

Los Duranes Neighborhood Plan:

"Our Past, Present, and Future"



COA EPC/

BC PC

Review Draft

April 2011



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



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Acknowledgements

CITY OF ALBUQUERQUE

Richard J. Berry, Mayor

City Council

Don Harris, President, District 9

Ken Sanchez, District 1	Dan Lewis, District 5
Debbie O'Malley, District 2	Rey Garduno, District 6
Isaac Benton, District 3	Michael D. Cook, District 7
Brad Winter, District 4	Trudy Jones, Vice President, District 8
Dan Lewis, District 5	Ken Sanchez, District 1

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Ron O. Garcia, Council District 1	Rob Dickson, Council District 3
Hugh Floyd, Council District 5	Michael Dickson, Council District 9
Jonathan Siegel, District 2	Len Malry, District 6

Deborah Stover, Director, Planning Department

Andrew Garcia, Project Planner

Russell Brito, Manager, Urban Design & Development

Carol Toffaleti, Project Manager

BERNALILLO COUNTY

Board of County Commissioners

Michelle Lujan Grisham, District 1

Art De La Cruz, ~~Vice~~-Chair, District 2

Maggie Hart Stebbins, ~~Vice-[C63]~~Chair, District 3

Michael C. Wiener, District 4

Wayne A. Johnson, District 5

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Bernie S. Sanchez, member	Linda Barbour, Chair,
Chris Melendrez, member	Mick McMahan, member
George Castillo, Vice Chair	Toby Atencio, member
Joe Chavez, member	

Acknowledgements

Tom Zdunek,
Acting County Manager

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

Acknowledgements

LOS DURANES SECTOR PLAN STEERING COMMITTEE

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

CONSULTANT TEAM



In association with:

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

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I. Introduction



Figure A: Aerial View of Los Duranes

Executive Summary

Plan Purpose and Intent

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

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

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

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

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

Plan Area Boundaries

The Plan area covers the traditional neighborhood of Los Duranes located north of I-40 and east of the Rio Grande. The western portion, approximately one-third of the plan area, falls within Bernalillo County's planning and zoning jurisdiction. The remainder is within the City of Albuquerque's planning and zoning jurisdiction with the exception of two County islands along Los Anayas Road. The boundary is shown on Figure I-2 LDSP Study Area Map, page 1, and defined as:

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

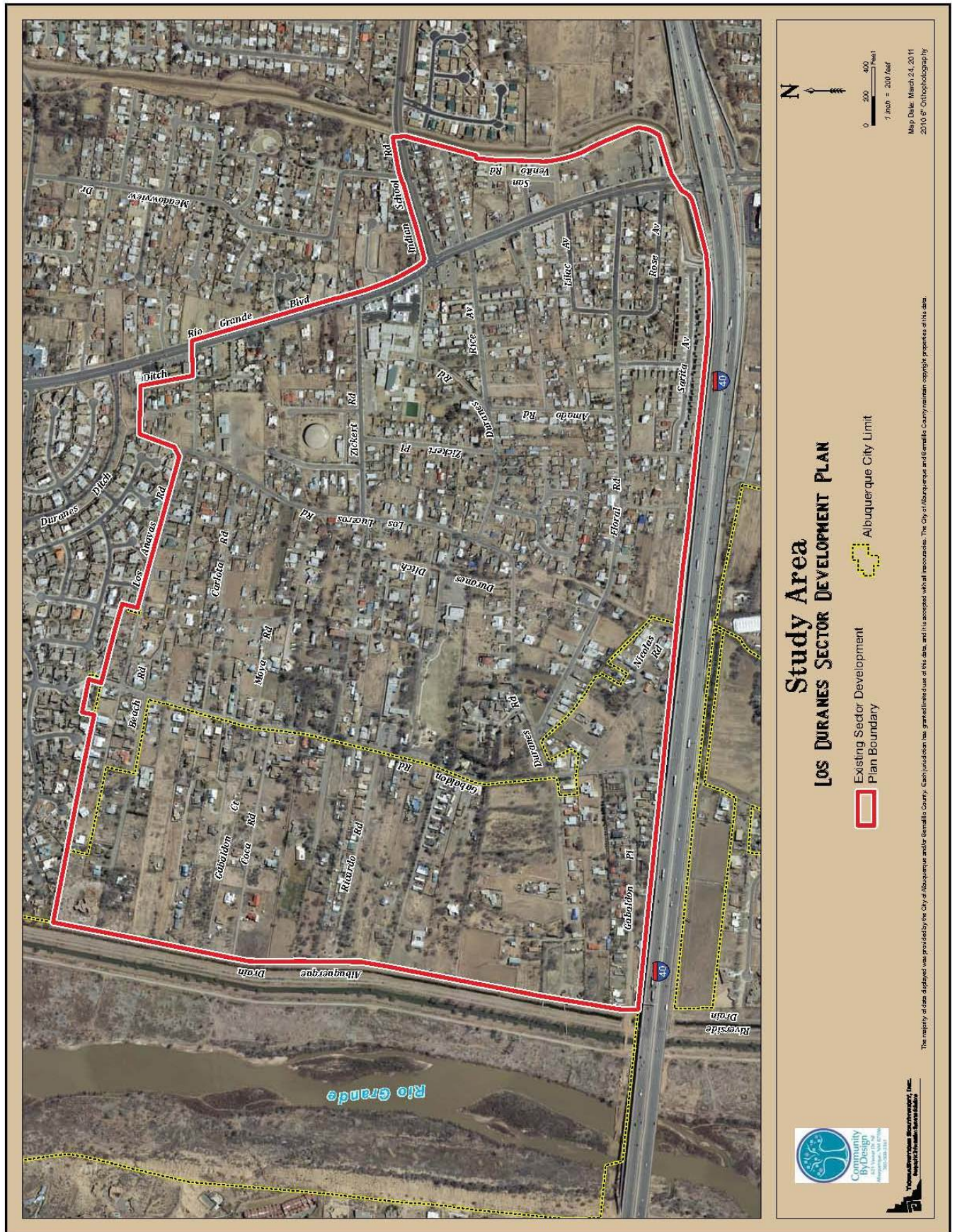


Figure B: LDSP Study Area Map

I. Introduction

Key Implementation Measures

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

The LDSDP zoning and development regulations apply to all new development and are specific to the Los Duranes Plan Area (see City and County Sector Plan Zoning Map page ~~52~~). Due to the separate City and County zoning codes, provisions are organized under LDSDP SU-2 zoning districts for properties in the portion under the City's zoning jurisdiction and SD-LD zoning districts for properties under the County's zoning jurisdiction. Highlights include:

For both City and County portions:

- Setbacks standards to protect the Community Acequia System
- Street standards for new subdivisions and retention of existing cross-sections.
- Design standards pertaining to scale and massing for residential development

For City portions:

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

For County portions:

- Design regulations and guidelines for perimeter walls and fences
- Provisions and zoning standards for clustered housing and conservation subdivisions as a conditional use in the ~~SD-LD A-1~~ and SD-LD R-1 zoning districts for tracts with a minimum of 2 acres.
- Provisions and zoning standards for secondary dwelling units as a conditional use for properties with SD-LD A-1 and SD-LD R-1 zoning districts for tracts with a minimum of 1 acres.

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

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Implementation Task Force to organize committees by Plan Element to be responsible for coordinating the implementation of each of the strategies and activities. The Plan lists the most important projects and provides an implementation matrix listing strategies by Plan Element and identifying responsible organizations, timeframe and funding sources.

Plan Organization

The plan is divided into the following sections:

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

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

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

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

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

- **Zoning Regulations** presents new zoning districts, design standards and guidelines intended to be enforced by the City and County.
- **Capital Improvement Projects** lists priority capital improvement projects.
- **Street Standards** illustrates and prescribes street standards that are required when new subdivision streets are constructed.
- **Implementation Matrix** integrates strategies, timing of implementation, and responsible entities.

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

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Related Plans, Policies, Codes and 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 appropriate amendments to the framework. Additionally, as a part of the approval process it is necessary to show how sector plan recommendations will implement specific goals of higher ranking plans such as the Comprehensive Plan and the North Valley Area Plan.

Plans adopted by both City of Albuquerque and Bernalillo County:

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

Plans and Codes adopted by the City of Albuquerque:

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

Codes adopted by Bernalillo County:

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

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

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

Community Participation

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

I. Introduction

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

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

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



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



Important history is shared between generations.



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



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



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