WEST MESA
Sector Development Plan

NOTE: This document is out of print, however, photocopies are available through the Planning Division, 4th floor-City/County Government Building. The copy/binding charge is $2.00.

The color originals of the maps in this document may be reviewed in the Planning Division office.

November 1976

IMPORTANT NOTE

This Plan includes maps showing property zoning and platting which is dated as of the Plan's adoption. Refer to the Albuquerque Geographic Information System or current Zone Atlas for up-to-date zoning and platting information.

Harry E. Kinney, Mayor

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November 1978
Amended May 1978

Published by the Albuquerque/Bernalillo County Planning Department, P.O. Box 1293, Albuquerque, New Mexico 87103.

The preparation of this plan was financed in part by a grant from the Department of Housing and Urban Development under the provisions of Title I of the Housing and Community Development Act of 1974.

RESOLUTION 191 - 1976

ADOPTING THE WEST MESA SECTOR DEVELOPMENT PLAN AND COMMUNITY DEVELOPMENT PLAN.

WHEREAS, the Council, the governing body of the City of Albuquerque, has authority to adopt master plans for physical development of areas within the planning and platting jurisdiction of the City as authorized by New Mexico Statutes, Section 14-18-5, and by the City Charter as allowed under home rule provisions of the Constitution of New Mexico; and

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

WHEREAS, the West Mesa Area, as shown on the attached maps and described in the attached text, has been designated a blighted area as defined by the Community Development Law of the State of New Mexico; and

WHEREAS, the City of Albuquerque has prepared a community development plan under the provisions of the Community Development Law of the State of New Mexico to guide redevelopment and improvement activities within the West Mesa Area; and

WHEREAS, the West Mesa Sector Development Plan has been developed with the assistance of area residents as expressed through public meetings; and

WHEREAS, the Environmental Planning Commission, in its advisory role on all matters related to planning, zoning, and environmental protection, has approved and recommended the adoption of the West Mesa Sector Development Plan.

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

Section 1. The West Mesa Sector Development Plan and the community development plan contained within it ... are hereby adopted as a guide to partial implementation of the Albuquerque/Bernalillo County Comprehensive Plan, the administration of U.S. Housing and Community Development Act of 1974 funds and the investment of other public and private funds.

Section 2. All redevelopment activities within the area, including housing rehabilitation, land acquisition and public improvements, shall be guided by the West Mesa Sector Development Plan.

Section 3. The West Mesa Community Development Plan, with respect to future land use, building requirements and rehabilitation requirements, shall be controlling over all other City ordinances, rules or regulations, unless specifically amended by said ordinances, rules or regulations.

PASSED AND ADOPTED this 1st day of November, 1976.

Jack Kolbert, President
City Council

APPROVED this 16th day of November, 1976.

Harry E. Kinney, Mayor
City of Albuquerque

ATTEST:

City Clerk/Recorder

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PREFACE

,is sector development plan for the redevelopment of the West Mesa area is within the framework established by the Albuquerque/Bernalillo County Comprehensive Plan. This plan also is within the guidelines established by the Citizens Advisory Group for utilization of money available to the City of Albuquerque under Public Law 93-383, the Housing and Community Development Act of 1974.[1] This plan may be amended as provided in the Comprehensive City Zoning Code, Article XIV Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico, 1974 (Ordinance 80-1975 as amended).

During the development of this plan, Planning Department staff members and several members of the Environmental Planning Commission met with West Mesa residents three times in the area to seek the residents' views about the area's needs and plan proposals. The residents' valuable assistance is gratefully acknowledged.

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[1]Citizens Advisory Group, Proposed Activities for the Housing and Community Development Act, Title I, Application, January 1975.

AREA DESCRIPTION

A. Boundary

The following area, as shown on Map 1, has been designated by the Mayor and City Council as the West Mesa Community Development Area and is the area within which this plan is to be implemented.

Beginning at the intersection of the west right-of-way line of Coors Road NW and the westerly projection of the north right-of-way line of Avalon Road NW;

Thence, easterly along the westerly projection of the north right-of-way line of Avalon Road NW and along the north right-of-way line of Avalon Road NW to the west right-of-way line of Yucca Drive NW;

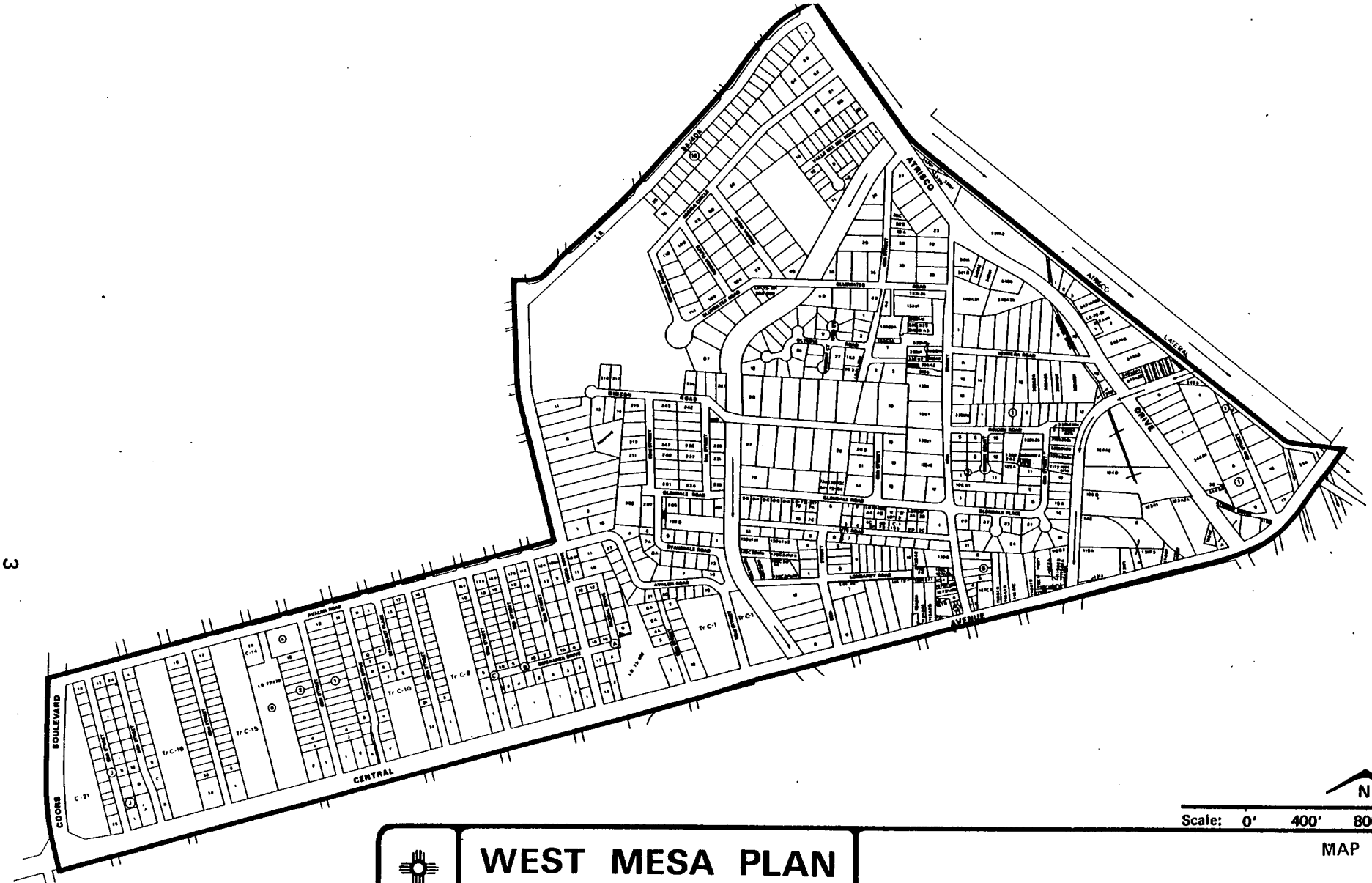
Thence, northerly along the west right-of-way line of Yucca Drive NW to the west right-of-way line of La Bajada Road NW;

Thence, northeasterly along the west right-of-way line of La Bajada Road NW and the northeasterly projection of the west right-of-way line of La Bajada Road NW to the west right-of-way line of Atrisco Lateral;

Thence, southeasterly along the west right-of-way line of Atrisco Lateral to the south right-of-way line of Central Avenue SW;

Thence, westerly along the south right-of-way line of Central Avenue SW to its intersection with the southerly projection of the west right-of-way line of Coors Road NW;

Thence, northerly along the southerly projection of the west right-of-way line of Coors Road NW and along the west right-of-way line of Coors Road NW to the point and place of beginning.



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Scale: 0' 400' 800'

MAP 1

WEST MESA PLAN

BOUNDARY

SECTOR DEVELOPMENT PLAN BOUNDARY

Albuquerque/Bernalillo County Planning Department

B. Characteristics

The West Mesa area is one of the older areas of Albuquerque, including an area of relatively old settlement in the valley and a smaller area of more recent development on the mesa along Central Avenue west of the valley. The population of the area, as shown on Table 1, is more heavily of Spanish heritage than throughout the city as a whole. The residents also have slightly lower incomes than the City population on the average and are slightly younger, as the table shows. The crime rate is higher in West Mesa than throughout the city as a whole, and weeds and litter in the area detract from its appearance. Loose animals also aggravate the litter problem and are a threat to the residents' safety. Old abandoned buildings in the area also detract from the appearance of the area and may be a threat to the safety of children. The Esperanza Branch Library in the area also needs to be refurbished to better serve area residents.

The existing land use in the area, shown on Map 2, is primarily single family residential with the strip of commercial uses along Central Avenue and a substantial amount of vacant land throughout the area. The existing zoning, shown on Map 3, reflects the same pattern and is thus generally compatible with the land use.

Housing in the area shows some signs of deterioration. As Table 2 shows, slightly more than half the residential structures are in one of the categories of deterioration: 31 percent are slightly deteriorated, 16 percent are moderately deteriorated, 4 percent are extremely deteriorated and 3 percent ahow maximum deterioration, according to the City Housing Code, Commission Ordinance 136 - 1971. These substandard residential structures are located as shown on Map 4. Table 2 also shows the proportion of owner-occupied housing units in the area is slightly higher than throughout the city. Together, these two findings lead to the conclusion that while the housing in West Mesa is somewhat deteriorated, the deterioration is not serious and will not require a massive public effort to correct it, and that the area's potential for improvement is great because of the high home ownership rate.

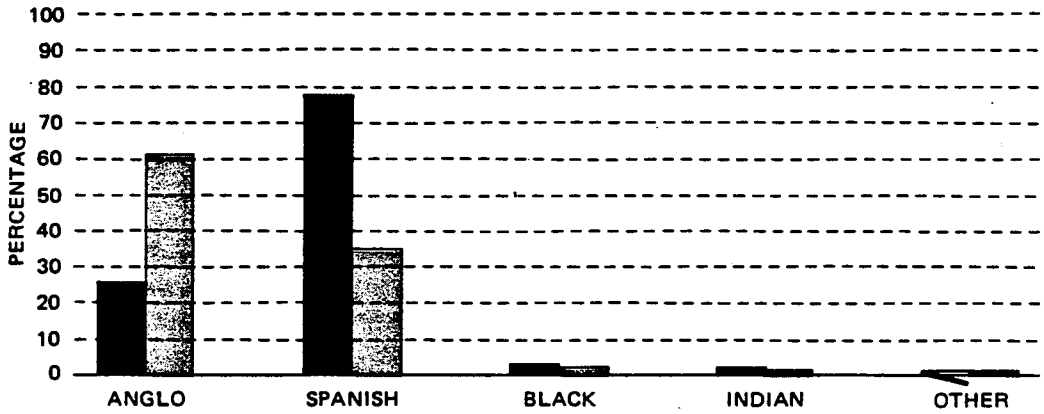
Public facilities in the area are in place for the most part, although some gaps remain. Map 5 shows the location of bus routes, bus stops, bikeways and street lights. As shown, the bus routes are adequate for the western part of the area, but the valley area to the east needs another route to bring bus service closer to the northeastern part of the area. Bus stops are poorly marked and inadequately provided with benches. Access to bikeways is adequate. Street lights are in place in most of the area, but some additional ones are needed to bring the area up to City standards.

Map 6 shows the parks coverage of the area. The area is adequately served with neighborhood parks, swimming pools and tennis courts. The only other recreation need of the area, a recreation center, will be met when the recreation center at John Adams Middle School is completed. Minor intersection improvements are needed at the intersection of Central Avenue with La Media Road and Atrisco Drive to make those intersections safer. Nearly one mile of street paving is needed to complete the street system in the area. The sidewalks in the area, similarly, are nearly all in place, but some still remain to be installed. Nearly 3,200 feet of new water lines and 1,400 feet of sewer lines need to be installed, and more than four miles of old water lines need to be replaced. Forty-five additional fire hydrants also are needed to meet the City standard in the area. The irrigation and drainage ditches also need improvements. In their present, unimproved condition, the ditches contribute to the weed and litter problem; are needlessly dangerous, especially to small children; are unsightly and thus a blighting influence on the area; are inefficient in their use of water;and contribute to the mosquito problem. Improvements to the irrigation ditches are necessary as part of any overall neighborhood improvement program.

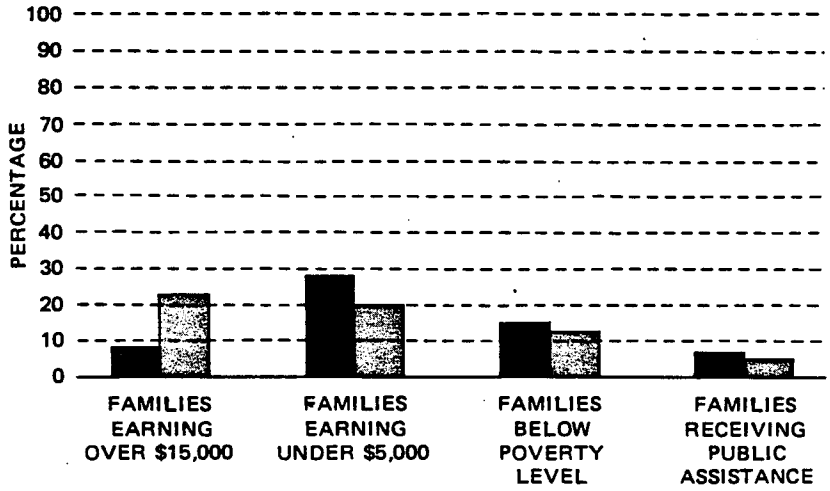
TABLE 1

WEST MESA AREA POPULATION CHARACTERISTICS

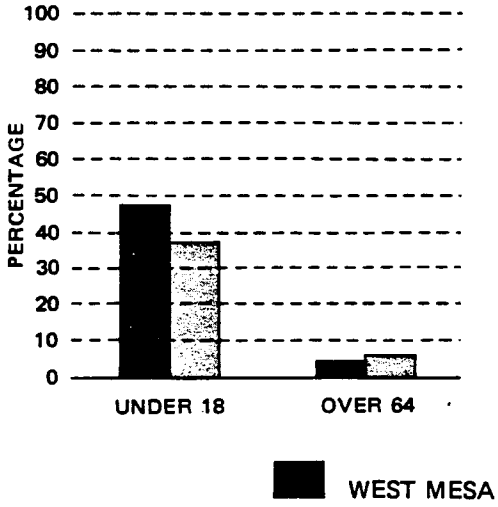
POPULATION PROFILE



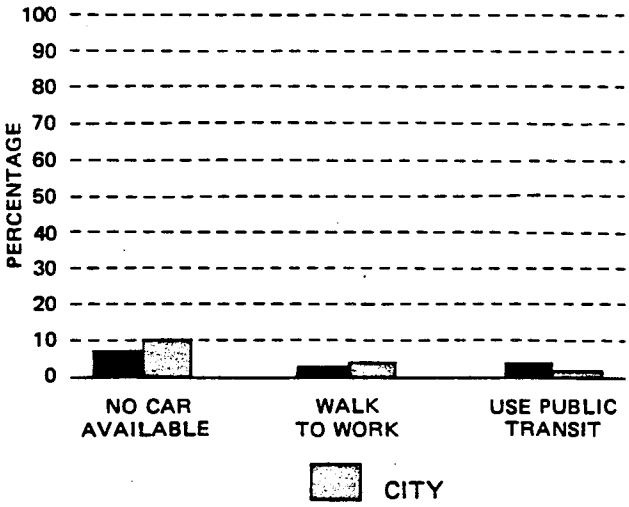
1969 FAMILY INCOME

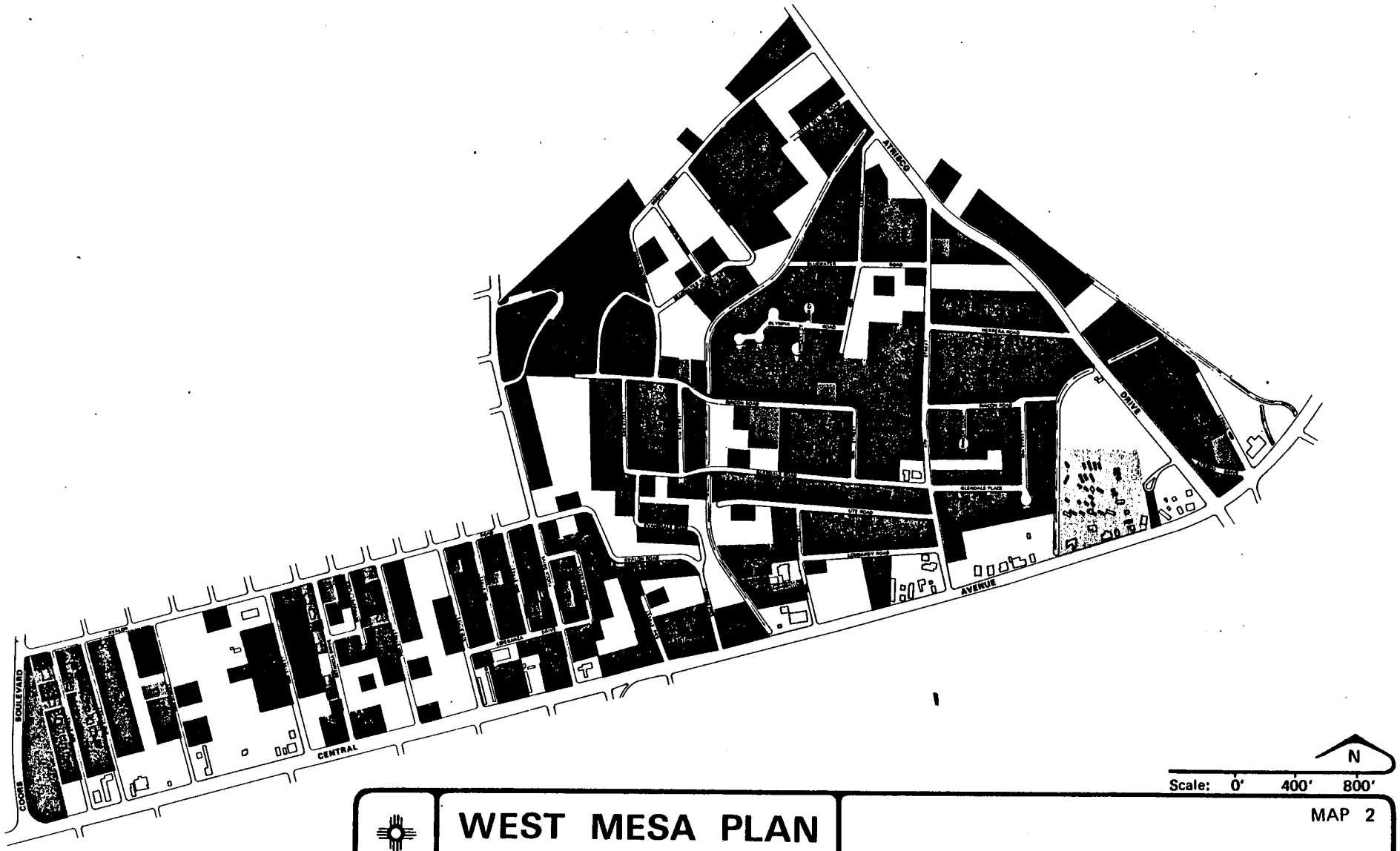


AGE COMPOSITION



TRANSPORTATION





WEST MESA PLAN

MAP 2

EXISTING LAND USE

- SINGLE FAMILY RESIDENTIAL
- 2-4 FAMILY RESIDENTIAL
- 5 or MORE FAMILY RESIDENTIAL
- MOBILE HOME PARK
- SERVICE COMMERCIAL
- RETAIL COMMERCIAL
- HEAVY COMMERCIAL
- PUBLIC/INSTITUTIONAL
- PUBLIC OPEN
- VACANT

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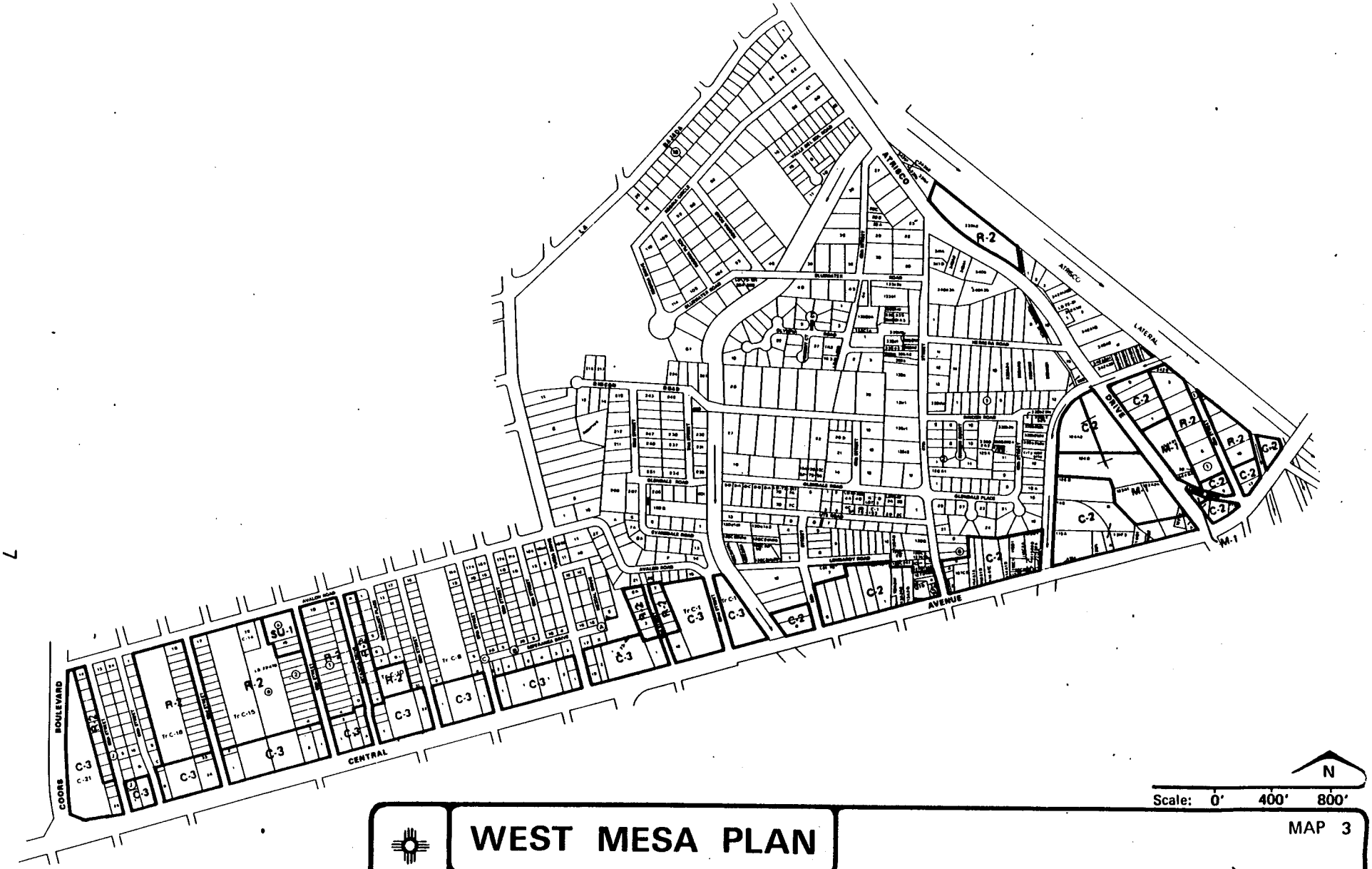

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Scale: 0' 400' 800'

MAP 3

WEST MESA PLAN

EXISTING ZONING

R-1 SINGLE FAMILY RESIDENTIAL
R-2 LOW DENSITY APARTMENTS
C-2 COMMUNITY COMMERCIAL
C-3 HEAVY COMMERCIAL
M-1 LIGHT MANUFACTURING
SU-1 SPECIAL USE

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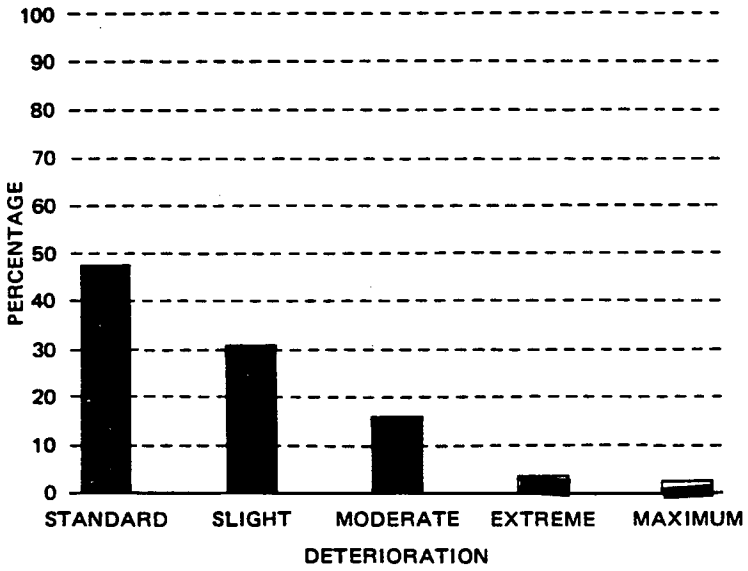
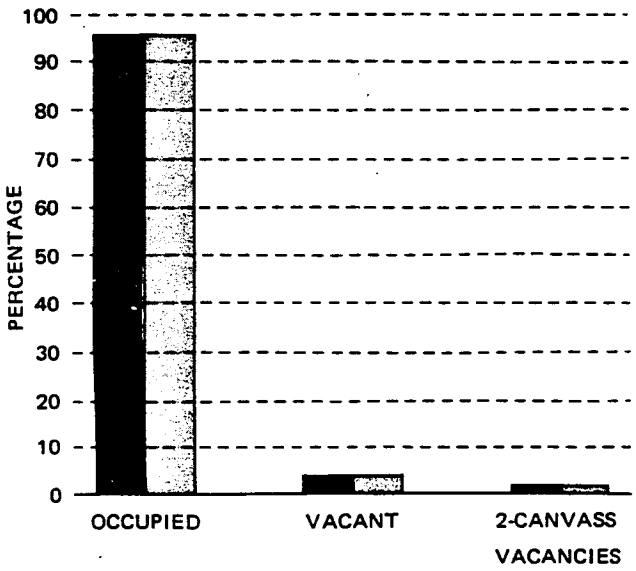
TABLE 2

WEST MESA HOUSING CHARACTERISTICS

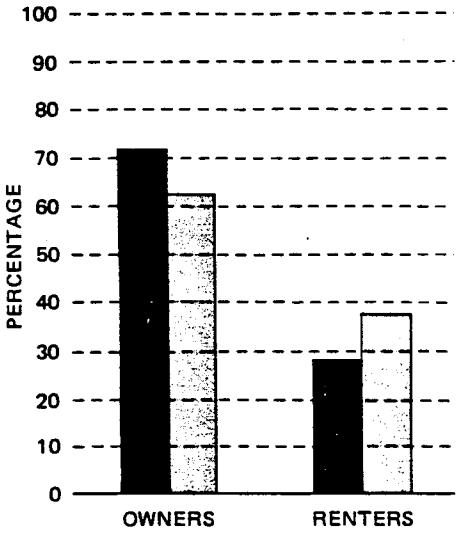
STRUCTURAL CONDITIONS



OCCUPANCY

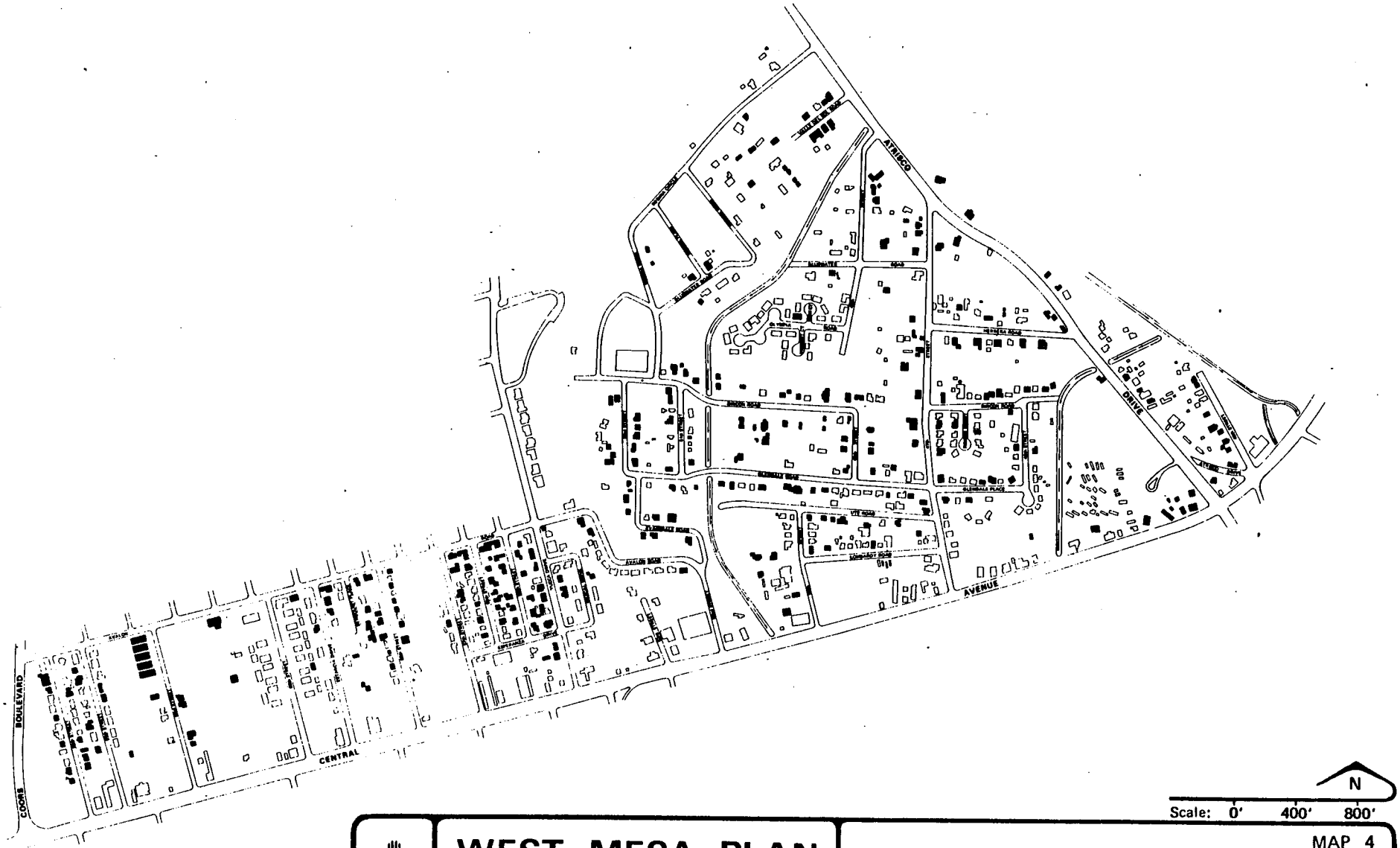


TENANCY



WEST MESA

CITY



WEST MESA PLAN

MAP 4

STRUCTURAL CONDITIONS

- STANDARD OR NON-RESIDENTIAL
- SUB-STANDARD RESIDENTIAL

SOURCE: DEPARTMENT OF HOUSING AND DEVELOPMENT—WINDSHIELD SURVEY, SEPTEMBER 1976

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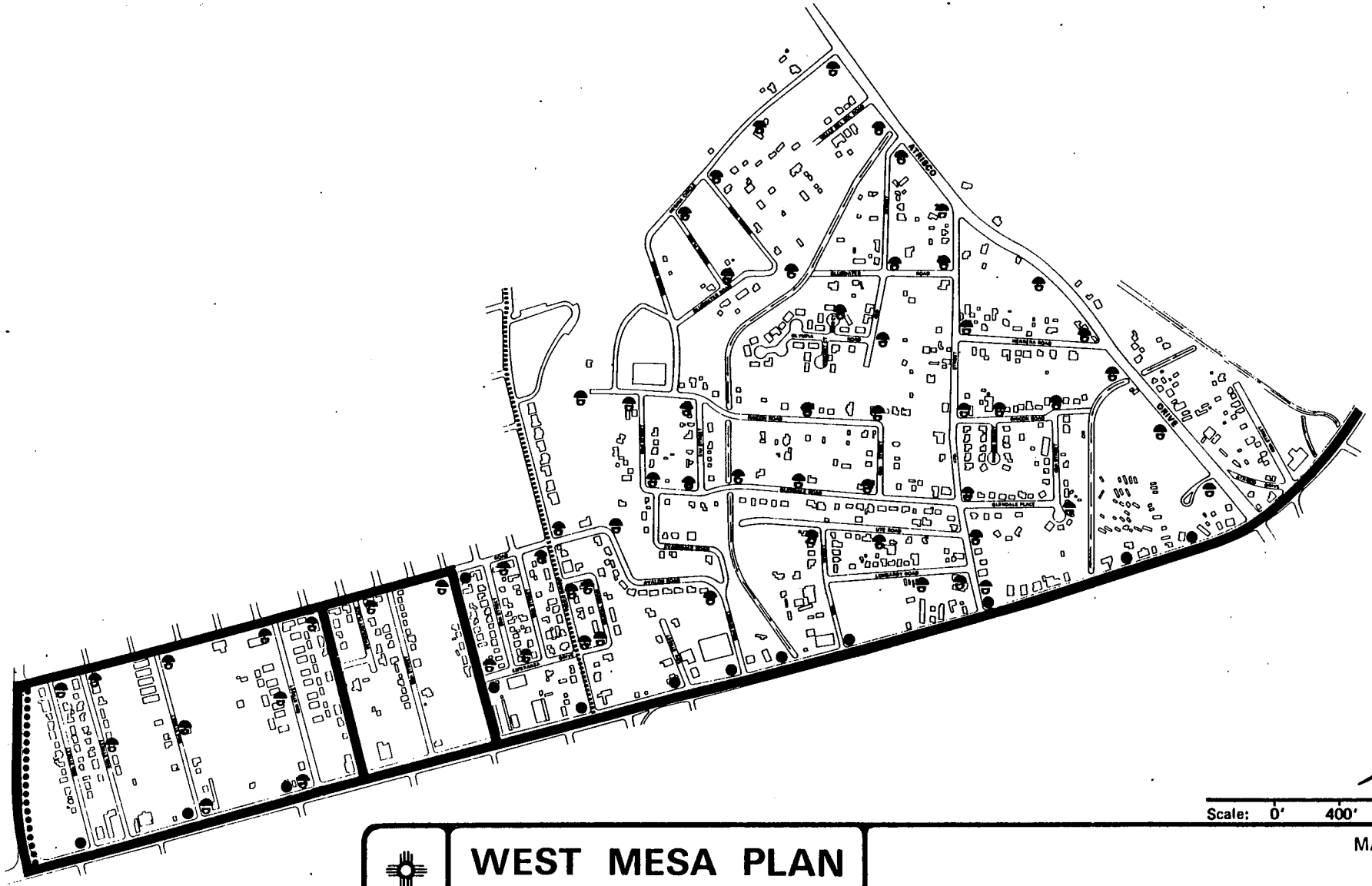


MAP 5

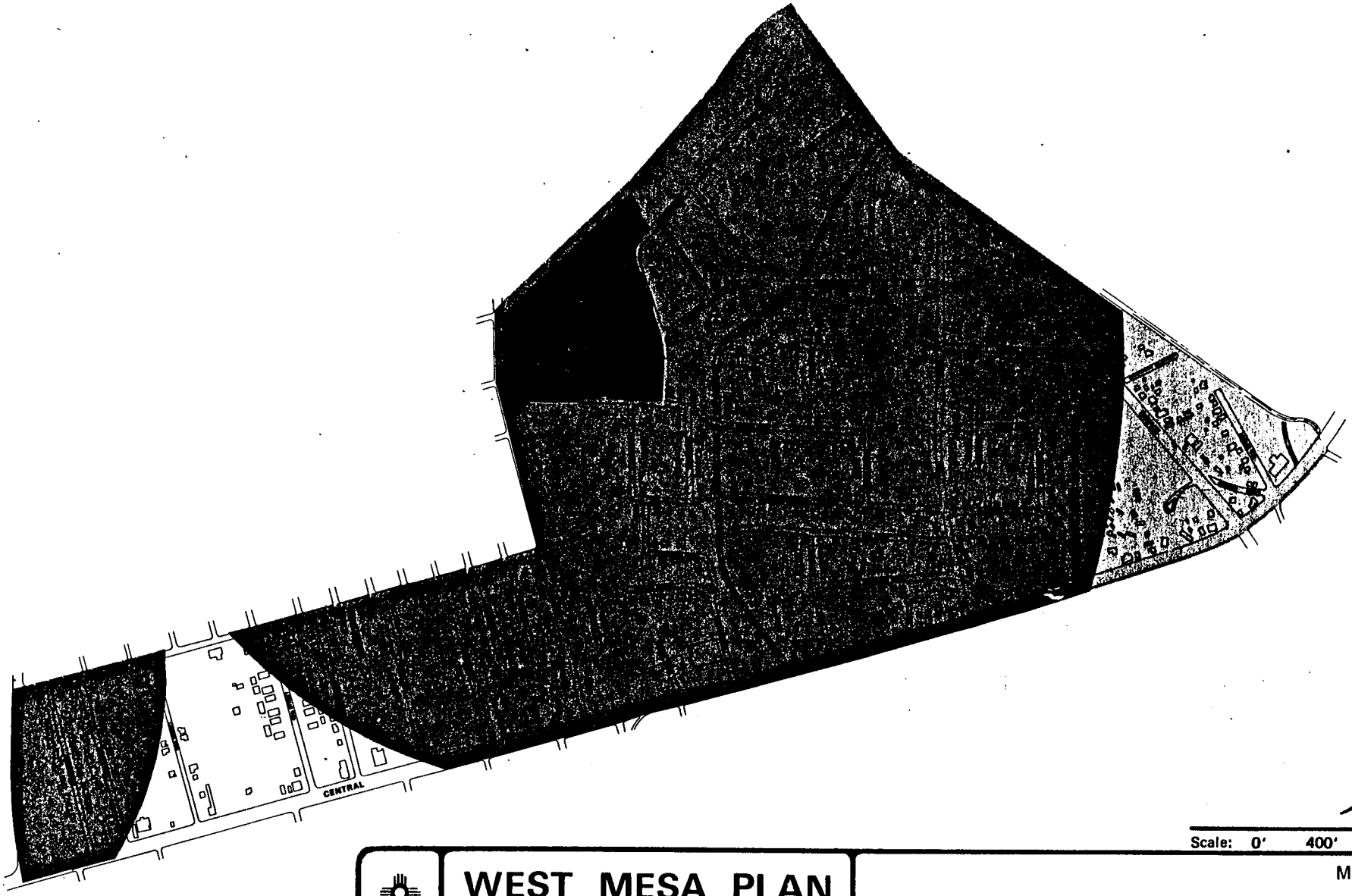
WEST MESA PLAN

TRANSPORTATION

- BUS ROUTES
- BUS STOPS
- STREET LIGHTS
- BIKE ROUTE
- BIKE TRAIL

SOURCE: ALBUQUERQUE/BERNALILLO COUNTY PLANNING DEPARTMENT FIELD SURVEY, JUNE 1976

Albuquerque/Bernalillo County Planning Department



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Scale: 0' 400' 800'

MAP 6

WEST MESA PLAN

PARKS AND RECREATION SERVICE

- NEIGHBORHOOD PARK
- AREA SERVED BY NEIGHBORHOOD PARK and SWIMMING POOL
- AREA SERVED BY NEIGHBORHOOD PARK ONLY
- AREA SERVED BY SWIMMING POOL ONLY

NOTE: AREA IS COMPLETELY SERVED FOR TENNIS

Albuquerque/Bernalillo County Planning Department

PLAN PURPOSES

A. General

The function of this plan is to provide an official guide to the future development of the West Mesa area for use by Albuquerque elected and appointed officials, City staff, other concerned governmental agencies, residents, property owners and citizen organizations.

The New Mexico Community Development Law and this plan have as their principal goals the conservation and renewal of neighborhoods and the improvement of living conditions of low- and moderate-income families. In addition, the Policies Plan of the Albuquerque/Bernalillo County Comprehensive Plan has as its goal for urban areas "a quality urban environment which perpetuates the tradition of identifiable, individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas and life styles, while creating visually pleasing architecture, landscaping and vistas to enhance the appearance of the community."[2] The first policy adopted to attain this goal states, "Redevelopment and rehabilitation of older neighborhoods should be continued and expanded."[3] The general purpose of this plan is to reach these objectives in the West Mesa area while guiding the renewal of the area and improvement of the living conditions of low- and moderate-income families. This will be done generally by enhancing this fundamentally sound neighborhood and improving both basic City services and housing conditions.

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[2]Albuquerque/Bernalillo County Planning Department, Albuquerque/Bernalillo County Comprehensive Plan Policies Plan (Albuquerque: Albuquerque/Bernalillo County Planning Department, 1975), p.4.

[3]Ibid.

B. Specific

To achieve these goals, the following long-term objectives should be achieved in the West Mesa area:

(1) Elimination of blight and prevention of blighting influences.

(2) Elimination of conditions which are detrimental to the public health, safety, and welfare.

(3) Conservation, improvement, and expansion of the housing available to low- and moderate-income families until all housing in the area meets City Housing Code standards.

(4) Enhancement of the area as a primarily residential area with a strip of commercial uses along Central Avenue.

(5) Provision of needed public facilities, such as improved traffic facilities, utilities, and irrigation and drainage ditches.

In the more immediate future, refinements of these long-term objectives should be accomplished to begin the redevelopment of the area in accordance with the general purposes of this plan. These short-term objectives which should be achieved in the West Mesa area are:

(1) Increased attention from the City on matters which if neglected can have a blighting effect on the area such as crime prevention and police protection, animal control, and weed and litter control.

(2) Upgrading the housing in the area in a neighborhood-wide improvement program.

(3) Provision of improved public facilities such as intersection improvements, street paving, street lights, water lines, fire hydrants, and irrigation and drainage ditches. The Sidewalk Ordinance should be enforced.

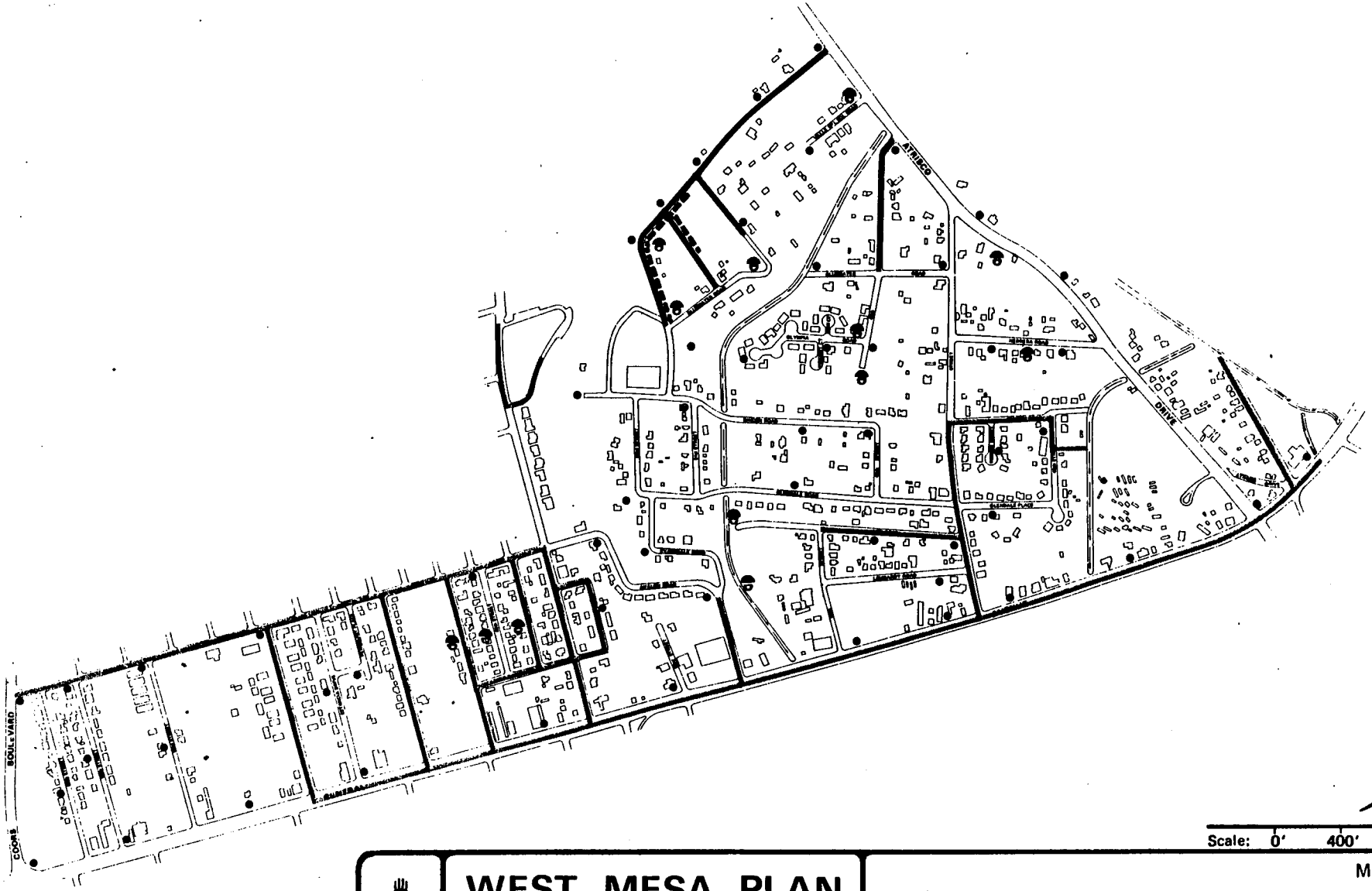
AREA PLAN

As noted in the description of the area, the land use and zoning are generally compatible. Thus, only one zone change is recommended. The land on both sides of Atrisco Drive just north of Central Avenue which is currently zoned M-1, should be rezoned C-2 to be compatible with the land around it. At the same location, the right-of-way of the old Atrisco Drive which is no longer in use should be vacated. While circumstances in the future may make other zone changes desirable, the existing character of the area as a primarily single family residential area with a strip of commercial activity along Central Avenue should not be altered.

As noted in the long-term objectives for the area, the housing goal is to upgrade the housing in the area so every unit meets City Housing Code standards. New housing in the area must meet the requirements of the City Building Code. Both public and private action will be required to achieve this objective. On the public side, many programs may be used to upgrade housing as this plan is implemented, and the programs used may change as funding opportunities change. Any housing improvement program used, however, should aim at improving the whole neighborhood and not just individual houses within the neighborhood. On the private side, it is expected that public expenditures in the area will increasingly encourage privately financed improvement of existing housing and construction of new housing.

Public improvements in the area are intended to enhance the character of the neighborhood as a primarily residential area. Needed utility improvements are shown on Map 7. These improvements should be made. The storm drainage problems in the area also should be studied, a solution determined, and the solution implemented. Intersection improvements should be made at the corners of Central Avenue and La Media Road, and Central and Atrisco Drive as shown on Map 8. Bus stops in the area should be better marked and provided with benches. A bus shelter also is needed at the corner of 57th Street and Central Avenue because that is a major transfer point. New street paving is needed to complete the street system also as shown on Map 8: Bluewater Road, an estimated 1,100 feet; Lombardy Road, an estimated 500 feet; Regina Circle, an estimated 1,700 feet; Regina Drive, an estimated 500 feet; Regina Place, an estimated 600 feet; Regina Road, an estimated 700 feet; Valle Del Sol Place, an estimated 250 feet; 40th Street, an estimated 900 feet, and 46th Street, an estimated 250 feet. To fill the gaps in the sidewalks in the area, the Sidewalk Ordinance should be enforced in the area in a concentrated program. The improvements to the irrigation ditches which are needed are shown on Map 9. These should be implemented in cooperation with the Middle Rio Grande Conservancy District. Those ditches shown for potential abandonment appear to have little useful life remaining and should be abandoned as soon as possible to end the weed, litter, mosquito and other problems they cause.

Finally, to support these physical improvements in upgrading the area, the City should give additional attention to enforcing the Animal Control and Weed and Litter Ordinances in the area and should make a concentrated effort to have the old abandoned buildings in the area demolished. Educational programs designed to prevent crime in the area also should be conducted for area residents.



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MAP 7

WEST MESA PLAN

UTILITIES IMPROVEMENTS

- NEW WATER LINES
- NEW SEWER LINES
- WATER LINE REPLACEMENT
- FIRE HYDRANT INSTALLATION
- STREET LIGHT INSTALLATION

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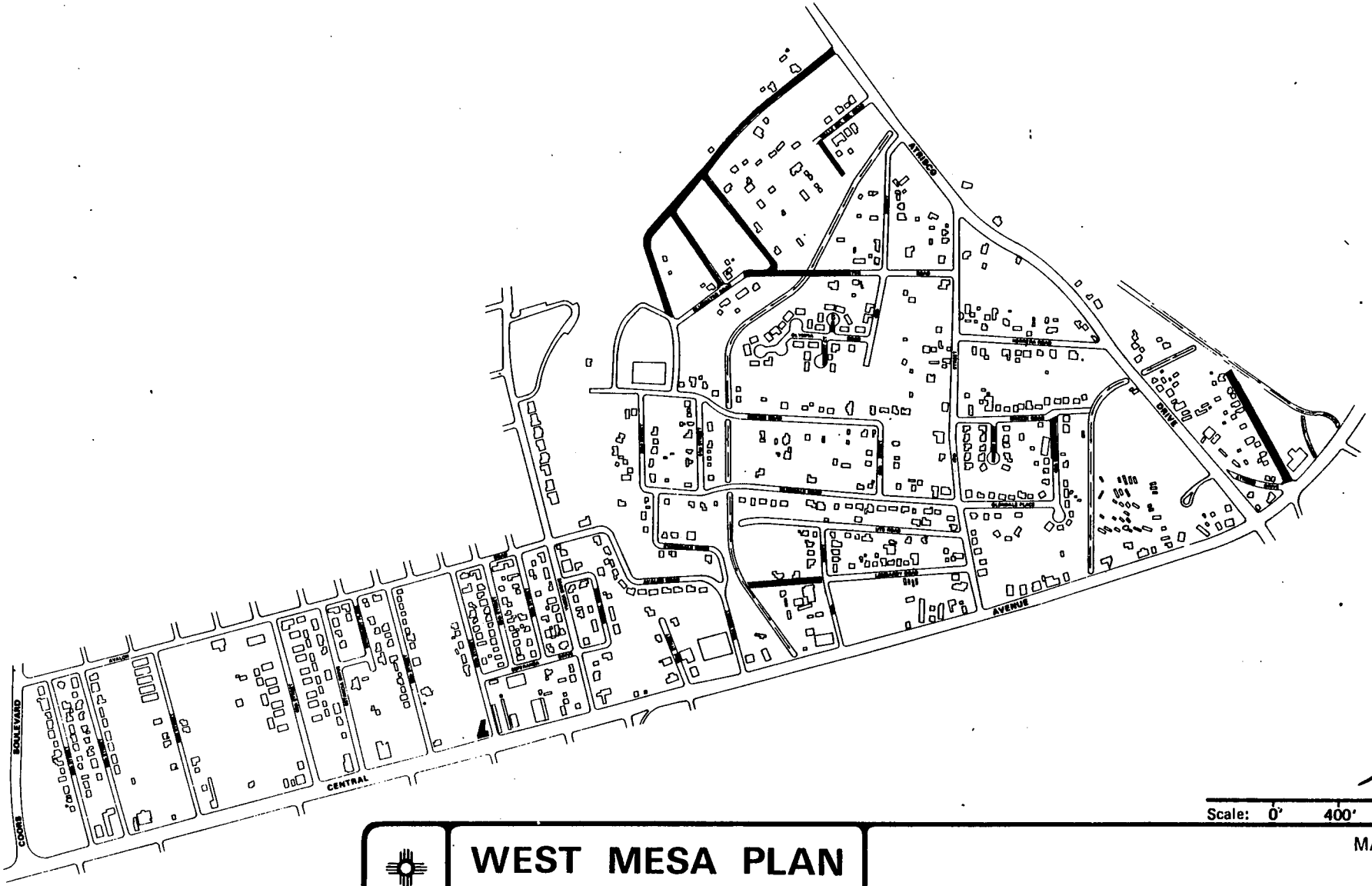


MAP 8

WEST MESA PLAN

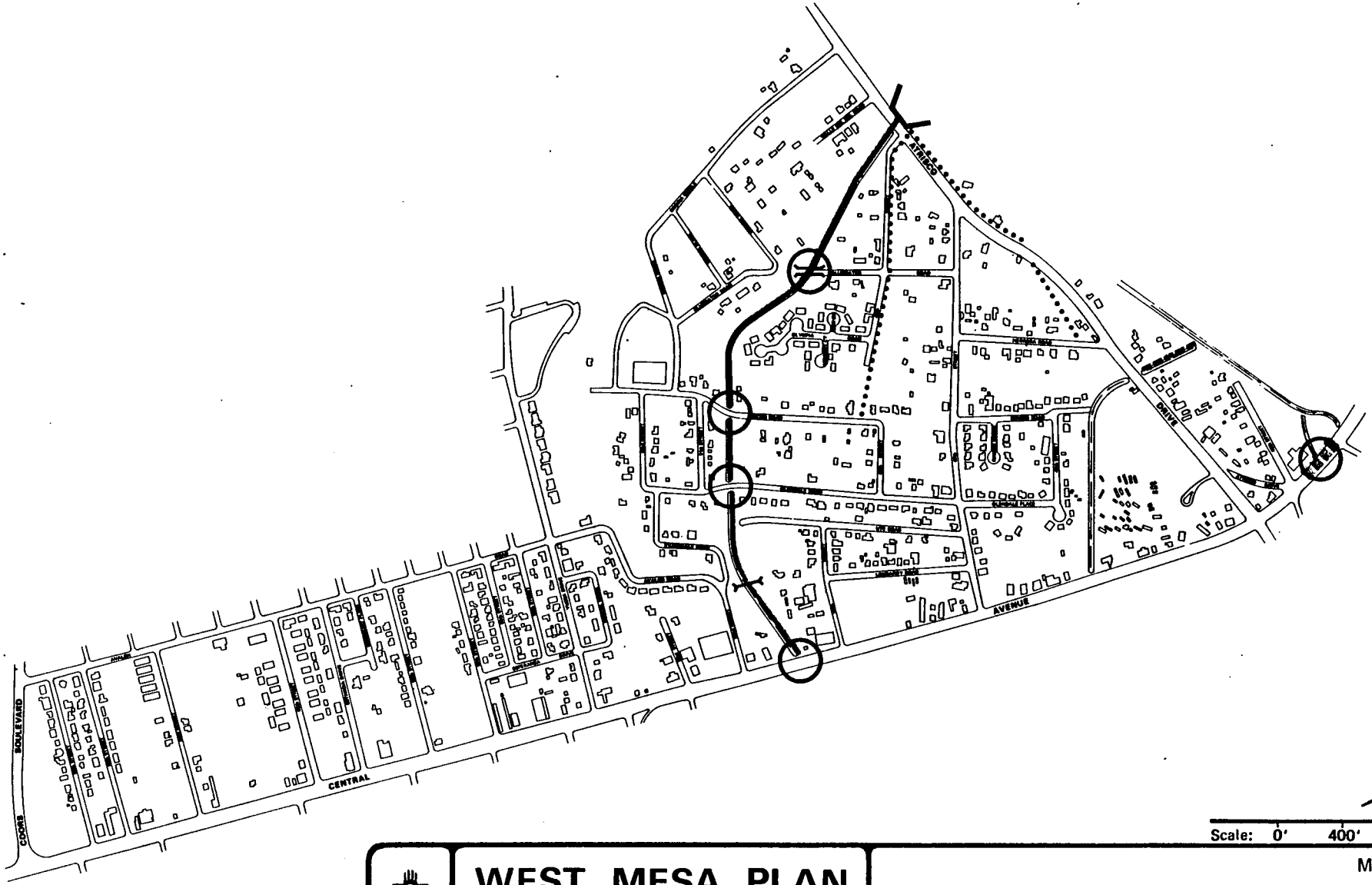
TRANSPORTATION IMPROVEMENTS

STREET PAVING

INTERSECTION IMPROVEMENTS

BUS SHELTER INSTALLATION

Albuquerque/Bernalillo County Planning Department



MAP 9

WEST MESA PLAN

IRRIGATION IMPROVEMENTS

- CROSSING INSTALLATION
- PEDESTRIAN AND BIKE CROSSING
- GUARDRAIL and/or SIDEWALK INSTALLATION
- POTENTIAL ABANDONMENT
- UNDERGROUNDING
- FENCING OF HEADING
- GRATE INSTALLATION
- GRADING OF SPOIL BANKS

Albuquerque/Bernalillo County Planning Department

COMMUNITY DEVELOPMENT PLAN

This community development plan is an official community development plan as defined by the New Mexico Community Development Law, enacted by the 32nd Legislature of the State of New Mexico, and has been prepared and adopted in accordance with that law. This plan is within the guidelines established by the Albuquerque/Bernalillo County Comprehensive Plan. It also is within the guidelines established by the Citizens Advisory Group for utilization of money available to the City of Albuquerque under Public Law 93-383, the Housing and Community Development Act of 1974.

This community development plan may be amended as provided by the New Mexico Community Development Law. All City resolutions authorizing, directing or approving community development programs or activities also shall be complied with throughout any amendment process.

The area to which this community development plan applies is the same area to which this sector development plan applies, as it is defined on pages 2-3. The property standards established by this community development plan are the same as those established in this sector development plan on page 4. The residential dwellings which fail to meet these minimum standards are identified on Map 4. This community development plan's relationship to local objectives and the way in which the plan will reach those objectives is the same as for the sector development plan, as identified on pages 12-13.

Property may be acquired by the City to remove unsafe, unsanitary or unhealthful conditions; to change density; to eliminate obsolete or other land uses which are detrimental to the public welfare; to otherwise remove or prevent blight or deterioration; to provide land for needed public facilities;or to make land available for development or redevelopment by private enterprise or public agencies for uses in accordance with the land use recommendations.

The date each annual program is adopted is printed at the top of the page on which it begins. The schedule of activities and estimates of work to be done are the best available at the time of submission of the programs for adoption. Some changes may be made in the activities undertaken; but nevertheless, this community development plan is to be the guiding plan for community development activities, and any changes in the activities are to conform with the overall intent and purpose of this plan.

A. Fiscal Year 1977-78 Program

To begin accomplishing the objectives for West Mesa in this sector development plan, the activities in this section of the community development plan will be undertaken in Fiscal Year 1977-78.

A concentrated code enforcement program will be conducted to require all property owners to bring their residential buildings up to the City rehabilitation standards, Resolution 143-1975. Financial assistance will be provided to help those low- and moderate-income residents who cannot afford to have the required work done. Financial assistance will be offered through two programs: rehabilitation grants and loans, and acquisition and relocation.

Eligibility for the rehabilitation grant and loan program will be as established in Resolution 139-1975. Rehabilitation grants are available to owner occupants of substandard dwellings in the area to pay for the rehabilitation of their homes. Grants may not exceed $7,500 or the cost of the rehabilitation, whichever is less, and are not repayable. Applicants who do not qualify for grants because of their incomes or because they are absentee owners may qualify for a low-interest loan to finance the rehabilitation. Loans may not exceed $14,000 or the cost of the repairs, whichever is less. Loans also may be granted in combination with grants to accomplish rehabilitations which cost $7,500 to $9,500. Whether a grant, loan, or combination of the two is awarded, the repairs must bring the house up to the rehabilitation standards. Temporary relocation assistance also may be awarded to a family if the rehabilitation work requires that they move while the work is being done. Applicants who are given temporary relocation assistance may receive reasonable moving expenses and the reasonable cost of renting temporary housing. An estimated 37 housing units will be rehabilitated.

The acquisition and relocation program is available for persons whose substandard housing cannot be rehabilitated for the amount of money available through the rehabilitation program. This program will pay fair market value for acquisition of property plus up to $500 per household for residents' moving and dislocation expenses. It also will give homeowners a relocation payment of up to $15,000 to purchase replacement housing, and will give renters a relocation payment of up to $4,000 to find replacement housing. Eligible businesses are entitled to actual moving expenses or a payment for the same amount. Temporary relocation assistance, modified from the rehabilitation program to be appropriate to this program, also may be awarded to the persons being relocated if it is needed. After the housing is acquired and the occupants relocated, the land will be cleared for redevelopment. An estimated seven substandard units will be acquired.

Bluewater Road, Lombardy Road, Regina Circle, Regina Drive, Regina Place, Regina Road, Valle Del Sol Place, 40th Street and 46th Street will be paved.

The needed new water and sewer lines identified on Map 7 will be installed.

The needed fire hydrants identified on Map 7 will be installed.

A wide range of social services will be provided to area residents. While these social services might not be offered at sites in the West Mesa area, they are designed to serve West Mesa residents and are expected to do so. These services are as follows:

Services to the elderly. This service will provide recreation, meals, counseling, referrals and supportive services such as transportation for low- and moderate-income elderly residents of the area.

Child care. This service will provide enriched day care for children and counseling for parents in low-income families in the area. The day care will seek to provide an environment which encourages maximum physical, educational and social growth by the children. Counseling will provide parents with nutritional, educational and social information they need to allow maximum development by their children.

Youth services. This service will seek to prevent juvenile delinquency by focusing community resources on and providing a range of services to non-delinquent troubled youths and their families.

Recreation. This service will provide additional hours of operation for City recreation centers, after school recreation programs at schools and library-oriented programs at school libraries after hours.

Women's crisis services. This service will provide counseling and other services to women who have been victims of sexual assault and will provide other services which are not available in the community for women facing other crises.

Dental clinics. This service will provide a wide range of dental services for the medically indigent residents of the area. Care will include examinations, fillings, cleanings, X rays, simple extractions, root canal therapy, stainless steel crowns and other procedures.

High risk infant care. This service will provide comprehensive medical, nutritional and social services for medically indigent mothers and their infants during the babies' first year of life.

Services for the severely disabled. This service will provide mobility instruction for the blind and similar services for other severely disabled area residents to bring them to job readiness so they can be self-sufficient.

B. Fiscal Year 1978-79 and Future Programs May 3, 1978

The following are first-priority needs of the West Mesa area based on the advice of area residents and the technical analysis of the area undertaken in this sector development plan. It is recommended that any community development activities in the West Mesa area in the near future be consistent with the following:

The storm drainage problems in the area should be solved.

The improvements to the irrigation ditches identified on Map 9 should be implemented.