

2.

Demographics and Planning Context

A. Planning Area Demographics

In 2004, approximately 7,200 persons lived in the North 4th Street planning area. There were 3,022 housing units and 10,719 employees. The following table shows these demographic characteristics by subareas of the planning area:

Subareas	Acres	Population	Housing Units	Employment
1 Lomas to Mountain	89.0	301	161	3,103
2 Mountain to I-40	143.0	390	142	2,700
3 I-40 to Menaul	61.9	164	44	586
4 Menaul to Candelaria	136.6	1,278	535	1,038
5 Candelaria to Griegos	269.8	2,117	899	745
6 Griegos to Montañño	224.9	1,452	557	979
7 Montañño to City Limits	332.6	1,494	683	1,569
Total	1,257.8	7,198	3,022	10,719

Source: Mid-Region Council of Governments, Land Use Analysis Model output, 2005. ARC break-out by subareas using DASZ data.

Total employment is shown at 10,719. (Note: minor variations are due to computational error). This represents 2.5% of total employment in the metropolitan area. By subareas, the highest employment is closest to Downtown Albuquerque, with 5,800 employees south of I-40, just over half the total number of employees in the corridor. Employment in the Bernalillo County and Federal Courthouses make up a dominant share of jobs in the southern-most subarea, extending from south of Lomas Boulevard to Mountain Road.

The following table shows employment by land use category. A little over half of the employment in the planning area is retail and mixed commercial, while 20% is large-scale office and 21% is industrial and wholesale. The intensity of employees/acre varies from an average of 101 office employees/acre to an average of 9 industrial and wholesale employees/acre.

North 4th Street Planning Area Employment By Land Use Category: 2004

<u>Land Use Category</u>	<u>Employment</u>	<u>Portion of Employment</u>
Retail and Mixed Commercial	5,702	52.7%
Office	2,175	20.1%
Industrial and Wholesale	2,234	20.6%
Schools	354	3.3%
Residential Areas	199	1.8%
Other	157	1.5%
Total	10,821	100.0%

Source: Mid-Region Council of Governments, Land Use Analysis Model output, 2005.

There are approximately 3,000 housing units in the planning area. Over three-quarters are single family. This is a higher portion of single family housing than in the City of Albuquerque as a whole, where 64% of the housing stock is single family and 36% is multi-family.

North 4th Street Planning Area Housing Units by Housing Type: 2004

<u>Housing Type</u>	<u>Number of Units</u>	<u>Portion of Total Housing Stock</u>
Single Family	2,371	78.5%
Multi-Family	651	21.5%
Total	3,022	100.0%

Source: Mid-Region Council of Governments, Land Use Analysis Model output, 2005.

The average household size was 2.4 persons per household in 2004.

Primary Trade Area Demographics

The primary trade area is an aggregate of 14 census block groups surrounding the corridor in the North Valley. (See *Map of Primary Trade Area* on page 3-2.) The land area is approximately three times larger than the study area. It had a population of 17,126 persons in 2000, of whom 16,762 lived in households and 364 persons lived in group quarters.

The primary trade area consists of:

- Block Group 2 of Census Tract 29
- Block Group 4 of Census Tract 32.02
- Block Group 3 of Census Tract 35.01
- Block Group 5 of Census Tract 32.02
- Block Group 2 of Census Tract 32.01
- Block Group 3 of Census Tract 29
- Block Group 1 of Census Tract 29
- Block Group 4 of Census Tract 35.02
- Block Group 1 of Census Tract 32.01
- Block Group 1 of Census Tract 27
- Block Group 2 of Census Tract 27
- Block Group 3 of Census Tract 27
- Block Group 3 of Census Tract 32.02
- Block Group 5 of Census Tract 27.

Following are more specific demographic characteristics of the population in the primary trade area:

Majority of residents are Hispanic: 65.5% were Hispanic compared to 40% for all Albuquerque

Block groups vary from 41% to 82% Hispanic.

Households are slightly larger: Household size was 2.49 persons/household, compared to 2.40 persons/household for all Albuquerque

Income tends to be lower: Median household income in 1999 was reported to vary by block group from \$19,673 to \$49,028, compared to \$38,272 for all Albuquerque

Median housing values tend to be lower, as reported in 2000, varying by block group from \$77,100 to \$139,500, compared to \$127,600 for all Albuquerque

Varying ages: Residents over 65 years old vary by block group from 9.8% to 15.3%, compared to 12% for all of Albuquerque

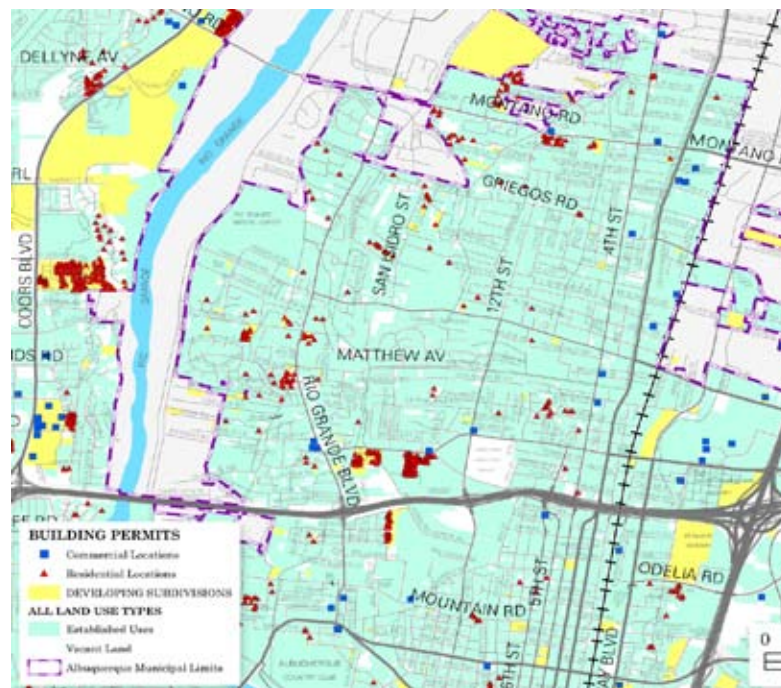
Between 1990 and 2000, there was a small loss in population in the primary trade area of 246 persons. The Hispanic population

increased slightly, from 63.6% to 65.5%. The change in the portion of Hispanics was less than the increase in the City of Albuquerque as a whole, which increased from 34.5% to 40.0%.

The primary trade area had 7,343 housing units in 2000. The housing mix was 85% single family and 15% multi-family. The average household size was 2.5 persons per household. Block groups varied in household size from 1.9 to 2.75 persons per household.

Recent Building Activity in the Planning Area

City of Albuquerque records show that few permits were issued for residential or commercial development in the planning area, as shown in the two following maps. The first map shows permits issued during 2000-2002. The second map shows permits issued during 2002-2004.



Building Permit Locations: 2000 to 2002



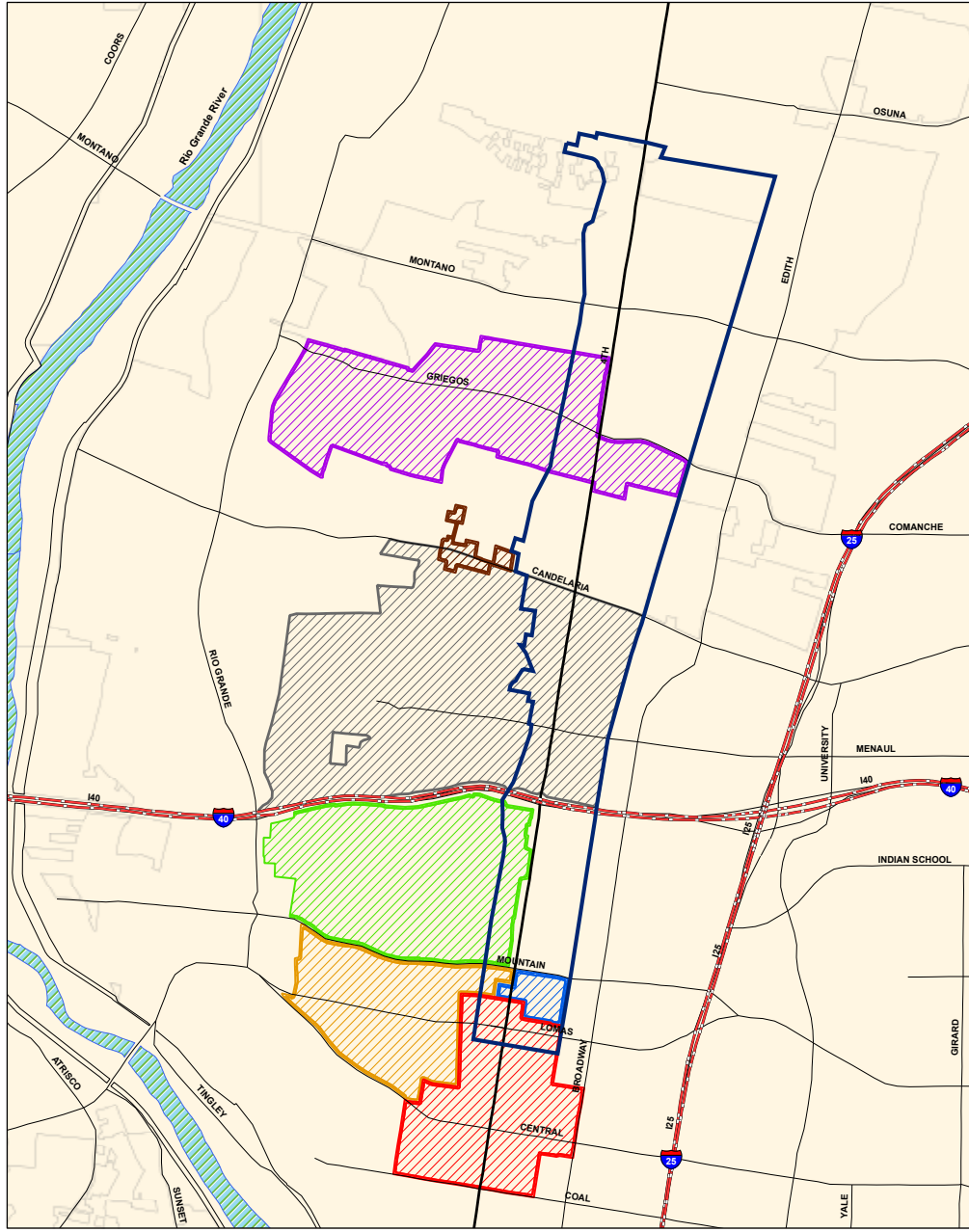
Building Permit Locations: 2002 to 2004

Adopted City Plans within the Area

The following plans overlap the North 4th Street planning area:

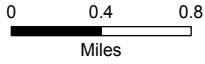
- Albuquerque/Bernalillo County Comprehensive Plan (As Amended 2002), the City's Rank 1 plan
- North Valley Area Plan (1993) Rank 2
- Sector Plans Overlapping Portions of Corridor Rank 3
 - Downtown 2010 Sector Development Plan (2000)
 - Downtown Neighborhood Area Sector Development Plan (1976)
 - McClelland Park Sector Plan(1984)
 - Sawmill/Wells Park Sector Plan (2002)
 - Los Griegos Sector Plan (2002)
 - Near North Valley Sector Plan (in process)

The following map shows the overlap of sector plans into the planning area. It also includes the Los Candelarias Redevelopment Plan area, which is located just to the west of the North Fourth Street Study Area.



- Legend**
- Major Streets
 - North 4th Street
 - Highway
 - Albuquerque City Limits
 - North 4th Street Corridor
- Sector Plan Study Boundaries**
- DOWNTOWN 2010
 - DOWNTOWN NEIGHBORHOODS
 - LOS CAÑELARIAS
 - LOS GRIEGOS
 - MCCLELLAN PARK
 - SAWMILL-WELLS PARK
 - NEAR NORTH VALLEY (nearly in progress)

**North 4th Street Area
Sector Plan Boundaries**



Sources:
Sector Plan Study Boundaries, AGIS, 2005
Streets/Highway, AGIS, 2005
ABQ City Limits, AGIS, 2005
North 4th St. Corridor, AGIS, 2005



The following table briefly summarizes the affects of respective plans on the North Fourth Street planning area. All sector plans except for the Los Griegos Sector Plan contain “special use” zoning within the corridor.

Adopted Plans Affecting the North Fourth Street Corridor: Land Use

Rank of Plan	Plan	Area Addressed	Relevant Planning Concepts	Zoning Concepts
1	Albuquerque/Bernalillo County Comprehensive Plan, as amended 2002	Bernalillo County and City of Albuquerque	Area is included in “established urban areas.” Centers and Corridors: N. 4th St. is designated as a major transit corridor from downtown to Guadalupe Plaza. Guadalupe Plaza is designated as a Community Activity Center. Other nearby Community Activity Centers are 12th/Candelaria and Indian School property 12th/Menaul. Major Transit Corridors policies call for transit/emergency vehicle signal preemption, selected lanes for transit, dedication of outside lane, permissible on-street parking, and maximize pedestrian connections to transit stops.	Plan is intended to guide zoning in a general way. No specific zoning is set in the plan.
2	North Valley Area Plan (1993)	N of I-40 to Tramway, including City, Village and County areas	“Unstable mix of housing and heavy commercial and industrial uses” cited in plan. Mixed commercial and residential use patterns will continue along N. 4th St. with pedestrian and transit enhancements. Concern for single family in industrial zoned areas (in mtch-N. Valley). Policy to stabilize residential zoning and land use to reduce special use permit encroachments. Policies for buffering residential from non-residential. Designation of 6 village centers. Policy to prepare a rank 3 plan for N. 4th to Alameda Blvd. Plan does not address N. 4th St. issues in detail.	Plan is intended to guide zoning in a general way. No specific zoning is set in the plan.
3	Downtown 2010 Sector Development Plan (2000)	Small portion of study area south and north of Lomas	Supports serving pedestrians first, removal of parking requirements, providing public parking garages, prohibit new commercial surface parking lots, prohibit commercial parking lots in adjacent neighborhoods, tax increment financing, consisting streetscape. Rebuilt Fruit Ave. from N. 3rd to RR tracks. Hard-line between downtown and adjacent neighborhoods to protect from commercial encroachment. At least 1 north/south bike route into downtown.	North of Lomas district designations of east side of N. 4th to N. 3rd mixed-use corridor, and west side of N. 4th to 6th as housing focus, N. 3rd to N. 2nd as warehouse focus. Form based code allows in mixed use district maximum of 8 stories on corners and 4 stories in mid-blocks.
3	Downtown Neighborhood Area Sector Development Plan (2000)	Between 5 th and 6 th Streets north of State Street to Mountain, four predominantly residential blocks	Elimination of blight, rehabilitation of houses, preservation of historic buildings and historic development pattern - including 50' wide s.f. lots with 10' front yard setbacks.	Land use designation of Neighborhood Commercial (corresponds to standard C-1 zoning) for N 4th to N. 5th and Granite to Mountain, NC for N 5th to N 6th half block north of State. Residential/Commercial for N. 5th to N. 6th and Granite to Mountain, and Mixed Residential Office (R-T zoning) for N 5th to N 6th and Granite to State.
3	McClellan Park Sector Plan (1994)	North of Lomas to Mountain and RR tracks to 6th (entirely in Study Area). Area to west added to Downtown Neighborhood Area Sector Plan. In 1995, the area now occupied by the federal courthouse was removed from this sector plan and added to the Downtown 2010 Sector Plan area.	Goal to expand core downtown area to the north, providing transitional areas/buffers to low-scale mixed use, support for one-way streets pairing 5th and 6th and 2nd and 3rd. 4th St. pedestrian connection from courthouse to Civic Plaza, waive parking requirements for retail that encourages pedestrians.	Guidelines for review of site development plans established block-by-block for mixed use, solar access, and in general for landscaping.
3	Sawmill/Wells Park Sector Plan (2002)	North of Mountain to I-40 between N. 4 th and 6 th Streets, not including the commercial land fronting the west side of N. 4 th Street	Conserve special eclectic characteristics, ensure compatibility between housing and businesses, improve appearance, improve and expand housing, reuse vacant land. Street design policies for narrow ROW's, landscaping, lights, sidewalks.	Everything is SU-1, requiring site review. SR Sawmill Residential Zone replaces C-1 intent is to conserve existing neighborhoods - designated north of Mountain to Aspen. S-MI Sawmill-Mixed Industrial Zone intent is to allow manufacturing, wholesaling, and some retail businesses and the residence/work space designated north of Aspen St., C-2 on west side of N. 4th from McKnight to I-40. List of permissive uses and design guidelines established for each district.
3	Los Griegos Sector Plan (2002)	South of Griegos Road to San Clemente from the railroad tracks continuing west past the study area	Concern for upgrading substandard housing in mainly single family residential area, infrastructure improvements, animal control, weed and litter ordinance enforcement. Noted that there is a deficit of park (outside radius of service) in the neighborhood area in the N. 4th Street corridor.	No zoning changes made through this plan.