cultural/ Historical Sights**

The acequias threading through the neighborhood are considered part of the larger open space network and a valued reminder of agriculture's importance to the original settlers and to today's residents. The Duranes Acequia is a major ditch that flows from the north east corner of the neighborhood to the southern boundary through the core of the neighborhood. There are also two lateral ditches that flow west from the Duranes Acequia to the Albuquerque Drain including the Pierce Lateral which intersects Gabaldon Drive and provides water to several residential parcels with agricultural uses and heritage trees. Adjacent to the eastern boundary of the plan area is the Alameda Drain. It provides water to the Zearing Lateral which flows west from the Drain one block south of Indian School Rd. At its intersection with Rio Grande Blvd. it is primarily piped underground until it flows back into the Drain at Interstate 40.

### **Community Facilities, Parks & Institutions**

#### Community Facilities

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



## II. Neighborhood Context

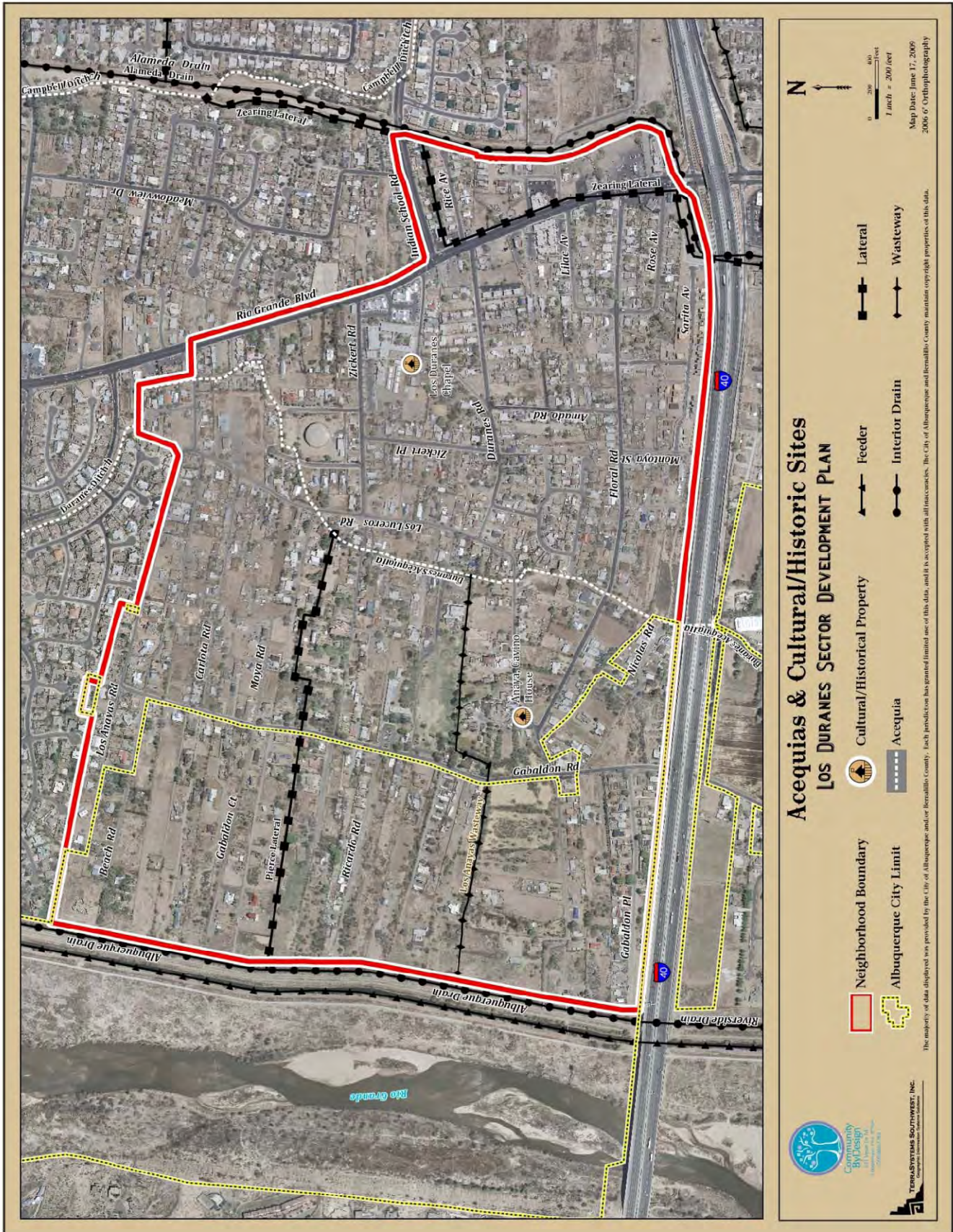


Figure I-13 Acequias & Cultural/ Historic Sites



## II. Neighborhood Context



Figure I-14 Parks, Open Space and Bike Routes

[S14]



## II. Neighborhood Context

### Architectural History & Building Fabric

The building fabric of Los Duranes is predominantly comprised of vernacular dwellings dating to the 1930s and 1940s. Common architectural features include stucco exteriors, metal casement windows, and gabled or flat roofs. Some of the houses include regional details, such as terracotta tiles, canales, vigas, portals, and shaped parapets. The 1960s and 1970s brought a wave of early “experimental” building practices that included the use of passive and active solar energy, and buildings that began as modest dwellings and evolved with additions over time. Presently, new construction is interwoven throughout the neighborhood with the older homes of Los Duranes. Unfortunately, many historic buildings in Los Duranes have lost their integrity with incompatible additions and materials, and many of the newest structures are inappropriately large in scale to the neighborhood and its setting.

There are two buildings on the National Register of Historic Places and the State Cultural Properties Register:

Capilla de San Jose, I is a small stuccoed terrone, (sod block) and adobe structure which was built in 1890 on land donated by Maria Jaramillo. It is one of five largely unaltered late 19<sup>th</sup> century chapels remaining in the city. The chapel is dedicated to its patron saint and intercessor, San Jose, and a fiesta is held annually in his honor in March.



Figure I-15 Capilla de San Jose

The Gavino Anaya House on Duranes Road has a plaque that states “Built in the early 19<sup>th</sup> century”. This house may be one of the oldest in the neighborhood.



Figure I-16 Gavino Anaya House

The following pages provide representative historic building examples from the neighborhood.



## II. Neighborhood Context

### 2452 ROSE DRIVE

Built circa 1940, the details of this one-story vernacular Ranch-style dwelling include large metal casement windows, wood trim, and circular attic vents in the gables. The hipped roof with projecting gabled bays creates a C-shaped plan with a recessed portal supported by wood posts in the center. Exposed rafter tails define the eaves and wood shingles cover the roof. Rose Drive includes similar houses dating to the same period with varying degrees of integrity.



### 1421 RIO GRANDE BOULEVARD

Several early commercial structures survive on Rio Grande Avenue, although modern development is overtaking them. This one-story stuccoed commercial building features a stepped parapet on the façade that masks a gabled roof. Original one-over-one double hung windows made of wood are found on all elevations. The façade includes two single-leaf entry doors flanked by windows, also set in wood surrounds. The original wood shingled roof has been covered with tarpaper, which is peeling away in many areas.



### 2929 FLORAL DRIVE (Corner of Duranes Rd.)

Standing on a large corner lot, this complex with its multiple structures and surrounding land exemplifies the historic agricultural patterns and roots of the Los Duranes neighborhood. Likely dating to the 1940s, the one-story house and outbuilding to its east are similarly detailed with stucco exteriors, large metal casement windows, wood trim, and gabled roofs covered with modern V-Crimp metal. The property also includes a garage and an open shed structure. The owner has horses and goats on the land, which is fenced with chain-link. An irrigation system is clearly evident in the field to the east and north (rear) of the house. Large cottonwoods and several fruit trees are located in this area, which was probably used for more extensive agricultural pursuits at one time (see bottom photo).



## II. Neighborhood Context

### 2603 & 2607 FLORAL ROAD

This vernacular complex, consisting of the main house and several outbuildings, is one of the older, more intact examples. The main dwelling is a one-story, front-gabled building with a stucco exterior. The original three-over-one double hung windows are set in wood surrounds and rest on projecting sills. The façade has a later addition entry with metal casement windows. Corrugated metal covers the gabled roof, and exposed rafter tails distinguish the overhanging eaves. The smaller structure to the east likely served as a casita. It is a simple, one-story rectangular building with a stucco exterior. The windows are four-over-four double hung sash. Single-leaf entry doors are located on the south and east elevations. The gabled roof is covered with corrugated metal and square attic vents accent the gable. A small shed stands between these two buildings.



### 2430 RICE AVENUE

This typical vernacular adobe house sits on a corner lot in the heart of the Los Duranes neighborhood. The flat-roofed, one-story building retains its original wood canales, three on the west façade and two on the east façade. Two windows appear on the front façade, the smaller a casement with a two over two glazing pattern. The second, larger window contains four panes in the same two over two pattern, with the two outer panes being operating casements. This window style appears in many historic building in the Los Duranes neighborhood. There are doors on both the front and rear façade, with an identical cantilevered overhang on both entrances. The decorative wood door on the front façade is likely a replacement in kind.



### 2406 LILAC DRIVE

This one-story stucco house is a larger and more upscale version of the building on Rice Avenue. Multiple casement windows decorate the front façade, most notably two large corner pieces that read as twelve over twelve panes. Three terracotta barrels are used as vents on the front façade. Vigas project from the screened-in, partial porch, which has a flat roofline that is lower than the rest of the house. There appear to be original windows on the porch to the left of the entrance door (evidence it was once an exterior wall), although most of the porch and entryway are obscured by two large evergreens. The front door is wood with a light above. The shed roof steps down to the rear of the house at a low pitch.



### 1527 GABALDON DRIVE

This one-story pitched roof building was likely a former motel or boarding house. The front façade consists of a wood door and a large four-paned window in a two over two pattern, where the two outside panes open in a casement fashion. A wood framed porch stretches the length of the façade, which is covered in wood paneling. The rest of the building has been covered in stucco. Rafter tails are evident along both sides of the building along with numerous casement windows in a variety of patterns. A few windows retain their brick sills, although most have been stuccoed over. There are also two entrances on the south façade, one with a small vinyl awning above.



## II. Neighborhood Context

### Demographics

Los Duranes is a relatively stable neighborhood comprised of 2143 persons living in 817 households (see Tables 1 and 2). The population has increased by 53 persons (2.5%) between 2000 and 2008. The population is 69% Hispanic, with an average age of 37. Twenty-four percent of the population is under 18 years of age. Thirteen percent of the residents are 65 or older. These age statistics are similar to those for the City of Albuquerque as a whole.

Average household income is \$69,650 and median household income is \$51,165, each higher than for the City of Albuquerque. Per capita income is \$26,856, slightly higher than for the balance of Albuquerque. Eleven percent of the families are below the poverty level, while the figure for Albuquerque is 10%. Three-fourths of the population are high school graduates (or better) and 19% are college graduates. These percentages are below the averages for Albuquerque. Sixty-two percent of the adult population is in the labor force, vs. 67% for the City as a whole.



## II. Neighborhood Context

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

Table -1 LDSP Demographics 2008 vs. 2000

## II. Neighborhood Context

**TABLE 2**

**LOS DURANES COMPARATIVE DEMOGRAPHICS 2008**

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

Source: Claritas Reports

Table -2 LDSP Comparative Demographics

## II. Neighborhood Context

### Los Duranes Neighborhood Housing

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

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

**TABLE 3**

**LOS DURANES HOUSING**

**2008 vs. 2000**

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

Table -3 LDSP Housing 2008vs.2000



## II. Neighborhood Context

**TABLE 4**

**LOS DURANES COMPARATIVE HOUSING  
2008**

	Los Duranes	Albuquerque	Bernalillo County
Households	817	212,274	255,634
% Owner Occupied	72%	62%	65%
Ave Length of Residence	11 yrs	8 yrs	8 yrs
Median Owned Housing Value	\$164,000	\$175,943	\$175,649
Median Age of Home	40 yrs	29 yrs	28 yrs
% With Children	29%	31%	32%
Average Household Size	2.59	2.36	2.42
Vehicles per Household	1.89	1.68	1.74

Source: Claritas Site Reports

Table -4 LDSP Comparative Housing 2008

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

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

## II. Neighborhood Context

**TABLE 5**

**LOS DURANES BUILDING PERMITS  
NEW SINGLE FAMILY UNITS**

**1990 - 2008**

	Within City of Albuquerque	Within Bernalillo County	Total
<b>1990-1994</b>	37	4	41
<b>1995-1999</b>	38	8	46
<b>2000-2004</b>	11	8	19
<b>2005-2008</b>	87	2	89

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

Table -5 LDSP Building Permits New Single Family Units 1990-2008

### Circulation

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

#### 1. Roadways

An inventory was conducted of each of the public streets within Los Duranes. Private roadway easements were not included in the inventory. The inventory included the surface type, roadway width and length, the presence of shoulders or curb and gutter, a general assessment of the surface condition, the presence of sidewalk and bicycle facilities, the presence of traffic calming devices, and the posted speed limit. The results of the inventory may be found in tabular form in Appendix \_\_. Special conditions were also noted during the inventory.

Los Duranes has roadways that fit into two functional classifications. Rio Grande Blvd and Indian School Rd are classified as Minor Arterials. All other roadways within Los Duranes are classified as local streets. Though functionally classified as local streets, Floral Rd and Gabaldon Rd function as major local or collector roadways based upon the number of intersecting roadways.

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

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



## II. Neighborhood Context

**TABLE 6**

**ROAD MILES BY WIDTH**

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

Table -6 LDSP Road Miles by Width

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

A design anomaly was noted at numerous locations within Los Duranes, most frequently along Gabaldon Rd. Many of the intersections along the east side of Gabaldon Rd do not have return radii, rather they are constructed as driveway cuts. This significantly restricts the turning radius for motor vehicles, requiring them to slow almost to a stop before turning onto the intersecting street. The reason for this is likely a lack of right-of-way. The Rio Grande Blvd-Indian School Rd intersection has a number of deficiencies. The two legs of Indian School Rd are offset by approximately 85' (centerline to centerline) and only the east leg of the intersection is signalized. The west approach allows full access, though left-turn movements are problematic. A commercial driveway is opposite the east leg of Indian School Rd, and many motorists were observed to use the driveway to access Indian School Rd west of Rio Grande Blvd. Using a commercial parking lot to provide access is a safety concern that should be addressed. It is also noted that the Rio Grande Blvd-Indian School Rd is signalized, and the commercial driveway does not have signal heads, therefore, drivers egressing

## II. Neighborhood Context

from the commercial driveway time their movements with the signal indication to turn left onto Rio Grande Blvd or go through to Indian School Rd.

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

TABLE 7						
VEHICLE CRASH SUMMARY DATA						
Year	Number	Los Duranes			Internal	
		PDO	Injury	Fatal	PDO	Injury
2004	21	13	8	0	2	0
2005	38	25	13	0	4	0
2006	39	26	13	0	2	1
<b>Totals</b>	98	64	34	0	8	1

Table -7 LDSP Vehicle Crash Summary Data

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

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

### **2. Pedestrian Facilities**

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

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

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

Los Duranes has access to the Rio Grande Bosque at four locations – Gabaldon Lane, Duranes Rd, Ricardo Rd and Beach Rd. Gabaldon Lane has an access that is not ADA accessible because a pedestrian must pass through a gate-type structure that will not accommodate wheelchairs or bicycles. The Gabaldon Lane connection provides access to both the east side of the Albuquerque Drain and the Bosque trail. Duranes Rd is a paved, ADA accessible trail that provides access to both the east side of the Albuquerque Drain and the Bosque trail. The Ricardo Rd and Beach Rd connections provide access only to the east side of the Albuquerque Drain. Additional connections from roadways west of Gabaldon Lane may exist; however, a pedestrian would have to pass through private roadway easements to access the Rio Grande Bosque.

### **3. Bikeways**

Bike routes or bike lanes are designated on six roadways within Los Duranes. Bike lanes are striped on Rio Grande Blvd in each travel direction and along Indian School Rd in the eastbound direction. Supplemental signing is also provided. Bicycle routes are designated on Floral Rd, Gabaldon Lane, Los Anayas Rd and sections of Duranes Rd. Signing along each of the bicycle routes is poor, with



## II. Neighborhood Context

little guidance provided. A bicycle connection to the Rio Grande Bosque trail is provided at the west end of Duranes Rd, though guide signing is not provided. This connection is a paved trail and includes a bridge across the Albuquerque Drain. A new pedestrian/bike route bridge is under construction on the north side of I-40 connecting Duranes to the west side of the river.

### **4. Transit**

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

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

### **5. Traffic Calming**

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

## II. Neighborhood Context

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

Table -8 LDSP Traffic Calming Devices

Alternative traffic calming devices should be considered along Los Duranes major local roadways to minimize traffic intrusion onto minor local streets. Alternative devices could include curb extensions, medians, roadway narrowing, and other designs described in the City of Albuquerque Neighborhood Traffic Management Program. Traffic calming devices initially designed to minimize traffic diversion should not cause traffic diversion within the neighborhood, though that likely has occurred. The Los Duranes neighborhood residents have identified a number of transportation concerns that need to be addressed. Critical local roadway issues include speed and safety, and a need to maintain the existing infrastructure. Residents are very concerned about operations and safety at the Rio Grande Blvd/Indian School Rd intersection. Circulation for pedestrians is impeded by missing sections of sidewalk, utility poles and mailboxes in the middle of sidewalks, and streets without safe areas to travel outside of the roadway surface. In addition, a formalized trail system utilizing the area ditches would improve safety and reduce travel distances within the neighborhood. Transit use is discouraged by the lack of facilities within the neighborhood, and access to only one-way transit route. Access to regional transit service would increase neighborhood ridership and improve mobility. The following maps illustrate existing conditions that are associated with circulation in the Los Duranes neighborhood.



## II. Neighborhood Context

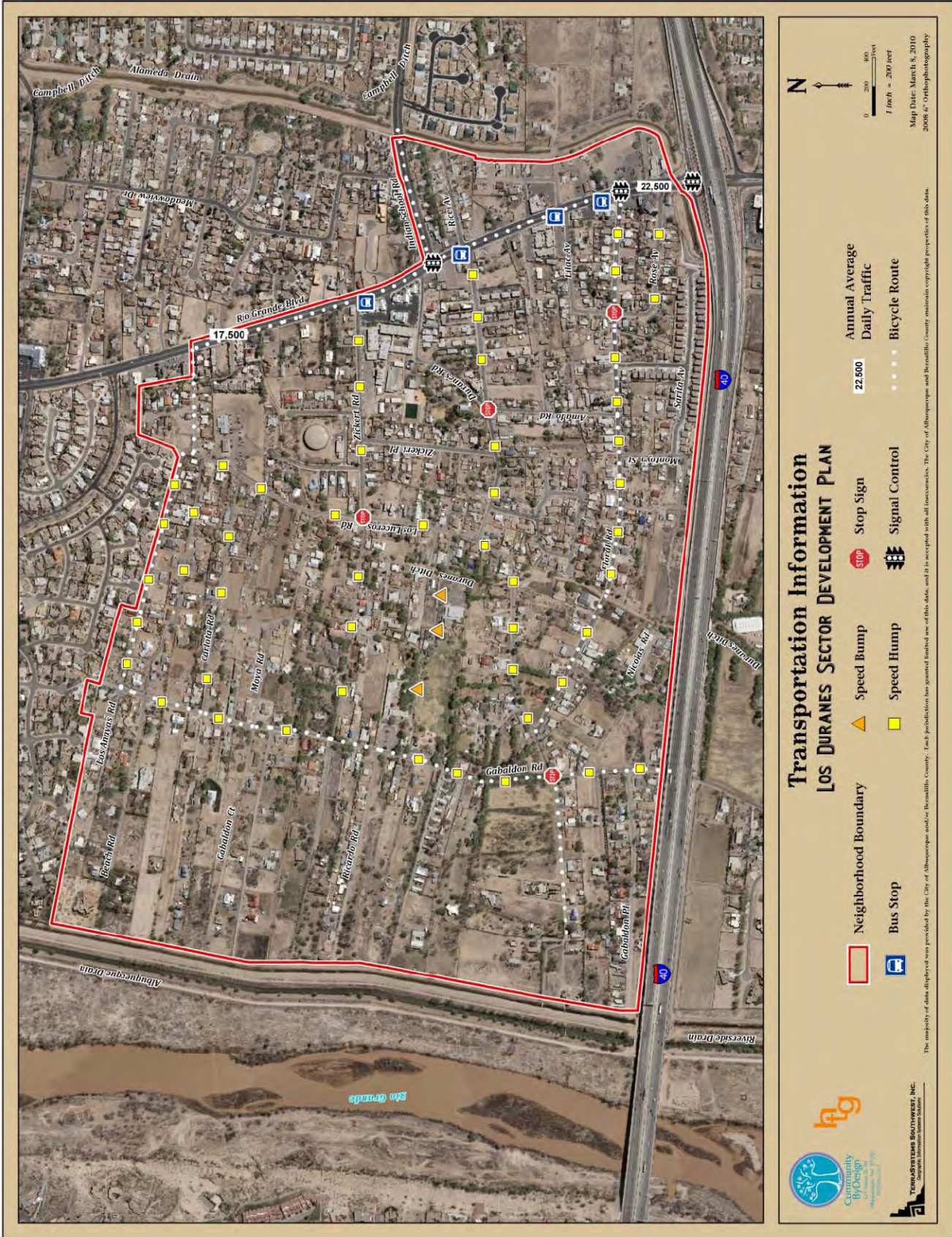
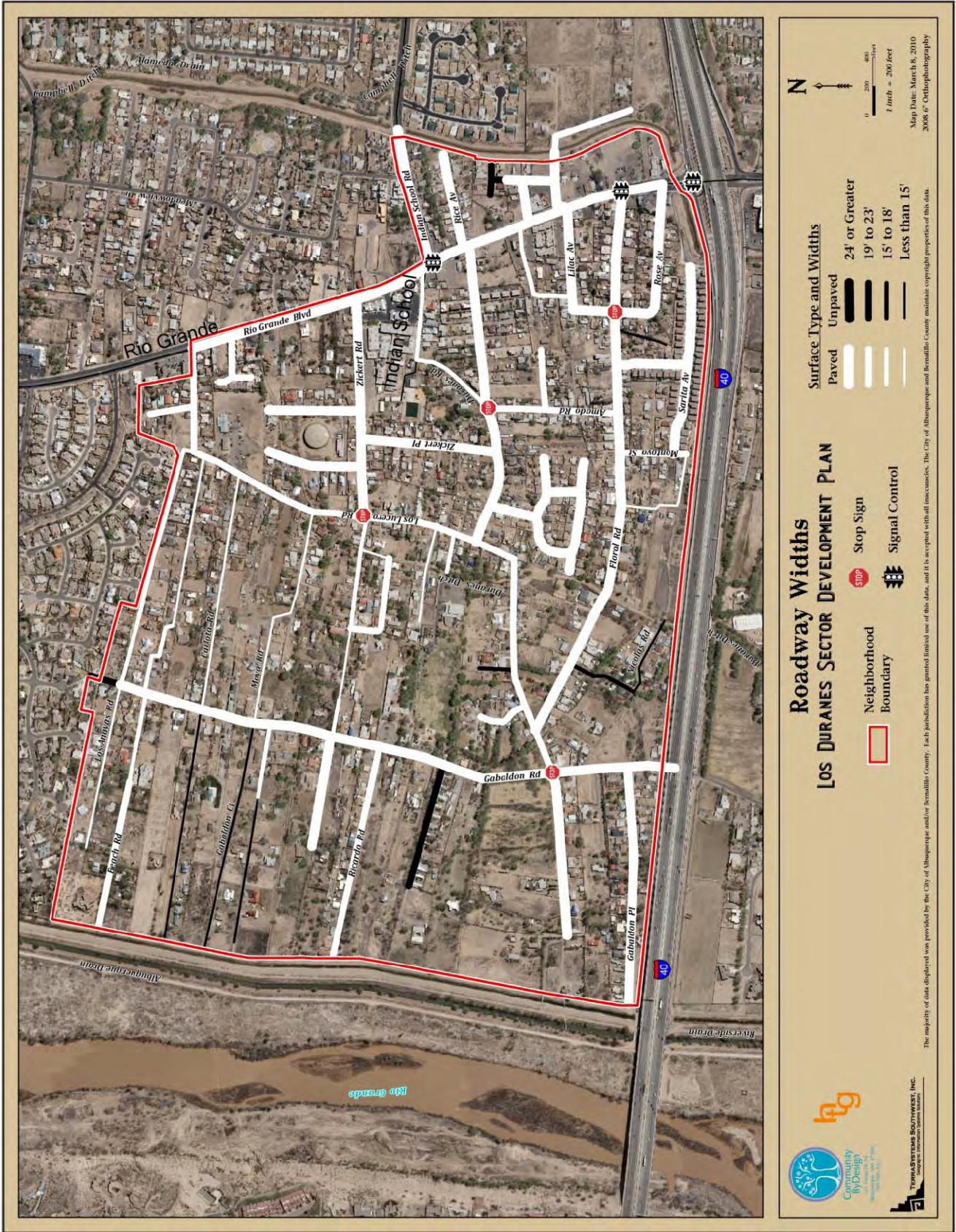


Figure I-17 – Transportation



## II. Neighborhood Context





## II. Neighborhood Context

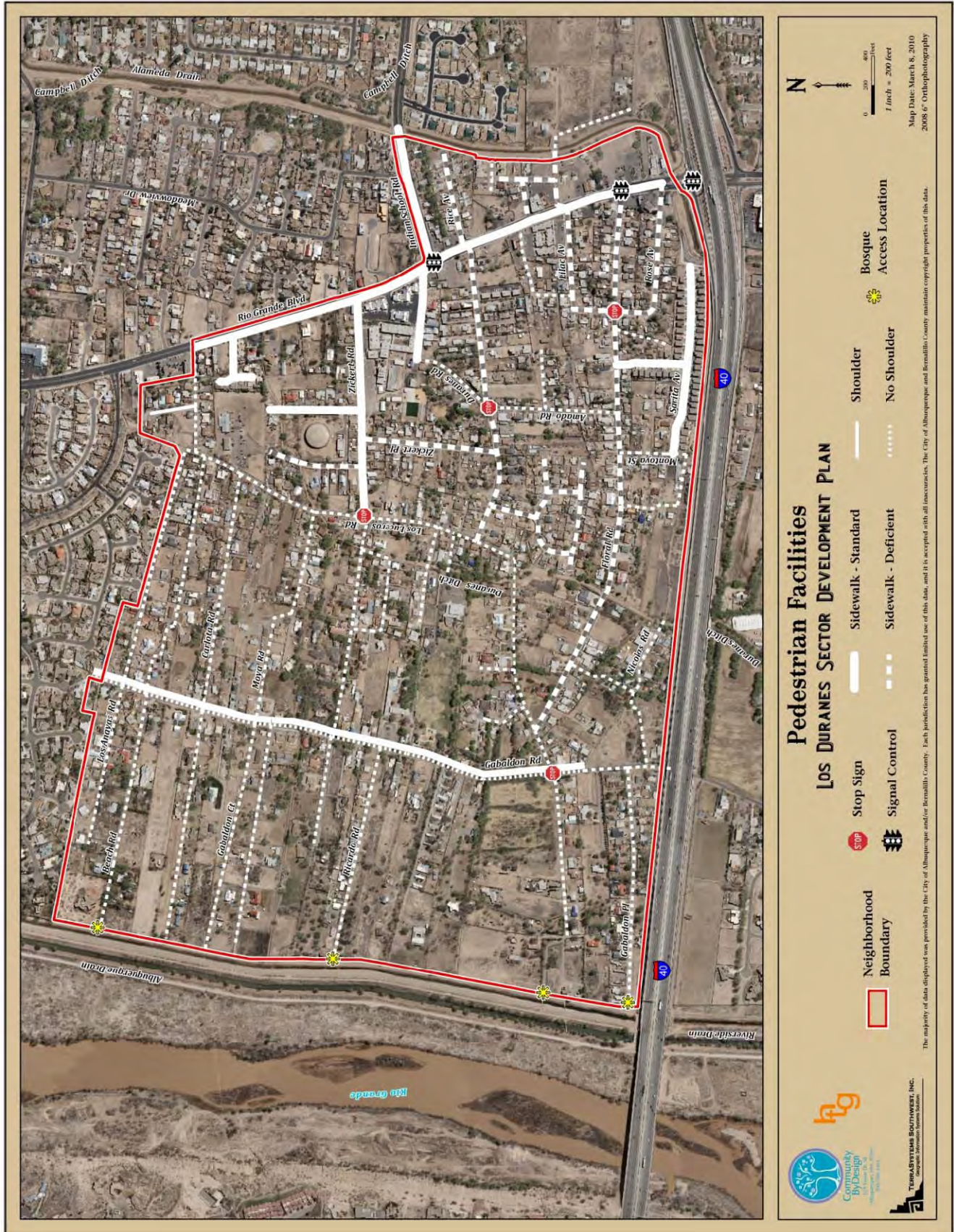


Figure I-18 Pedestrian Facilities

## III. Neighborhood Plan

### Vision, Goals and Strategies

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

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

#### 1. Families, Youth and Elders

##### VISION

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

##### GOALS

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

##### IMPLEMENTATION STRATEGIES

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



## III. Neighborhood Plan

3. School projects can focus on neighborhood history and the history of acequias as a research or community service project with the neighborhood elders. This can include a horticultural component to elementary-school class work or community gardens on the school grounds.
4. Guest lecturers or other events at the community center could emphasize agricultural history, modern practices, permaculture, and sustainable agriculture practices.
5. Events such as neighborhood garden vegetable exchange days, and all garden/homemade food picnics or gatherings can help foster a neighborhood awareness of local food practices.

### **2. Housing**

#### **VISION**

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

#### **GOALS**

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

#### **IMPLEMENTATION STRATEGIES**

1. Promote affordable housing projects that use green construction (materials, orientation, shade, energy and water conservation as a way to provide long term affordability and sustainability.
2. Promote affordable housing projects that use small footprints, homeownership, accessory dwelling units and clustered housing as a way of providing a variety of prices and types.

### III. Neighborhood Plan

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

#### **3. Streets, Sidewalks, and Trails**

##### **VISION**

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

##### **GOALS**

- A. *Improve transit facilities and service for Los Duranes.*
- B. *Improve roadway safety by reviewing and updating roadway signing and striping.*
- C. *Preserve and maintain pedestrian/biking/equestrian opportunities and walkability in the neighborhood streets and acequias.*
- D. *Preserve and maintain the connections to the Riverside trail along the Bosque.*

### III. Neighborhood Plan

- E. *Develop traffic calming designs for the area streets that maintain the unique character and provide for multiple modes of travel to the extent possible.*
- F. *Improve neighborhood identity through entry and interpretive signage and lighting.*
- G. *Improve traffic and pedestrian safety at the neighborhood street intersections to Rio Grande Blvd.*
- H. *Develop sidewalk and street design standards that improve pedestrian comfort and safety while maintaining neighborhood character.*

#### IMPLEMENTATION STRATEGIES

1. Coordinate with local bicycle, pedestrian and equestrian advocacy groups such as Greater Abq Bicycling Advisory Committee (GABAC), in order to be aware of new opportunities for project funding and technical support provided by the City, County and MRCOG.
2. Increase safety for children walking and biking to school by engaging the “Safe Routes to School Program” which provide technical and programmatic support for projects. Funding for this program is administered through the NM Department of Transportation, and can be used for awareness and education, physical improvements, programs, encouragement, enforcement, and evaluation.
3. Develop a pedestrian trails network that is associated with the Duranes ditch. Work closely with MRGCD to identify issues and opportunities related to the ditches and acequias. Depending on the land status, different strategies are possible for ditches that need maintenance, ones that have been blocked off, and to investigate the feasibility of any trail improvements in Los Duranes.
4. Improve pedestrian and bicycle safety by reducing the speed of vehicles traveling through the neighborhood on key roadways such as Floral, Rice and Gabaldon, developing informal informational campaigns among neighbors, and through education about roadway rules and regulations for pedestrians and cyclists.
5. Replace existing traffic calming devices with pedestrian tables at intersections, bulb-outs with planters to narrow travel lanes, and chicanes or other travel lane modifications.
6. Maintain the visibility of traffic control signs and striping. In order to slow down vehicle speeds and increase driver awareness of pedestrians and cyclists restriping roads and install crosswalks where appropriate.



### III. Neighborhood Plan

7. Work with the City's Department of Municipal Development and the 1% for the Arts Program to investigate streetscape improvements, interpretive signage, and gateway features into the neighborhood.
8. Develop minimum city and county roadway standards that meet the existing roadway configurations within the Los Duranes plan area. Review the condition of each neighborhood roadway and rehabilitate all deficient roadway sections to standards that are in character with the neighborhood streets. This will apply to roadway surface, curb, gutter and sidewalk, and drainage facilities within the right-of-way.
9. Designate a safe, efficient route for travel between Rio Grande Blvd, the Community Center and park, and the Montessori Charter School to minimize cut-through traffic along minor local streets.
10. Develop alternatives for the Rio Grande Blvd-Indian School Rd intersection to improve operations, safety and access.
11. Transport seniors by community center van to bus stops on Rio Grande Blvd and/or Central Ave.
12. Provide sidewalks along urban sections of streets where sidewalks are missing and rehabilitate sidewalks that are in disrepair.
13. Provide gravel shoulders along narrow roadways for pedestrian circulation and gravel surfaces for non-motorized access along the neighborhood ditches with public right-of -ways. Remove impediments to non-motorized travel.
14. Provide bicycle route signage and enhancements along each designated route within the neighborhood.

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

##### VISION

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

##### GOALS

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

### III. Neighborhood Plan

#### IMPLEMENTATION STRATEGIES

1. Conduct a tree survey (size & species) and identify on a map all healthy heritage trees to be protected and incorporate map into the neighborhood site plan review process.
2. Map active and inactive laterals, gates, MRGCD's right of way, maintenance roads or trails, prescriptive right-of-ways (traditional access to maintain laterals on private land) and encroachments on the Duranes Ditch and major laterals.
3. Develop site development regulations including set backs from ditches that support the community's use of the acequia system.
4. Develop a comprehensive educational program at the community center focusing on irrigation including water harvesting, acequia irrigation gardening techniques at the community and household level.
5. Use the Duranes Ditch to irrigate community gardens at the community center.
6. Provide education and incentives for water harvesting, stormwater management, and graywater systems to be incorporated in residential, commercial and public buildings.
7. Form a Neighborhood Ditch and Trail committee to work with MRGCD on issues pertaining to the ditches, on preservation of the cottonwood trees, and to promote, educate and support family gardening in Los Duranes.
8. Allow clustered housing that follows the provisions of the City's Private Commons Development Section 14-16-3-16 and LDSP Design Regulations on one acre sites.
9. Adopt site development, landscaping and design regulations including minimum lot sizes and floor area ratios for clustered housing.
10. On lots within the County A-1 zone that are an acre or larger, develop design regulations that will allow a secondary dwelling unit when agricultural land is preserved on the lot.
11. Provide education on the benefits of conservation easements to allow the property owner to create community and family gardens and locally grown produce.
12. Establish a Community-Supported Agriculture (CSA) organization for a neighborhood community garden that could help spread awareness about the importance of local produce, educate neighbors about gardening techniques, and serve as a resource to help first time gardeners.



13. Engage the New Mexico Acequia Association, a grassroots organization that supports public awareness and education about acequias, to serve as resource for local advocacy and education related to the acequias.
14. Work with City and County Parks and Recreation Departments in developing interpretive signage for locations where an acequia crosses a road to explain the historic significance of the acequia system and its modern usage.

## **5. Community and Special Places**

### **VISION**

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

### **GOALS**

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

### **IMPLEMENTATION STRATEGIES**

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

## III. Neighborhood Plan

3. Prepare a neighborhood needs assessment and community center/park master plan that identifies and prioritizes existing and future programs and facilities needs and capital improvement projects.
4. Continue to improve the Los Duranes Park with additional tree plantings, upgrades to the irrigation system and improved signage.
5. Create a neighborhood website that has an interactive community announcement page as well as an information kiosk at the community center.

### **6. Neighborhood Safety and Crime Prevention**

#### **VISION**

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

#### **GOALS**

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

#### **IMPLEMENTATION STRATEGIES**

1. Establish neighborhood lighting standards that are historically-appropriate in style, reinforce dark sky principles and use zero-footprint light heads.
2. Add street lighting that follow neighborhood lighting standards in residential areas, at the Duranes Community Center and park where none currently exists.

### III. Neighborhood Plan

3. Replace existing lighting that does not meet neighborhood lighting standards.
4. Increase police presence, Albuquerque Police Department (APD) and the Bernalillo County Sheriff's Office (BCSO), with patrols in Duranes that includes officers on foot, bike, or horse.
5. Create a community policing program with the following elements:
  - a. Quarterly meetings with the APD, BCSO, schools and neighborhood community to improve communication and safety.
  - b. Initiate a Neighborhood Crime Watch Program, partnering with the APD and BCSO. This involves improving resident communication with police, and informing officers about when and where chronic crime is taking place.
6. Expand and improve gang prevention and intervention programs in Duranes, focused especially on middle-school aged children, to provide positive paths for neighborhood youth. Programs should also focus on how best to respond to gang activity, particularly in public places such as the Duranes Community Center.
7. Expand one of the two Federal Weed and Seed programs currently operating in Albuquerque to include the Duranes neighborhood. This program provides funds to "weed" out crime and "seed" in prevention, including community policing, intervention, treatments, and neighborhood restoration projects.



### Implementation

#### 1. Los Duranes Sector Development Plan Zoning Regulations

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

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

(TBC -Brief explanation of Bernalillo County Code, Appendix A, Zoning Section 20.5. SD Sector Development Zone. (Ord. No. 2003-4, § 1, 6-24-03; Ord. No. 2007-13, § 1, 8-28-07 and Consistency with Section 14-16-2-28(F)(4) the City of Albuquerque , criteria for the designation of design overlay zones)

The intent of the LDSDP Zone is to incent landowners to preserve agricultural land, open space; protect the community acequia system; permit secondary dwelling units on single lots with one acre or more, and preserve historic scale and pattern of the neighborhood by requiring new development to follow revised standards for setbacks, frontages, building heights and lot coverage.

##### A. Definitions

**Community Acequia:** a ditch, lateral, or drain designated on the LDSDP Community Acequias Map (page XX).

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

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

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

**Plazuela Compound:** A permitted development type within the SU-2 PCD and the SD Conservation Subdivision characterized by a consolidated open space bound by attached or detached buildings on at least three sides.

### III. Neighborhood Plan

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

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

#### B. General Provisions

The design standards and provisions are specific to the Los Duranes Plan Area (see Plan Area Map page XXX). Where conflict arises between the City/County regulations and the LDSDP Zone standards and provisions, the LDSDP Zone standards and provisions shall prevail. When the standards are silent on an issue that would otherwise be governed by other City/County codes or plans, those codes and plans shall prevail.

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

The LDSDP SU-2 Zone is required for all new residential development within the boundaries of the Los Duranes Sector Development Plan under the jurisdiction of the City of Albuquerque, (see Boundary Map page xx). The intent is to continue the historic scale and pattern of residential development and encourage consolidated open space and agricultural land. It amends specific residential zoning districts with revised design standards and permits the use of private commons development (PCD) on tracts one acre or greater in the RA-2, R-1 and R-2 zoning districts.

##### 1. *LDSDP SU-2/Acequia Protection*

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

Protection of the community acequia system in Los Duranes supports the traditional community pattern which has its roots in the historic agricultural lifestyle and contributes to the health and beauty of the regional Rio Grande ecosystem. The following standard applies to all new development in both the County and City portions of the planning area.

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

- All structures must be set back a minimum of 15 feet from the centerline of any ditch, lateral or drain designated on the LDSDP Community Acequia System Map page XX.

##### 2. *LDSDP SU-2/R-1*

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

The R-1 zoning districts in Los Duranes consist of primarily one storey single family homes on standard 6000 sq ft lots with 60 foot frontages on local streets. The following standards support the goal of preserving the character of the residential neighborhood and encouraging a cohesive

### III. Neighborhood Plan

evolution of the neighborhood. It is intended to ensure that new development in the R-1 zoning district respects the scale and mass of the existing built environment.

City R-1 zoning with the following exceptions:

1. Height:
  - Structure height up to 16 feet is permitted
  - Structure height up to 26 feet is permitted with the following conditions:
    - Minimum 6' step-back from ground floor frontage abutting public right-of way
    - Second story area limited to 65% of ground floor foot print
2. Frontage:
  - The front façade of new structures does not exceed the average width of principal structures on lots within three hundred (300) feet in both directions measured from both corners of the lot line that abuts the primary public right of way, by more than twenty percent (20%).
3. Setbacks:
  - The building setbacks shall be substantially maintained to preserve the pattern of building fronts and setbacks from the street. Substantially maintained means that the building setback is within, plus or minus, 5 feet of the average setback of existing buildings on lots within three hundred (300) feet in both directions measured from both corners of the lot line that abuts the primary public right of way.

#### 3. *LDSDP SU-2/R-2*

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

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

City R-2 zoning with the following exceptions:

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



### III. Neighborhood Plan

- Minimum 6' step-back from ground floor frontage abutting R-1 or RA-2 zoned properties.
  - Second story area limited to 65% of ground floor foot print
2. Ground Floor Entrances:
    - All units must have entrances on the ground floor.
  3. Frontage:
    - The front façade of new structures shall not exceed the average width of principal structures on lots within three hundred (300) feet in both directions measured from both corners of the lot line that abuts the primary public right of way, by more than twenty percent (20%).
  4. Setbacks:
    - The building setbacks shall be substantially maintained to preserve the pattern of building fronts and setbacks from the street. Substantially maintained means that the building setback is within, plus or minus, 5 feet of existing buildings within three hundred (300) feet in both directions measured from the corners of the lot line that abuts the primary public right of way.

### III. Neighborhood Plan

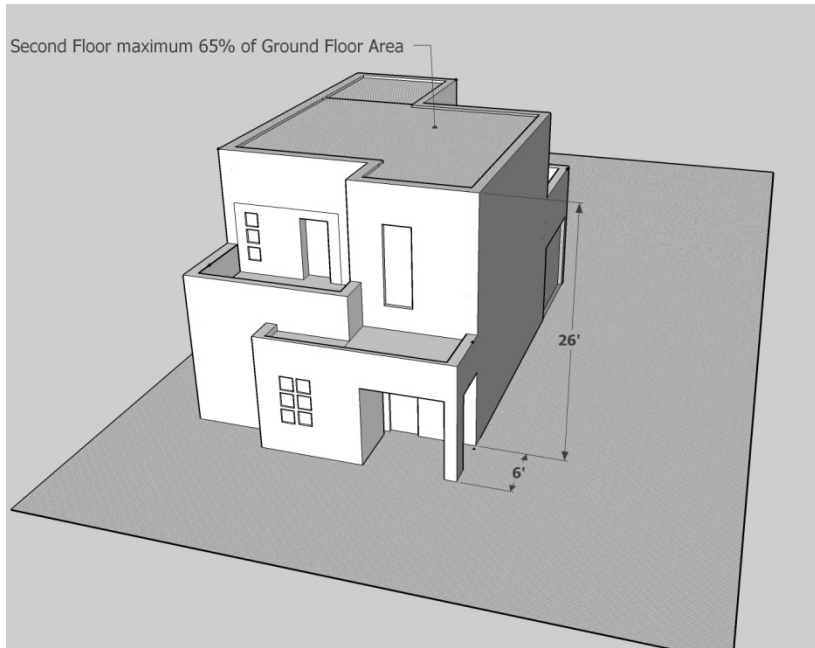


Figure A Example Flat Roof: showing height standards and second floor area maximum.

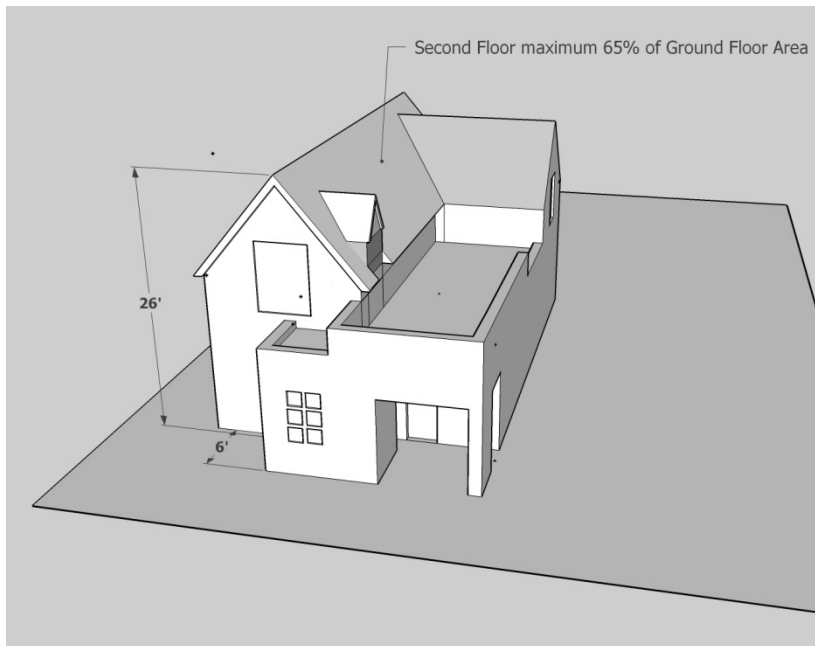


Figure B Example Pitch Roof: showing height standards and second floor area maximum

### III. Neighborhood Plan

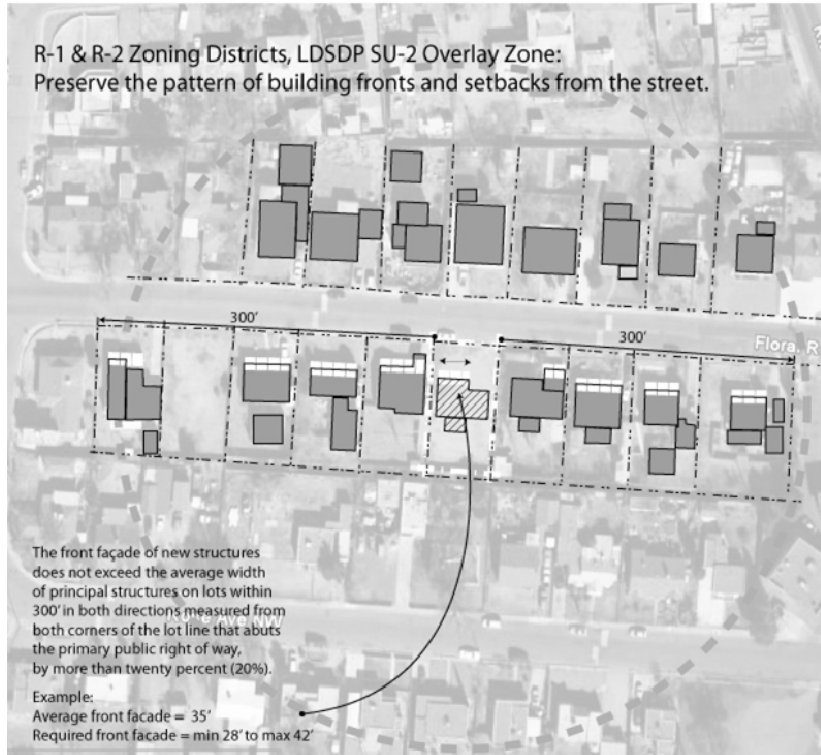


Figure C Example showing Building Frontage Standards

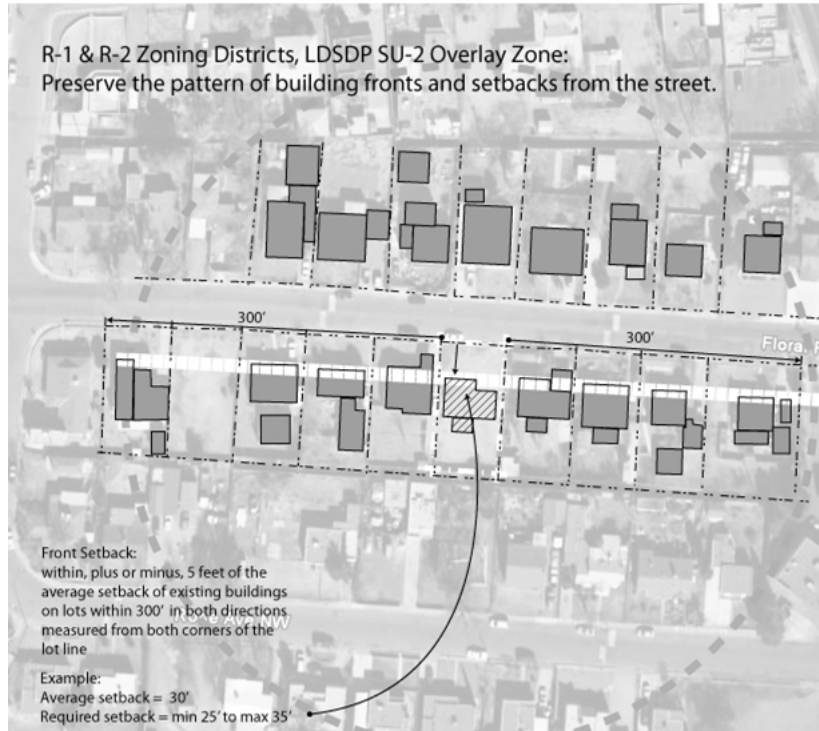


Figure D Example showing Front Setback Standards



### 4. *LDSDP SU-2/RA-2*

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

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

The RA-2 Zone (Residential and Agricultural) allows residential and low intensity agricultural uses and a gross density of 3 dwelling units per acre. Due to the age of this neighborhood, many lots existed prior to the adoption of the city zoning code in 1959. Once zoning was established, many of these smaller lots became legal non-conforming lots. However, property owners have the right to build on any legal lot regardless of size or frontage. The variety of lot sizes contributes to the unique character of Los Duranes. The following standards support the goal of preserving the character of the residential neighborhood, and preserving open space and agricultural lands. These revised standards to the RA-2 zoning district are intended to ensure that new development respects the scale and mass of the existing built environment.

1. Lot Coverage (the total sq ft of the principal residence footprint + accessory building foot prints).
  - Lot coverage shall not exceed 50% of lot.
2. Setbacks:
  - Rear set back: as permitted by RA-2
  - Side set back: not less than 10' from property line
  - Staggered Front set back :
    - not less than 10' from property line and
    - a minimum of 6' set back or set forward from front façade of principle residence located on one adjacent property.
  - Garage door set back:
    - not less than 20' from property line.
3. Heights
  - Structure height up to 16 feet is permitted
  - Structure height up to 26 feet is permitted with the following conditions:
    - Minimum 6' step back from ground floor frontage abutting public right of way
    - Second story area limited to 65% of ground floor foot print.

### III. Neighborhood Plan

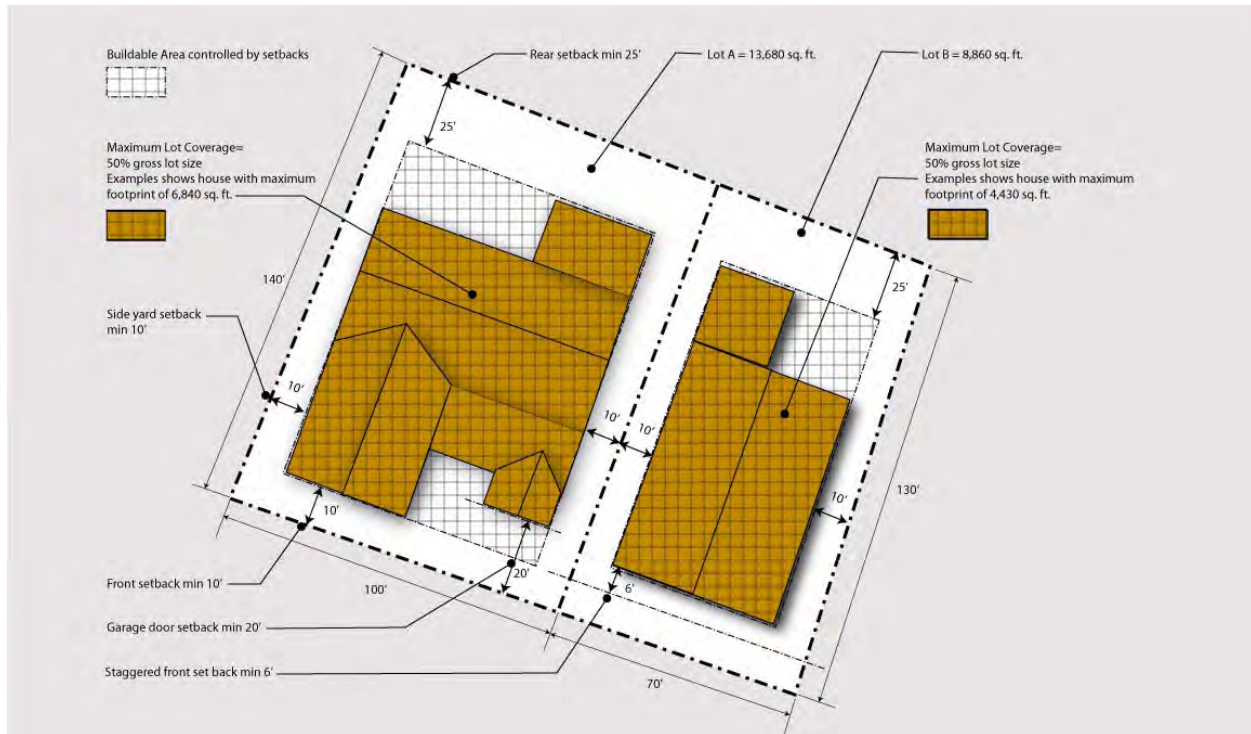


Figure E Design Standards Pertaining To Scale and Mass Amending RAa-2 Zoning District

#### 5. LDSDP SU-2/PCD

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

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

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

- 1. Density:

### III. Neighborhood Plan

- The number of dwelling units permitted in a PCD is determined by dividing the gross site area by the minimum lot size permitted by the existing zoning rounded to the nearest whole number:
    - Example: one acre tract (43,560 sq ft) / RA-2 minimum lot size (10,890 sq ft) = 4 dwelling units
  - The dwelling units may be attached or detached houses or townhouses or any combination thereof on any size lots.
2. Setbacks:
- Front – There shall be a minimum setback of 15 feet from PCD boundary that abuts public right of way except driveways shall not be less than 20 feet long.
  - Rear – there shall be a minimum setback of 25 feet from PCD boundary
  - Side – there shall be a minimum setback of 10 feet for all side yards contiguous with the PCD boundary.
3. Heights
- Structure height up to 16 feet is permitted
  - Structure height up to 26 feet is permitted with the following conditions:
    - Minimum 6' step-back from ground floor frontage abutting public right-of way
    - Second story area limited to 65% of ground floor foot print.



#### 4. Private Commons Area (PCA)

- A minimum of 30% of the gross area of a PCD or 100% of the area gained through lot size reductions, whichever is greater, shall be set aside as a Private Commons Area (PCA).
- The PCA may be used for agriculture, landscaping, recreation or any combination thereof. It may be composed of separate tracts but each shall have a minimum length and width of 35 feet and shall be visible from a public right-of-way. Land used for streets, driveways, parking, sidewalks and private yards may not be counted as part of a PCA. No buildings or structures are permitted in a PCA except those necessary for the operation and maintenance of the PCA. A PCA may have underground easements and or drain, lateral, or ditch. The use of a PCA may be restricted to the residents of the PCD and may be fenced following City regulations for perimeter walls.
- The tract or tracts of a PCA shall be located within the property according to the following provisions:
  - If a property abuts a ditch, lateral or drain designated on the Community Acequia System Map (see page xx), at least one half of the PCA shall be located parallel and adjacent to the waterway.
  - The PCA may be located in a plazuela compound, provided that no street goes through the PCA.
  - If the PCA does not abut a ditch, lateral or drain of the community acequia system nor is contained in the plazuela area of a plazuela compound, then the entire PCA shall be visible from a public street right-of-way.

#### 5. Land Use Easement and Restrictive Covenants

- The PCA shall be set aside by the developer through a land use easement and restrictive covenants acceptable to the Development Review Board (DRB) and according to provisions of section § 14-16-3-16 PRIVATE COMMONS DEVELOPMENT of the Zoning Code with the exceptions as noted above, when applicable.

### III. Neighborhood Plan



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



Figure G Example of PCD on 1 acre lot with attached units

### III. Neighborhood Plan



Figure H Example of PCD on 1 acre lot with "Plazuela" development.



#### **6. LDSDP SU-2/Mixed Use District I (MUD I) Zone**

For properties with C-1 and O-1 zoning in the Rio Grande Blvd Corridor area of the Los Duranes Sector Development Plan .

The LDSP SU-2/Mixed Use District I is provided to encourage neighborhood-oriented retail and office uses, and retail and residential mixed uses. The Mixed Use District I is intended to create a transition zone between the rural residential character of the neighborhood and the more urban character and intensities of development that fronts Rio Grande Blvd. The district supports a mix of retail and commercial service uses as well as medium density (up to 20 dwelling units per acre) residential uses. LDSP SU-2/Mixed Use District I in conjunction with the design regulations put forth in the Rio Grande Blvd. Corridor Plan are necessary to implement many of the land use, housing, and transportation strategies and support many of the community goals for the Los Duranes neighborhood.

##### A. *Permissive Uses in the MUD I zone:*

A mix of uses from one or all three of the following zoning districts is allowed (except for the prohibited uses in Section 8.A. below):

1. O-1 Zone Permissive and Conditional Uses,
2. C-1 Zone Permissive and Conditional Uses
3. RG Zone Permissive and Conditional Uses

Where residential uses are proposed, the following regulations shall apply:

- i. *Density*, - pursuant to RG Zone:
  1. For apartments other than townhouses, a floor area ratio of 0.5 is the maximum permitted; and
  2. Density of a lot may not exceed 20 dwelling units per acre.
- ii. *Useable Open Space* pursuant to RG Zone:
  1. Usable open space shall be provided on-site in an amount equal to 400 square feet for each efficiency or one bedroom dwelling unit, 500 square feet for each two-bedroom dwelling unit, and 600 square feet for each dwelling unit containing three or more bedrooms.
- iii. *Area*- no minimum area required.

#### **7. LDSDP SU-2/Mixed Use District II (MUD II) Zone**

For properties with C2 zoning in the Rio Grande Blvd Corridor area of the Los Duranes Sector Development Plan .

The LDSP SU-2/Mixed Use District II is provided to encourage neighborhood-oriented retail and office uses, and retail and residential mixed uses. The Mixed Use District II is intended to create a transition zone between the rural residential character of the neighborhood and the more urban character and intensities of development that fronts Rio Grande Blvd. The district supports a mix of retail and commercial service uses as well as medium density (up to 20 dwelling units per acre)

### III. Neighborhood Plan

residential uses. LDSP SU-2/Mixed Use District II in conjunction with the design regulations put forth in the Rio Grande Blvd. Corridor Plan are necessary to implement many of the land use, housing, and transportation strategies and support many of the community goals for the Los Duranes neighborhood.

1) *Permissive Uses in the MUD II zone:*

A mix of uses from one or all four of the following zoning districts is allowed (except for the prohibited uses in Section 8.A. below):

- a) O-1 Zone Permissive and Conditional Uses
- b) C-1 Zone Permissive and Conditional Uses
- c) C-2 Zone Permissive and Conditional Uses
- d) RG Zone Permissive and Conditional Uses

Where residential uses are proposed, the following regulations shall apply:

- i) *Density*, - pursuant to RG Zone:
  - (1) For apartments other than townhouses, a floor area ratio of 0.5 is the maximum permitted; and
  - (2) Density of a lot may not exceed 20 dwelling units per acre.
- ii) *Useable Open Space* pursuant to RG Zone:
  - (1) Usable open space shall be provided on-site in an amount equal to 400 square feet for each efficiency or one bedroom dwelling unit, 500 square feet for each two-bedroom dwelling unit, and 600 square feet for each dwelling unit containing three or more bedrooms.
- iii) *Area*- no minimum area required.

#### **II. Regulations applicable to both MUD I and MUD II Zones**

A. *Prohibited Uses:*

1. Adult Establishments, Adult Store, Adult Material
2. Drive-in Restaurant
3. Drive up Service Windows
4. Gasoline, oil and liquefied petroleum gas retailing
5. Commercial parking lot
6. Off-premises signs
7. Vehicle sales, rental, service, repair and storage, both indoor and outdoor

B. *Height.* Pursuant to C-1 Zone with stepback as per Rio Grande Blvd. Corridor Plan

C. *Lot Size.* No requirements.

D. *Setback.* Setback shall be as provided in the O-1 zone.

E. *Nonresidential Off-street Parking* requirements: per the COA Zoning Code, with reductions for mixed-use shared parking and transit proximity per the COA Comprehensive Plan and Rio Grande Blvd Corridor Plan.

### III. Neighborhood Plan

- F. *Residential Off-street Parking* requirements: 2 spaces for units with 3 or more bedrooms, 1.5 spaces for units with 2 bedrooms, 1 space for units with 1 bedroom or studio apartments.
- G. *Approval Process*: All proposals for development in this district shall include a Site Development Plan for review by the Design Review Board and for building permit as defined by the City of Albuquerque Comprehensive City Zoning Code (as amended) and as regulated by §14-16-3-11.

#### C. **LSDP SD ZONE FOR BERNALILLO COUNTY ZONING DISTRICTS**

The purpose and intent of the LSDP SD Zone is to support community goals for land use, agriculture and acequias and implement policies from the Rank II North Valley Area Plan that pertain to the Los Duranes neighborhood. To promote the conservation of special neighborhood characteristics, the overlay zone implements the following:

- Regulates setbacks from ditches, laterals and drains designated on the Community Acequia System Map (see page xx),
- Provides design standards for perimeter walls and fences.
- Replaces the existing Cluster Density Guidelines for Open Space and Lot Size from the Rank II North Valley Area Plan with two new Conditional Uses:
  - *SD/Clustered Housing* which incentivizes Consolidated Open Space (COS) or Agricultural Lands (AL) set asides by increasing density and permitting clustered housing for tracts with a minimum of 2 acres or more.
  - *SD/Secondary Dwelling Unit* which incentivizes consolidated Open Space (COS) or Agricultural Lands (AL) set asides by permitting and regulating a secondary dwelling unit on lots with a minimum of one acre or more.

##### 1. **LSDP SD County Wall and Fence Standards**

Standards and provisions for perimeter walls and fences for all County Zoning Districts in the Los Duranes Plan Area.

The use of walls to delineate and enclose outdoor spaces has a long history in New Mexico and Los Duranes. Walls and fences can help define or detract from the character of a neighborhood. In Los Duranes, the community character is defined by narrow roadways, large open lots or fields containing relatively small dwelling units, and the acequia system. Current county standards regulate the height and location of perimeter walls and fences. , These standards are meant to protect public safety, but do not specifically address aesthetics. In contrast to the County, the City regulates the height and design (*materials, texture, color, landscaping*) of all perimeter walls.



### III. Neighborhood Plan

A cohesive approach to perimeter walls and fences within Los Duranes will support the community's goal of maintaining the open, rural character of the neighborhood. Since the majority of land within the County portion of Los Duranes is zoned A-1 and consists of large lots, having open walls, fencing or combination thereof at the perimeter of the lot is desirable. Recognizing that most property owners want to maintain some privacy on their property, the proposed standards are intended to allow a portion of the lot to have solid, opaque walls or fencing. The following standards are intended to support these community goals.

#### Standards

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

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

- 1) Open perimeter fencing is permitted at the front, rear, or side property line within all required setback areas, along all property lines and within all required yards. The maximum height for open perimeter fencing is 6 feet as measured from lowest adjacent grade.
- 2) Solid opaque walls or solid fences shall not exceed three feet in height as measured from lowest adjacent grade at within the required front, rear, or side property lines yards. Open fencing, up to an additional 3 feet in height, may be attached to the top of the opaque solid wall or solid fence , for a total combined fenced height of 6 feet, except as limited in paragraph 3) below:
- 3) Solid opaque walls or fences with a maximum height of 6 feet as measured from lowest adjacent grade are permitted to enclose up to 30% of the gross site area of the lot, as long as provided they are not located within 20 feet of the front property line of the subject site.
- 4) Razor ribbon, barbed wire, or similar materials are prohibited.

#### 1. *LDSDP SD Acequia Protection*

##### Setbacks from the Community Acequia System

Protection of the community acequia system in Los Duranes supports the traditional community pattern which has its roots in a rural, agricultural lifestyle and contributes to the health and beauty of the regional Rio Grande ecosystem. The following standard applies to all new development in both the County and City portions of the planning area.

A. Setbacks from the Community Acequia System:

### III. Neighborhood Plan

- All structures must be set back a minimum of 15 feet from the centerline of any ditch, lateral or drain designated on the LDSDP Community Acequia System Map page XX.

#### 2. *LDSDP SD/Clustered Housing in A-1 and R-1 zoning districts*

##### *Provisions and standards for the development of open space/ agricultural land and clustered housing as a Conditional Use in the County A-1 and R-1 zoning districts*

The intent of the LDSDP SD Conservation Subdivision Zone is to support following community goals:

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

The purpose of the SD Conservation Subdivision Zone is to replace the existing Cluster Density Guidelines for Open Space and Lot Size from the Rank II North Valley Area Plan and provide as a conditional use, an alternative development option for the County A-1 and R-1 zoning districts.

#### General Provisions

- Definitions:
  - ***Agricultural Land*** – A consolidated area set aside as permanent agricultural land.
  - ***Open Space***- A consolidated land area set as permanent shared open space.
  - ***Buildable Area*** – A consolidated area that may be used for buildings and associated development purposes.
  - ***Plazuela Compound***-A permitted development type within the LDSD Conservation Subdivision characterized by a consolidated open space bound by attached or detached buildings on at least three sides.
- Permitted for property under County zoning jurisdiction in the Rank III Los Duranes Sector Development Plan Area with the following zoning:
  - A-1
  - R-1
- Minimum site size:
  - Two acres
- Density:
  - 2.5 units per acre with min 50% set aside of gross area for consolidated Open Space (COs) or Agricultural Lands (AL)

### III. Neighborhood Plan

- 3 units per acre with min 70% set aside of gross area for Consolidated Open Space (COS) or Agricultural Lands (AL)

Consolidated Open Space or Agricultural Land:

Land used for streets, parking and private yards may not be counted as part of the COS or AL. No buildings or structures are permitted in the COS or AL except those necessary for the operation and maintenance of the area.

1. Size:

- Minimum size is based on proposed density:

D.U.s per acre	COS or AL
2.5	50% of total site
3	70% of total site

- The COS or AL shall be composed of a single consolidated tract.
- All areas counted as COS or AL shall have a minimum width of 35 feet

2. Location:

- If property abuts a ditch, lateral or drain designated on the Community Acequia System Map (see page xx), the consolidated Open Space or Agricultural Land shall be located adjacent to the waterway
- The COS or AL may be located in a plazuela compound provided no street goes through the plazuela area

3. Fences and Walls as regulated by County LDSDP SD Overlay Zone Fences and Walls

Consolidated Buildable Area:

1. Attached and detached single family homes allowed.

2. Calculation of Size of Area:

- area remaining after COP or AL has been identified

D.U.s per acre	COS or AL	Buildable Area
2.5	50% of total site	50% of total site
3	70% of total site	30% of total site

3. Shared driveways, parking and access are encouraged.
4. Permeable surfaces are encouraged

### III. Neighborhood Plan

5. There shall be no min setback for structures with the following exceptions:
  - A minimum 10 ft set back from perimeter boundary of proposed clustered housing development.
  - A minimum 10 ft set back from perimeter boundary of proposed clustered housing development abutting public right-of-way. [S15]
6. Height:
  - Structure height up to 16 feet is permitted
  - Structure height up to 26 feet is permitted with the following conditions:
    - Minimum 6' step-back from ground floor front façade of unit
    - Minimum 6' step-back from ground floor frontage abutting public right-of way
    - Second story area limited to 65% of ground floor foot print
7. Land Use Easement Dedication (Definitions of methods and procedural language for dedication of open space or agricultural land. TBC)



### III. Neighborhood Plan

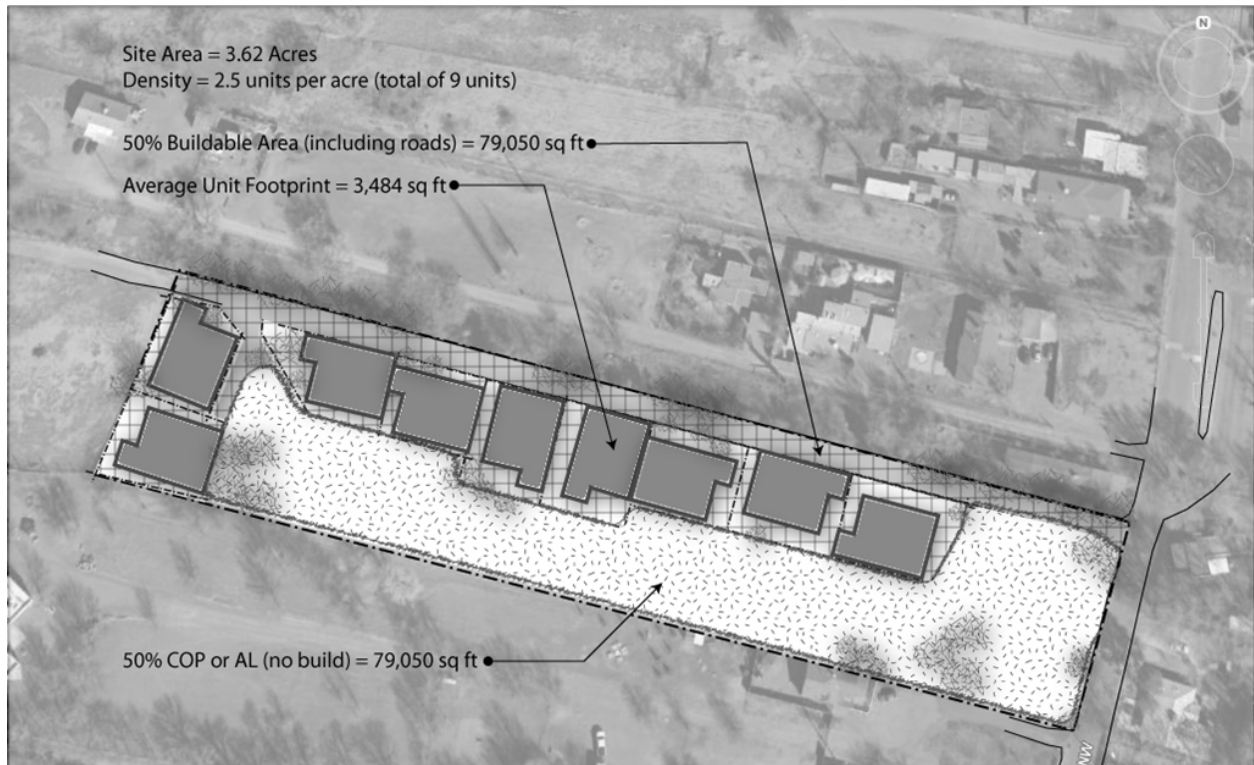


Figure J Example: County LDSDP SD Conservation Subdivision with 50% COP or AL (no build) set aside

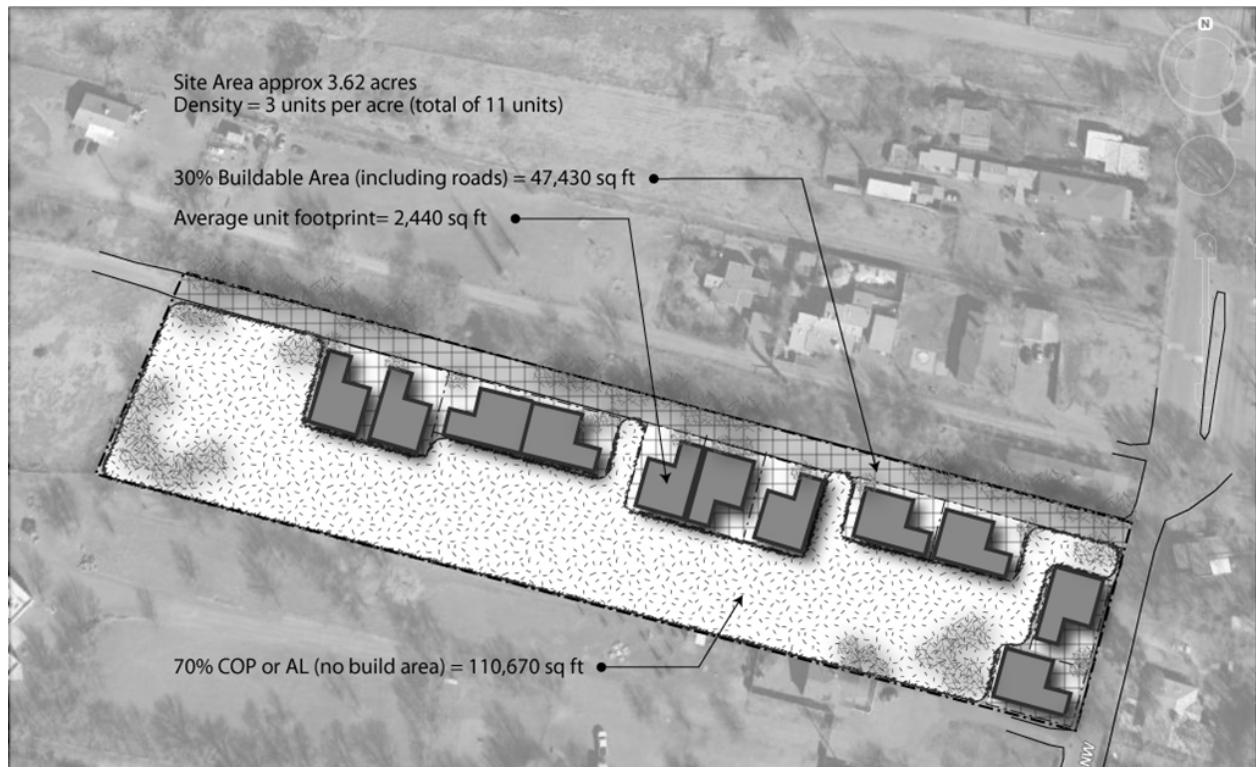


Figure K Example: County LDSDP SD Conservation Subdivision with 70% COP or AL (no build) set aside

### III. Neighborhood Plan

#### 3. *LDSDP SD/Secondary Dwelling Unit in the A-1 and R-1 Zoning Districts*

##### *Standards and Provisions for secondary dwelling Units as a Conditional Use on single lots with one acre or more in County A-1 and R-1 Zoning Districts*

The intent of the LDSDP SD Single Lot Conservation Zone is to support following community goals:

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

The purpose of the SD Single Lot Conservation Zone is to support consolidated open space and agricultural land on single lots with one acre or more by permitting as a conditional use, a secondary dwelling unit for the County A-1 and R-1 zoning districts.

##### General Provisions

###### 1. Definitions:

- ***Agricultural Land*** – A consolidated area set aside as permanent agricultural land.
- ***Open Space***- A consolidated land area set as permanent shared open space.
- ***Buildable Area*** – A consolidated area that may be used for buildings and associated development purposes.

###### 2. Permitted for property under County zoning jurisdiction in the Rank III Duranes Sector Development Plan Area in the following zoning districts:

- A-1
- R-1

###### 3. Minimum lot size:

- 1 acre

###### 4. Density:

- 1 primary unit plus 1 secondary dwelling unit per acre with min 70% set aside of gross area for Consolidated Open Space or Agricultural Lands

###### 5. Fences and walls as regulated by LDSDP SD Overlay Zone Walls and Fences

##### Consolidated Open Space or Agricultural Land:

Land used for streets, parking and private yards may not be counted as part of the COS or AL. No buildings or structures are permitted in the COS or AL except those necessary for the operation and maintenance of the area. Underground utility easements and land accommodating ditches drains or laterals can be counted as part of the COS or AL. Agricultural-related accessory buildings (barns, sheds) are permitted in this area.

### III. Neighborhood Plan

1. Minimum Size:
  - 70% of total lot
  - COS or AL shall have a minimum width of 35 feet
2. Location:
  - If property abuts a drain, lateral or ditch designated on the Community Acequia System Map (see page xx), the consolidated Open Space or Agricultural Land shall be located adjacent to the waterway.

#### Consolidated Buildable Area:

1. Size:
  - area remaining after COP or AL has been identified (30% of total lot)
2. Density:
  - 1 single family home (primary unit)
  - 1 secondary dwelling unit permitted with the following standards:
    - Size:
      - Maximum unit size up to 50% of the primary unit. not to exceed 1,000 sf floor area
    - attached or detached
    - May be located in front of primary unit
3. Parking:
  - 2 spaces primary dwelling unit
  - 1 space for secondary dwelling unit
  - Shared driveways, parking and access are encouraged.
  - Permeable surfaces are encouraged
4. There shall be no min setback for structures with the following exceptions:
  - A minimum 10 ft set back from perimeter boundary of lot
  - A minimum 10 ft set back from perimeter boundary of lot abutting public right-of way.
  - Minimum setbacks between structures as required by building code.
  - Maximum setback is 10 ft between residential structures
5. Height:
  - Structure height up to 16 feet is permitted
  - Structure height up to 26 feet is permitted with the following conditions:
    - Minimum 6' step-back from ground floor front façade of unit
    - Minimum 6' step-back from ground floor frontage abutting public right of way
    - Second story area limited to 65% of ground floor foot print

### III. Neighborhood Plan



Figure L Example: County LDSDP SD Secondary Dwelling Units on Single Lots With One Acre Or More; 70% COP or AL (no build) set aside.

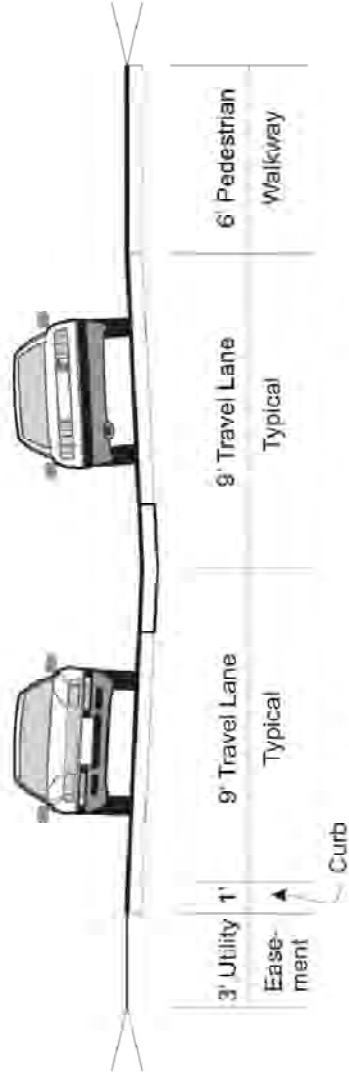


### **2. Capital Improvement Plan (CIP) Projects**

- A. Install street lights at the Duranes Center and park, and along streets and alleyways where none currently exist, that are historically-appropriate in style, reinforce dark sky principles and use zero-footprint light heads .
- B. Work with the City's Department of Municipal Development and the 1% for the Arts Program to install streetscape improvements, interpretive signage, and gateway features into the neighborhood from Rio Grande Blvd.
- C. Replace existing speed humps with other traffic calming solutions such as pedestrian tables at intersections, bulb-outs with planters to narrow travel lanes, and chicanes or other travel lane modifications.
- D. Construct improvements at the Rio Grande Blvd/Indian School Rd intersection to improve operations, safety and access.
- E. Transport seniors by community center van to bus stops on Rio Grande Blvd and/or Central Ave.
- F. Provide sidewalks along urban sections of streets where sidewalks are missing and rehabilitate sidewalks in poor condition.
- G. Prepare a neighborhood needs assessment and community center/park master plan that identifies and prioritizes existing and future programs and facilities needs and capital improvement projects.
- H. Install neighborhood information kiosks on the Bosque Trail at trail heads such as Duranes Rd. and Beach Rd.

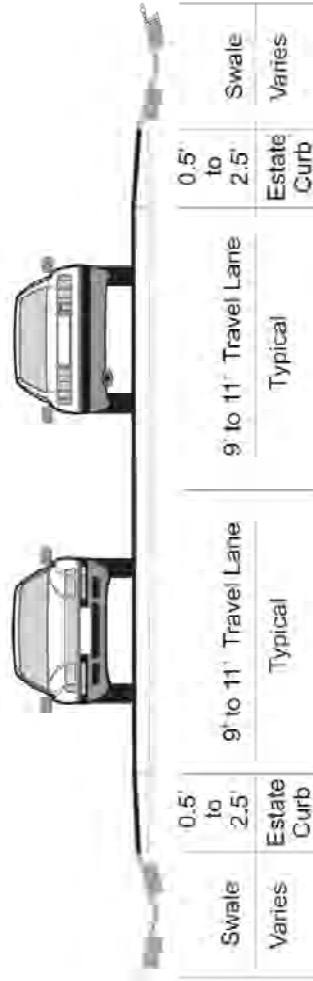
### **3. Street Standards**

The following typical street standards are required when new developments or when a street improvement project is constructed by the city or county.



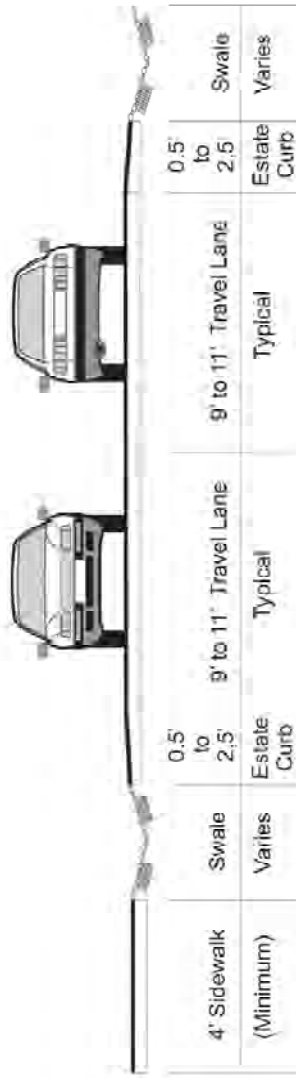
Los Duranes Section 1 - No Parking, 10 or less Dwelling Units  
28' Minimum Right-of-Way

Note: Inverted crown on streets only allowed when stormwater system available to accept runoff

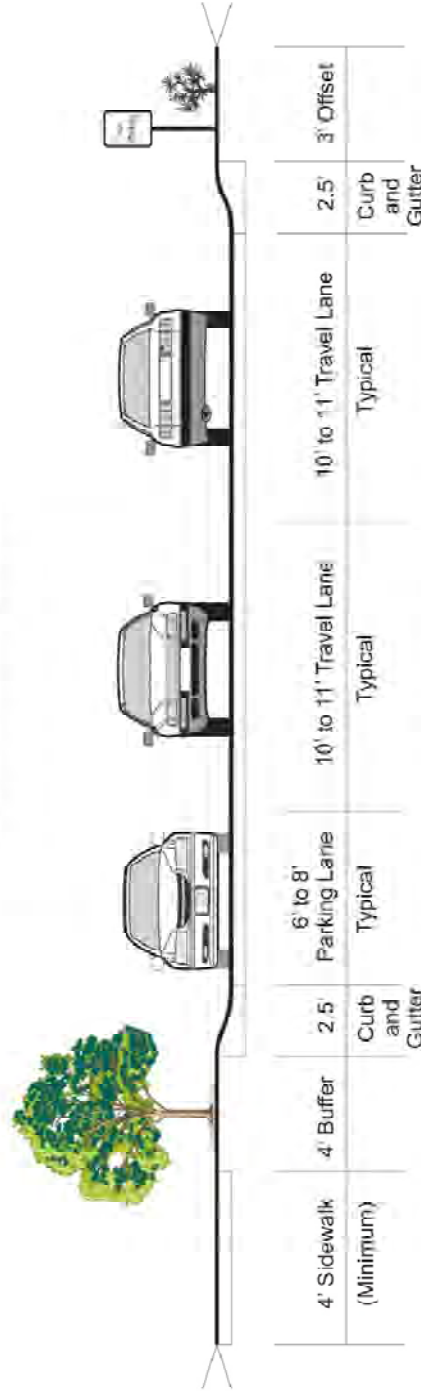


Los Duranes Section 2 - No Parking, 10 or less Dwelling Units  
28' to 30' Minimum Right-of-Way

- Notes:
1. Bernalillo County will require designated pull-outs for visitor parking on Sections 1 through 3
  2. Existing street widths will be maintained as identified on Exhibit XX, Street Widths Map.
  3. The use of Estate Curb and Swales require Hydrology approval
  4. Bernalillo County will only allow the use of rolled curb or vertical curb, with curb breaks to allow water drainage into the swales



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



Los Duranes Section 4 - Parking one Side, on Floral, Zickert and Rice  
46' Minimum Right-of-Way

- Notes:
1. Bernalillo County will require designated pull-outs for visitor parking on Sections 1 through 3.
  2. Existing street widths will be maintained as identified on Exhibit XX, Street Widths Map.
  3. The use of Estate Curb and Swales require Hydrology approval
  4. Bernalillo County will only allow the use of rolled curb or vertical curb, with curb breaks to allow water drainage into the swales.

### **Recommendations for the Rehabilitation of Historic Structures**

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

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

#### **a) BUILDING EXTERIOR**

##### **(1) MASONRY**

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

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



- Avoid applying cement stucco to unfired, unstable adobe because it will not bond properly, allowing moisture to penetrate.

### (2) WOOD TRIM AND DECORATIVE ELEMENTS

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

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

### (3) ROOFS

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

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

### (4) WINDOWS

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

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

### (5) ENTRANCES AND PORCHES

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

### b) BUILDING INTERIOR

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

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

### **c) MECHANICAL SYSTEMS**

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

### **d) NEW ADDITIONS**

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

*Public Comments from the February Neighborhood Workshop*

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

- Like the extended family character/ multi-generational
- Growth, Water Quality
- Limit population growth to keep area character
- Crowding = Conflict
- Keep open space between residences
- 3 Generations on the same land, hope future generations remain
- Home & gardens in place for years, I like having the history
- Mix of economic classes is a plus
- Average household income of Los Duranes is greater than Alb. Average. Why?
- Like the diversity; age, income, housing, density, languages, cultures
- Worry if home values rise too much and push out elders
- Limits on property tax if over a certain age & below an income level?
- That families can stay together with cluster housing. -I agree.
- Preserve rural culture of L.D. -I agree.
- Keeping all traditions alive. Excellent place to raise family.
- Existing guest houses should be allowed to remain.
- New guest houses should be considered on individual basis
- Make sure elders can live in Duranes even if they sell their house – i.e. smaller houses, condos, etc.
- Keep the agricultural character.
- Prices to be affordable for grandkids.
- Family lived here continuously since the 1820's.
- Mixed information on mother-in-law houses. Need clarification on City and County requirements, restrictions, & processes.
- Keep open, rural character, no cramped housing developments.
- Loss of old cottonwoods, intrusion of Chinese elm.
- Taxes rise forcing old timers on fixed income out.
- Like privacy.
- Continuity: multiple generations go to LD school
- Cultural/family traditions being lost as folks move or die.
- Allow same rights for newer people in neighborhood.
- Encourage cottonwood re-development plan. Give out free trees to neighbors.
- Need coordination of City & County Services. Police, dog catchers, etc. don't come when called, claim that we live in the other jurisdiction. I agree! Too often I get bounced from one to the other & no one helps.
- Clean the streets, especially under I-40 bridge.
- Remain a rural community.



## IV. Appendix

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

## II. NEIGHBORHOOD HOUSING

- Keep housing authentic
- Low density/no subdivisions
- Open space

## IV. Appendix

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

## IV. Appendix

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

### III. STREETS, SIDEWALKS, AND TRAILS

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



## IV. Appendix

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

## IV. Appendix

- loose dogs we are afraid to let our daughter walk the streets - more control to keep at their house
- Remove some of the speed humps. Keep on curves and dangerous area! – no, they're the only things that slow people down.
- signs telling people to slow down on one lane roads. Signs saying children are present
- no sidewalks use like narrow roads.
- Get the drugs dealers off the trails and streets agree
- someone cut a hole in the fence on S.E side of parks again
- Dangerous losses dogs
- more frequent bus transit along Rio Grande Blvd.
- Maintain existing and establish more entrances to Bosque from neighborhood.
- Turn arrow for south bound Rio Grande traffic unto east bound Indian school.
- Clean up ditches; cut out invasive species; plant native varieties.
- The alleys and ditches being used by? People during day when people are working lack of foot patrols.
- We should keep the narrow streets as they are important to maintaining the character of the neighborhood but we should reduce traffic on the 1 lane narrow roads by restricting them to residents' use.
- Need another street light to enter/exit Duranes- difficult during rush hour
- keep narrow streets. but maintain them; cut shrubs/tree back if they impede pedestrian traffic.
- Keep streets narrow
- take out some speed humps on the narrow streets
- repair existing sidewalks
- add left turn signal to west bound Indian school to Rio Grande.
- Love Coca and Carlotta—small lanes control traffic
- More trails and fair access to Bosque for all
- Keep narrow roads--less than 20 feet wide.

### IV. LAND USES, AGRICULTURE AND ACEQUIAS

- Keep rural environment in L.D., especially in county
- Cottonwood trees
- Retirement
- Community Neighbors
- "Green" houses
- Neighborhood entry
- Get rid of charter school - (it is so nice to have a choice, No)
- More agriculture and less building houses. Keep streets the way they are.
- Two story houses-taxes go up a lot! Pushing the elderly out-they can't afford it.
- Preserve ditches, and want access too! Swimming in the past.

## IV. Appendix

- Preserve narrow streets and rural land uses.
- Maintain large lots.
- The things I like are being able to play with friends and family.
- Rural paradise in the middle of the city.
- Agricultural land is important.
- Concerned about the subdivision of lots
- Worried about mass developments. And loss of open space and rural areas.
- Narrow streets
- Full recognition/ownership by the city or county -no gray zone- on 911 response
- Need sound barrier around Montessori school. Way too much noise. We love the sounds of children each day!
- Make sure Montessori school stays and feels welcome- Agree! Yes!
- Neighbors continue to know each other as family
- I'd like to see stay the same we love it the way it is!
- More police presence and law enforcement. Drugs are being sold near the corner of Los Luceros and Zickert all day and night. This happens a half block from the home of a police officer and right next to an elementary school!
- Preservation of open space it's what makes it unique.
- Historic development patterns
- Mixed-age
- Mixed-economic (continue!)
- More gardens!
- Los Duranes Farmers Market!
- Reestablish historic ditches in northern portion/ county portion
- Mother in law quarters. One on one zoning for each property
- Love the graffiti hotline.
- -West of Los Luceros- rural
- -East of Los Luceros - semi urban
  - What exactly does semi urban mean?
- higher density/ homes closer together
- -Possible to acquire/designate some of the remaining vacant lots as community agriculture/ park/ recreation areas?
- -get all the trash out of properties- cars, junk, etc
- -Reestablish little ditches so everyone can water (gardens) Access
- -No sidewalks on Duranes Rd NW. Keep roads private
- -Need neighborhood entry- historic plague Rio Grande corridor plan (trees are a great entry)
- -Is there additional room available around the little chapel?
- -Do not restrict us from building whatever we want on all that we have owned for generations. Move out if you don't like what we have always had and want to stay the same. No radical zoning changes to please those few new incomers.

## IV. Appendix

- -Maintain existing character (rural) agriculture, vacant land
- -Like the rural feel- animals and ditches
- -Concerned that lower income and long timers will be taxed out...(I agree, Me too!)
- -Do not want sidewalks-like the roads the way they are.
- -Would like to subdivide and build new house (Me too and my daughters too) (Next to my mother and her mother that have lived here for generations)
- -Need for better parking/ access to Bosque without troubling neighbors
- No big/huge houses on tiny lots-new houses should not negatively impact neighbors access to solar, privacy, etc AKA No Tuscan villas - (agree, Big 2 stories block solar access for little houses next to them
- Recommend setbacks for second floors, fix ratio between size and of house.
- More days available to water
- -Explore agricultural land trusts that allows families to still pass on land to heirs (Rio Grande Agr. Trust)
- Balance between ability to subdivide and keeping area rural. Lots shouldn't be too small.
- Maintain/improve irrigation water in ditches.
- No gated communities! (I agree, and no communities that look like modern Santa Fe!)
- No gated communities!
- Allow subdivision of 1-acre lots in A-1 to a more appropriate size 1/2 acre or 1/3 acre
- taxes? Just doubled
- Be able to keep tractors to work on property
- Be able to keep motor homes in yard (not on street) (No!)
- Allow fair access to Rio Grande
- Mixed use, pedestrian oriented businesses along Rio Grande
- Neighborhood cafe or coffee shop on Rio Grande Blvd? (less coffee shops, more coffee shops, affordable, I want to walk everywhere grocery store?)
- Ditches are extremely important for our future! We need to help and engage with their care (The ditches are our life and soul! Teach the kids to value ditches-teach them to farm!)
- Need to be able to keep mistress in shack at bottom of garden (Is the mistress alive or dead?, is the mistress a he or she? Leave our community alone I second and third old timer)
- Help homeowners/ gardeners access acequia water
- Be able to sell excess veggies in front of house
- Fly control by horse by animal owner (scoop the poop)
- Land trusts to preserve open space
- Keep county rural
- Keep the watering schedule for the pierce lateral to at least 3 days/ week (Fri-Mon)
- Keep irrigation ditches!
- Keep irrigation water flowing on a regular basis
- Reestablish acequias tree cover! (with non invasive and native NM species.)
- Identify small business support programs in the plan.



## IV. Appendix

- Keep ditches cleaner- free from debris
- Keep irrigation ditches!
- Keep zoning for farming and animals
- Allow more than one single family house on A-1 1 acre lots, change to 1/2 acre or 1/3 acre.
- A-1 character has changed because of extended families on one lot. MRGCD has reduced ditch water availability. Problem with infringement of water rights. Keep the green character with flooding and cottonwoods.
- MRGCD isn't always helpful & the water & ditches are the heart & soul of Duranes. My old time neighbors have been more helpful than MRGCD. I want to subdivide my land for my kids; I am zoned for 1/4 acre lots; I want zoning to allow me to build on a lot that is less than a 1/4 acre
- My acre lot is zoned for 1/4 acre lots; I would like to have 4 houses on the acre (and not have to subtract a lane or driveway)
- Keep 1-acre minimum lot size in County A-1
- Low density / no subdivisions
- Keep solar access (enforce zoning laws)
- No more 2 story houses (3) into 1/4 lot
- Don't want restrictions on ability to subdivide land for people who live here
- There should be exceptions [to subdivision and zoning code] to protect character of the neighborhood\*
- No restrictions on < 1/4 acres
- Subdivision only for residents of Duranes
- Lower our property taxes = especially for seniors

## V. COMMUNITY AND SPECIAL PLACES

- Acequias are becoming fenced off. Do they have the right to do that? They should be open trails.
- I love walking the ditches – they are so beautiful + full of natural splendor. Being fenced off is really upsetting + depressing.
- Also wish people with aggressive dogs would keep them contained better so they don't attack moms with babies.
- Keep open space / rural feel
- Open Space – older houses fit on their lots – not huge houses on tiny lots
- Pass land to heirs – preserve land + “open space” Keep tradition of children living close by. Subdivide your own land
- The ditches are important – for walking, etc.
- Land trusts to preserve open space
- Integrate community center better – more events, classes for community. The community does not use it enough right now. It is used for other basket ball teams to come here and to play.

## IV. Appendix

- Narrow streets – special place
- Animals encouraged here – except flies are an issue
- A -1 – any # of horses. R-1 – 1 horse or other big animal.
- We love that we can have chickens! YAY! √√
- Two good schools in neighborhood
- Keep the schools ☺
- Proximity to Bosque/acequias
- Acequia / trail system – preserve! And upkeep! Weed along trails
- Bike and walking trails
- Animal sounds in the morning ☺
- Diverse population- both ages, races, & etc. + income
- we are all one in Gods eyes Amen! Let's all get along. Double Amen
- Agricultural opportunities – arable land/access to water
- The feeling that if it's not locked up it will walk off with those folk that cruise the ditches when folk are working!
- We have a big drug problem!! agree
- How do we deal w/ drug problems in this plan? Make the elementary school the center of community—establish relationship, share resources (library, gym); share ideas and info at parent meetings—Agree
- Keep activities for kids, especially in summer—Agree; and well-trained caring adults to run them
- Having more activities at community center; getting the community involved with each other is a wonderful thing; doing activities such as workshops; please fund these programs—Agree, and more family programs nights and weekends
- Create a neighborhood artist studio tour
- The private school brings too much traffic into Duranes. Is this forever? – Major impact – not good!
- Future of our families
- Family compound
- Chapel “special place” need more space
- Walking along side streets/walking along Bosque – favorite places
- And clean up ☹ junk in Duranes Acequia!
- [clean up ditches] Agreed – how about semi-annual community ditch cleaning parties?
- Do neighborhood garden tours
- Keep community center open past 3pm for kids after school
- Weekend programs for families @ community center
- Center IS open past 3
- Junk in Acequia – Gabaldon – Ditch
- Big houses – little lots are problem
- Tractors & ditches

## IV. Appendix

- Trees, flowers, parks, birds, quails ✓
- Preservation of the ditches – as is
- TDR / Land trust. Open space preservation while enc. density on another area
- Agricultural trust. Pass to heirs + preserve land
- Keep open spaces in the community. More green. Keep narrow roads
- More trails in Bosque, esp. parallel to the river
- Keep roads narrow
- Keep open/garden spaces
- Animals
- No sidewalks – amen! – agreed! – you betcha!
- Farming
- Get rid of speed bumps please & get rid of charter school
- The schools are our future. Keep the schools!
- Make narrow roads in future growth of area. Do not require city standard of 40' roads here
- Gardens everywhere – productive use of land – amen! ✓✓
- Neighborhood landmark where?
- Preserve acequias – functioning like it is now
- Taxes? (seniors ~ longtime families)
- No more gangs + no more drug dealers!!!!
- No more teen agers dying because of stupid gang wars!!!!
- Future of our children to stay in our neighborhood.
- Community history connected to church
- Agriculture a key part of this community
- Want each piece of land to be treated individually. Don't prevent owners from using land as they want to
- Property taxes keep rising – too much! What is benefit!

### GENERAL COMMENTS

- Arrange groups to help care for the sick and the disabled, the elderly that need rides to the doctors, pharmacy, grocery stores, therapy, church, meditations when they cannot read labels.
- Repair the rodeos- please.
- A neighborhood safety plan.
- Everything sounds good hope it happens.
- No more multi housing.
- Keep ditches.
- Zoning on ind. Base.
- Someday I would like for my son on his family to be able to build home on my vacant land which is behind the park.

## IV. Appendix

- Good push to better Duranes, give us more police patrols and fire control in this area to stop people from burning trash in their back yards.
- My parents, Grandparents, and I were born and raised in Duranes. We love our community. We don't need any changes.
- Functioning acequias is very important. Suggesting more involvement towards maintenance on weekly basis to prevent contaminated irrigation.
- I have lived here for 83 years we want our community to remain with our living standards of course to better it we want our children to build families in Duranes and live here. If we have enough land in our back yard, we want to build.
- Better parking access to walking the ditches and bike path- but not so nearby neighbor become parking lots.
- Off leash park.
- Homeowner should be able to build any size house on any size piece of property. It is ridiculous to say that all homes should have at least quarter acre.
- Keep the irrigation. Leave space between homes. Get rid of the apartment on rice. More lighting on streets. Fix streets and sidewalks. Control of finding needles that are sometimes seen by the ditch banks.
- Get rid of the apartment on Rice. Fix streets more lighting. Keep the farms and animals. Put sidewalks. Give Duranes an upgrade.
- Property taxes for seniors need to be reduced. My mom is on a fixed income and her property taxes are difficult to pay.
- Get rid of the apartment on Rice. More streetlights. Fix the streets put sidewalks. Get rid of all the little gangs. Keep the place safe just do an upgrade. Speed bumps on San Antonio Street, for the safety of our children.
- Do not stop our children from building on their land even if it's less than a quarter acre. We have been saving our land for years until they get their education so they could be continuing members of society and to Duranes. Don't stop their dreams to make yours happen.
- More police monitoring. I see lots of cars speeding through very small streets.
- We need more lights for our streets, more walk patrols on our streets when children are going and coming or schools.
- Why does the Montessori school on the Rio Grande have a poor relationship with Duranes community and especially Duranes School? We have the rich and non-minority children I the Montessori School the poor and minority at Duranes. What is wrong with this picture?
- The charter school is for profit only and not positive for our neighborhood. The neighborhood did not agree that the charter School would be here forever. Now they want to expand. Do not allow this to happen. Our children cannot even afford this for profit School. What a shame.
- Our children at Duranes School mainly minority deserve an equal opportunity to go to the Charter School on scholarship. One scholarship is not the graduated for everything our neighborhood is giving up to keep a private School that we are not even members of.



## IV. Appendix

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