

IV. Appendix

- Recommendations for Rehabilitation of Older Structures
- Public Comments from the February 2009 [C64] Neighborhood Workshop

Recommendations for the Rehabilitation of Older 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 older structures that reflect the history and character in the Los Duranes neighborhood as well as their natural surroundings.

The following information provides general recommendations and guidelines for the rehabilitation of older 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 and the Adobe Conservation: A Preservation Handbook by Cornerstones Community Partnerships (available at many public libraries or through Cornerstones at 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. hand-scraping, 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.

IV. Appendix

- 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.

IV. Appendix

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.

IV. Appendix

- 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 2009 [C64] 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.

IV. Appendix

- Remain a rural community.
- 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
- Identify housing repair programs in the plan

IV. Appendix

- 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
- keep small streets, no sidewalks, develop more walking trails along Gabaldon and ditches
- fire access on narrow streets

IV. Appendix

- 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
- loose dogs we are afraid to let our daughter walk the streets - more control to keep at their house

IV. Appendix

- 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.
- Preserve narrow streets and rural land uses.
- Maintain large lots.
- The things I like are being able to play with friends and family.

IV. Appendix

- 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.
- -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!)

IV. Appendix

- -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 of 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.
- Keep ditches cleaner- free from debris
- Keep irrigation ditches!
- Keep zoning for farming and animals

IV. Appendix

- Allow more than one single family house on A-1 1 acre lots, change to ½ acre or 1/3 acre.
- A-1 character has changed because of extended families on one lot. MRCGCD 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 ¼ acre lots; I want zoning to allow me to build on a lot that is less than a ¼ acre
- My acre lot is zoned for ¼ 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 ¼ 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 < ¼ 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.
- 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! vV
- Two good schools in neighborhood
- Keep the schools ☺

IV. Appendix

- 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
- 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

IV. Appendix

- 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! vV
- 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.
- 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.

IV. Appendix

- 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.
- 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.

IV. Appendix

- 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.