



MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION



SINGING ARROW NEIGHBORHOOD PLAN

CITY OF ALBUQUERQUE

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ACKNOWLEDGEMENTS:

Howard Williams, Vickie Bernitt, George Bujol, Jean Thurow, Steve Corbin,
Bruce Fishel, Cindy James, Pat James, Richard Salceies, Bill Gilmore.

SINGING ARROW NEIGHBORHOOD PLAN
As Adopted by the Albuquerque City Council

March, 1983

RESOLUTION 44-1983

ADOPTING THE SINGING ARROW NEIGHBORHOOD PLAN:

WHEREAS, the Council, the Governing Body of the City of Albuquerque, has the authority to adopt plans for physical development within the planning and platting jurisdiction of the City as authorized by New Mexico Statutes 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 neighborhood plans to ensure orderly conservation, improvement and redevelopment of established neighborhoods; and

WHEREAS, the area covered by the Singing Arrow Neighborhood Plan has undergone substantial land use and transportation changes since it was zoned in the 1960's, making the zoning of parts of it inappropriate; and

WHEREAS, the Neighborhood Plan for Singing Arrow area has been developed with the assistance of a task force representing local interests, and in accordance with the needs and interests of area residents and property owners as expressed through public meetings; and

WHEREAS, on September 9, 1982, the Environmental Planning Commission amended the zone map from R-2 to R-T on the south side of Singing Arrow Avenue between Parkside Place and Dorado Place, consistent with the recommendations of the plan; and

WHEREAS, the Singing Arrow Neighborhood Plan is consistent with and details the provisions of the Albuquerque/Bernalillo County Comprehensive Plan, and the neighborhood plan's adoption will lead to the implementation of the Comprehensive Plan; 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 Singing Arrow Neighborhood Plan at a public hearing on September 9, 1982.

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

Section 1. The Singing Arrow Neighborhood Plan, attached hereto is hereby adopted as a rank three neighborhood plan.

Section 2. All development activities and improvement activities shall be guided by the neighborhood plan.

Section 3. An area plan, dealing especially with major transportation improvements including the Gibson Corridor, shall be completed expeditiously by the City in coordination with the Council of Governments.

Section 4. The City Planning Division shall initiate the replatting of Blocks 1 - 4, Canada Village Subdivision to allow greater flexibility in developing a neighborhood park and archaeological site in the area.

Section 5. Resolution 29-1983 is hereby superseded.

PASSED AND ADOPTED THIS 21st DAY OF March, 1983,
BY A VOTE OF 9 FOR AND 0 AGAINST.

Robert M. White

Robert M. White, President
City Council

APPROVED THIS 8th DAY OF April, 1983.

Harry E. Kinney

Harry E. Kinney, Mayor
City of Albuquerque

ATTEST:

Cynthia Ludi

City Clerk

EPC RESOLUTION 29-1983

WHEREAS, the Environmental Planning Commission is authorized by ordinance to advise the City Council on all matters related to planning, zoning and environmental protection, including all elements of community master plans; and

WHEREAS, the Environmental Planning Commission recognizes the need for neighborhood plans to guide the City of Albuquerque and other agencies and individuals to ensure orderly development and protection of existing properties; and

WHEREAS, the Singing Arrow area, as shown on the attached maps and described in the attached text, was zoned inappropriately, has inadequate community facilities, and needs modification to conserve existing neighborhoods and guide future development; and

WHEREAS, the City of Albuquerque has prepared a Neighborhood Plan to guide conservation, further development, and improvement activities within the Singing Arrow area; and

WHEREAS, the Neighborhood Plan for the Singing Arrow area has been developed with the assistance of a task force representing local interests, in accordance with the interests and needs of area residents and property owners as expressed through public meetings.

THEREFORE, BE IT RESOLVED BY THE ENVIRONMENTAL PLANNING COMMISSION:

Section 1. The Neighborhood Plan for the Singing Arrow area is hereby approved and recommended to the City Council for adoption as a guide to implementation of the Albuquerque/Bernalillo County Comprehensive Plan.

Section 2. The zoning changes and land use recommendations proposed on Map 4, Page 8 of the Singing Arrow Neighborhood Plan were done in accordance with Resolution 217-1975 and are hereby adopted.

Section 3. All development activities with the area, including those of the public and the private sector, shall be guided by the Neighborhood Plan.

Section 4. The City Planning Division shall initiate the replatting of Blocks 1-4, Canada Village Subdivision to allow greater flexibility in developing a neighborhood park and the archaeological site in the area.

PASSED, SIGNED AND ADOPTED THIS 9th DAY OF September,
1982 BY A VOTE OF 8 FOR AND 1 AGAINST.


Hildreth Barker, Chairman
Environmental Planning Commission
City of Albuquerque, New Mexico

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I. INTRODUCTION

The Singing Arrow Neighborhood Plan is the result of an examination of an approximately 400-acre area bounded by Central Avenue on the north, Juan Tabo Boulevard on the west, Four Hills Road on the east and the Tijeras Arroyo on the south. Map 1 shows the plan area location. Undeveloped land to the east of the neighborhood is the beginning of the rough terrain of the Sandia foothills. To the west is Manzano Mesa, a large undeveloped tract owned by the Albuquerque Board of Education. To the north is partially developed land between Central Avenue and Interstate 40 which is a mix of commercial and residential uses. To the south, across the Tijeras Arroyo, are Hidden Valley and Four Hills Village Subdivisions, large parcels of vacant land, and Kirtland Air Force Base.

The Singing Arrow neighborhood is a part of the larger Far East Central Area now undergoing study which is to result in an area plan.

Preparation of the small neighborhood plan began in 1980 at the request of the Singing Arrow Neighborhood Association. The association felt that neighborhood concerns required study at a more specific level than was proposed for the area plan addressing the whole Far East Central Area.

The major issue prompting this request is the higher-than-average residential density of the Singing Arrow Area. Other concerns identified by the neighborhood are the need for a neighborhood park and better access to the area.

Planning staff worked with a neighborhood planning task force in reviewing neighborhood concerns and planning issues and in developing the recommendations of this plan.

Land use and zoning recommendations contained here limit current trends toward high density development and encourage light industrial development. They also recommend neighborhood-based means of improving the management and appearance of the numerous four-plex units in the neighborhood.

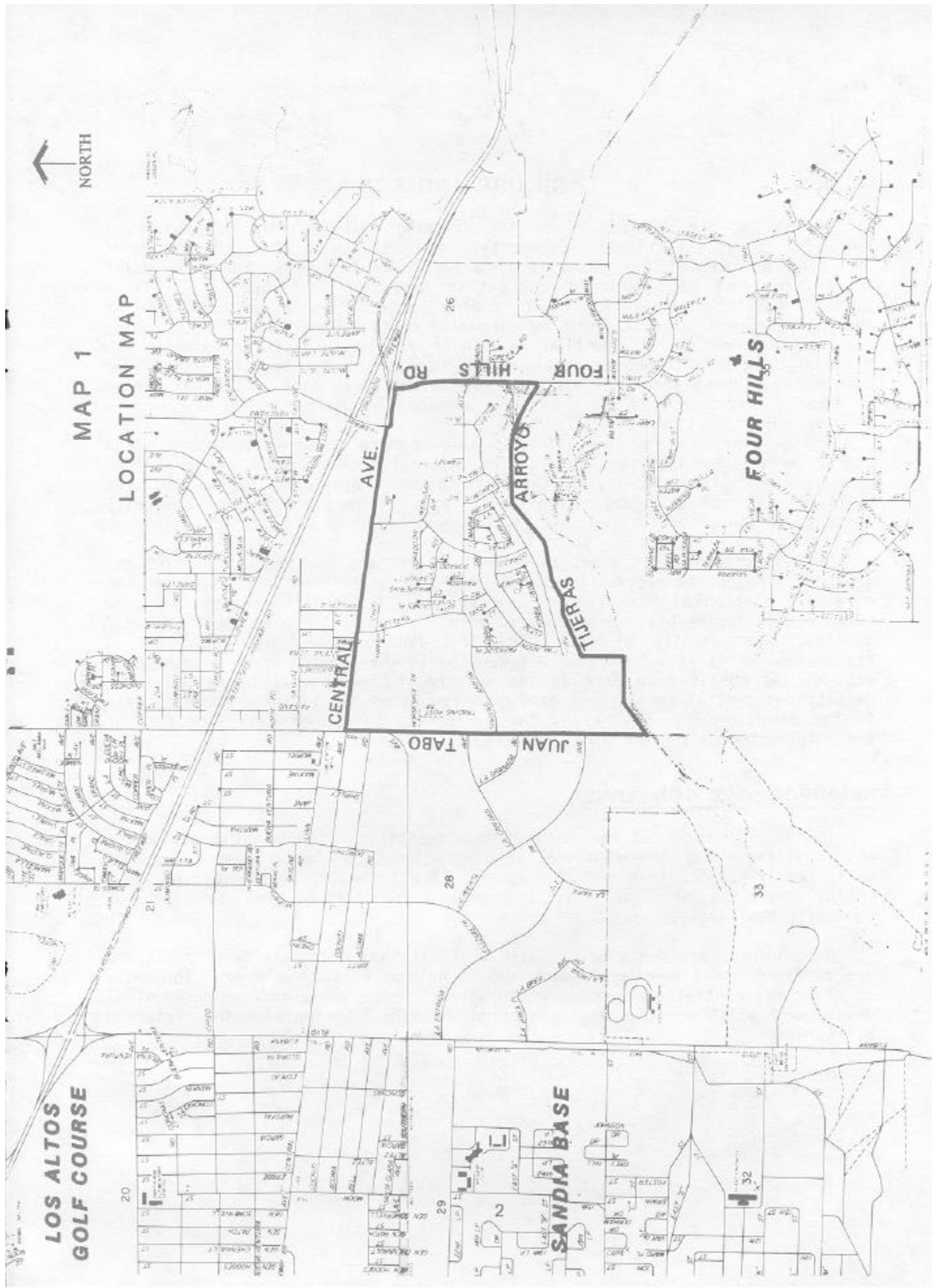
Transportation recommendations include improving access to the neighborhood and relieving congestion on local streets. Other neighborhood traffic problems were reviewed and are currently being resolved by the Traffic Engineering Division.

Park development and community-facility recommendations are intended to provide both short-term and long-term solutions to the problem of inadequate community facilities.



MAP 1

LOCATION MAP



**LOS ALTOS
GOLF COURSE**

SANDIA BASE

FOUR HILLS

SINGING ARROW NEIGHBORHOOD PLAN

II. LAND USE AND ZONING

During the mid-1960's much of the existing zoning in the Singing Arrow neighborhood was established. Community Commercial Zoning (C-2) to a depth of 700 feet or greater was established along Central Avenue; the Four Hills Mobile Home Park was developed adjacent to Juan Tabo Boulevard; and a large area of R-2 (Low Density Apartment) zoning was established in the middle of the neighborhood. Less dense development than allowed under R-2 zoning occurred in Four Hills Addition, a single family subdivision, and Dorado Village, Unit 2, a townhouse development. Much of the commercially zoned land within the Singing Arrow neighborhood and on the north side of Central Avenue is vacant. Existing land use and zoning are shown on Maps 2 and 3.

The original zoning generally has allowed more intense development than can be served adequately by the existing internal street system. There are no community facilities to serve the most densely developed portion of the neighborhood, nor are public facilities such as parks, schools, community centers, or libraries located near to the area.

Of 400 acres in this area, approximately 290 are developed. In 1981 the area contained 2,144 residential units with a gross residential density in the developed portion of the area of approximately 7.5 dwelling units per acre (du/acre). Residential density excluding commercial development is 8.7 du/acre. Net density of the Four Hills Mobile Home Park (du/developed residential acre) is 7.5 units. Net density in the Singing Arrow neighborhood east of the mobile home park is ten du/acre. Zone changes to allow higher density residential development have been requested for vacant commercial land in the neighborhood. Several of these requests have been denied because of the neighborhood's concern about density.

NEIGHBORHOOD CONCERNS

The major concern of the neighborhood residents in developing a plan is the existing land use pattern which includes a larger percentage of multi-family housing than the City average (See Table 1). Residents attribute rising crime to high density, a transient population, and the lack of community facilities.

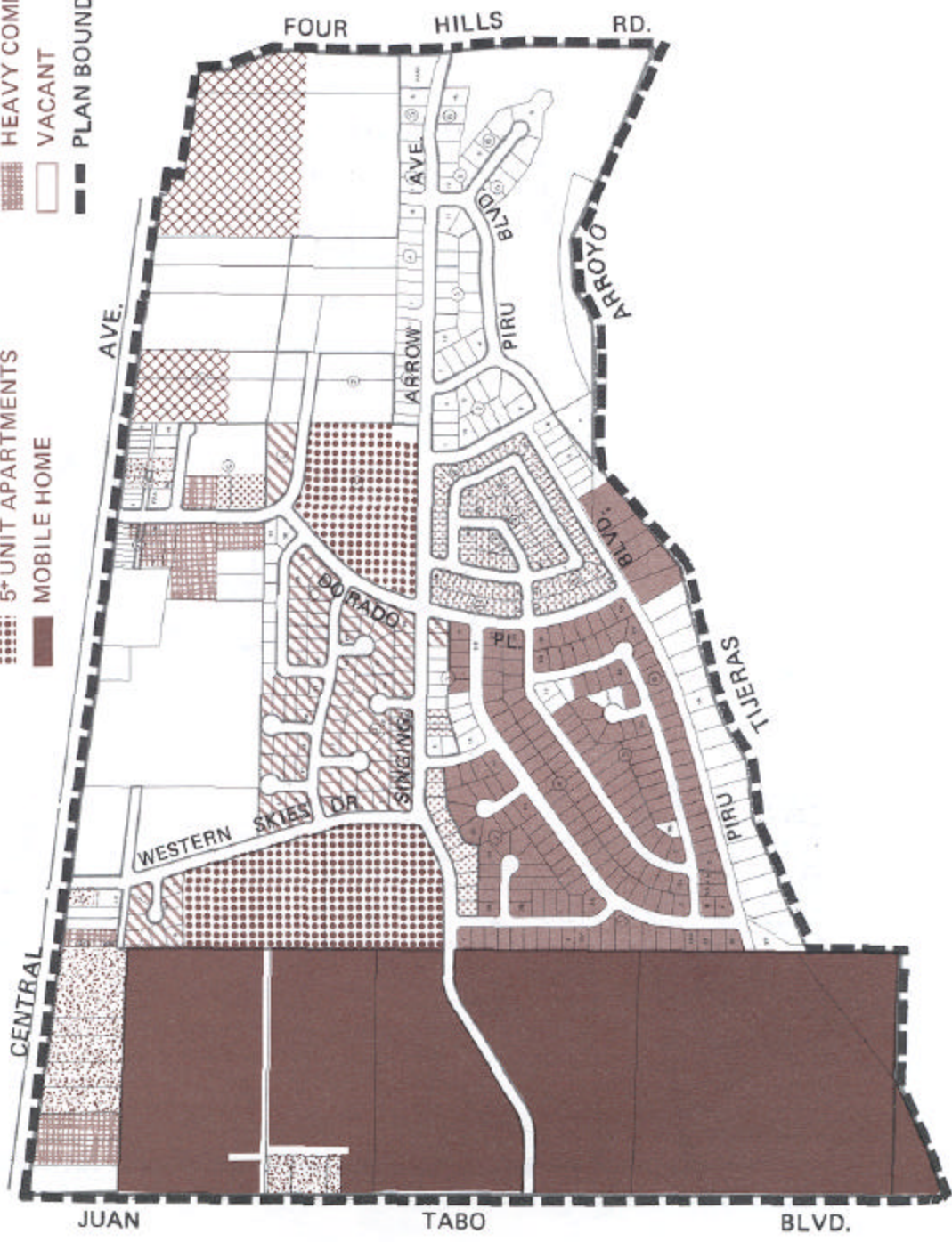
Neighborhood residents are opposed to additional apartment development and are concerned that new development should help stabilize the area. Townhouse or other residential development which attracts homeowners and non-residential development which provides employment and shopping opportunities are preferred by residents.



MAP 2

EXISTING LAND USE

- SINGLE FAMILY RESIDENTIAL
- TOWNHOUSE
- 2-4 UNIT APARTMENTS
- 5+ UNIT APARTMENTS
- MOBILE HOME
- OFFICE
- SERVICE COMMERCIAL
- RETAIL COMMERCIAL
- HEAVY COMMERCIAL
- VACANT
- PLAN BOUNDARY



SINGING ARROW NEIGHBORHOOD PLAN

JUNE 1981



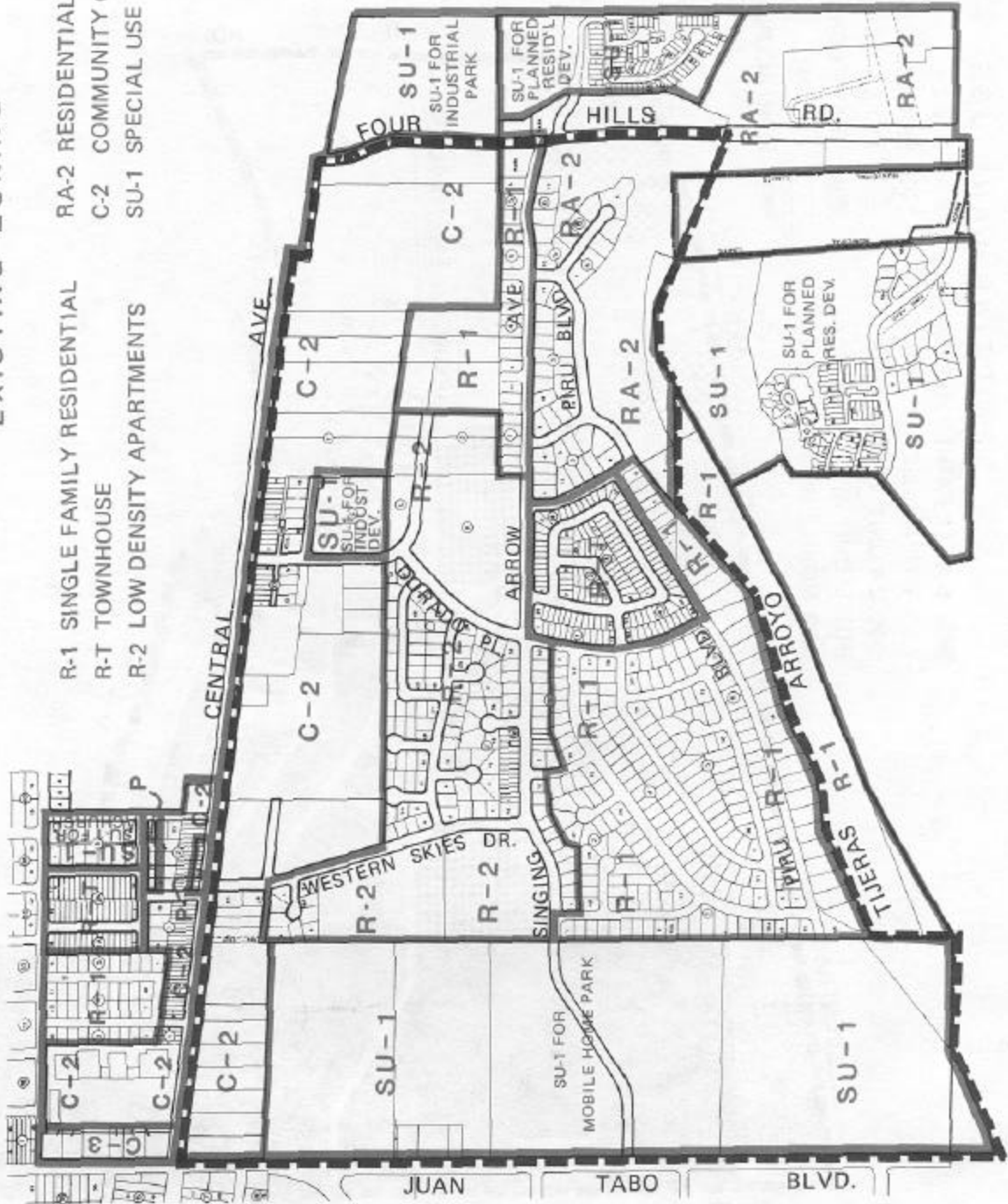
NORTH

MAP 3

EXISTING ZONING

- RA-2 RESIDENTIAL AGRICULTURAL
- C-2 COMMUNITY COMMERCIAL
- SU-1 SPECIAL USE

- R-1 SINGLE FAMILY RESIDENTIAL
- R-T TOWNHOUSE
- R-2 LOW DENSITY APARTMENTS



JUNE 1981

PLAN BOUNDARY

SINGING ARROW NEIGHBORHOOD PLAN

TABLE 1
HOUSING BY TYPE

	Singing Arrow Neighborhood		City of Albuquerque	
	<u>1981</u>		<u>1979 Estimate</u>	
	<u>Dwelling Units</u>		<u>Dwelling Units</u>	
Single Family	188	9%	106,687	70%
Multi-Family (Townhouse, 4-Plex Apartments)	1,123	52%	32,500	25%
Mobile Homes	833	39%	7,983	5%
Total	2,144		152,170	

Source: Windshield Survey of Singing Arrow Neighborhood, 1981
1979 Socioeconomic Indicators, Middle Rio Grande Council of Governments, 1981

LAND USE GOALS

The City's Comprehensive Plan establishes moderate overall densities ranging from three to nine dwelling units per acre in Established Urban Areas and encourages infill development. Because residential development in this area is at the upper end of the range, residential infill should be consistent with the following goals.

1. Allow additional well-designed and landscaped residential development which provides on-site amenities and primary access to Central Avenue.
2. Encourage commercial and office development, and small, light manufacturing uses which will serve and employ neighborhood residents.
3. Improve the appearance of the area developed with individually owned four-plex units (Dorado Skies and Singing Arrow Subdivisions).

RECOMMENDATIONS

On the south side of Singing Arrow Avenue between Parkside Place and Dorado Place is a strip of R-2 zoning. This strip is primarily developed with townhouses. Since R-2 zoning was approved, a single family subdivision was developed to the south, and zoning in this subdivision was changed from R-2 to R-1 in 1980. Zoning for the R-2 strip should be changed to R-T to be consistent with existing development and to act as a buffer between the apartment development to the north and the single family subdivision to the south (See Map 4).

Zone changes or conditional use requests are required for any development other than office or commercial on the property adjacent to Central Avenue (See Map 4). The following policies apply to any zone change or conditional use request in the neighborhood.




1. Residential Development

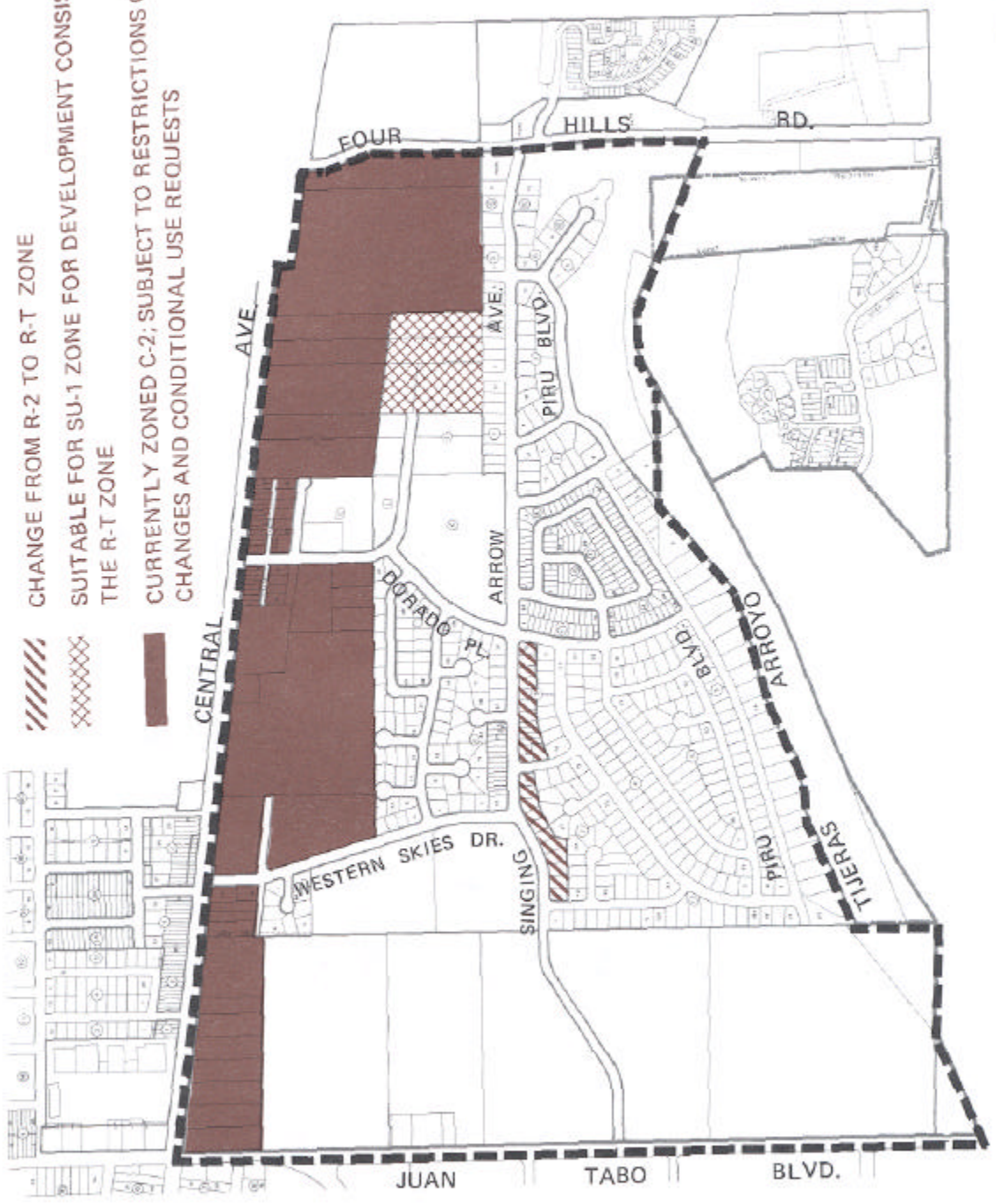
- a. Allow residential development only on parcels of three acres or more with a zoning designation of SU-1 for Planned Residential Development which requires site plan review.
- b. Require access to Central Avenue either directly or by way of a new street east of Dorado Place for new development on property which is not adjacent to an existing street. New development may tie into existing local streets for secondary access only.
- c. Require buffer landscaping and landscaped screening of parking areas through the site plan review process.
- d. Establish residential density as follows:
 - 1) Allow residential development south of property currently zoned C-2 which is consistent with the R-T zone.
 - 2) Allow residential development which does not increase the present overall density within the area currently zoned C-2. This may be accomplished in two ways:
 - a) Allow entirely residential development consistent with the R-T Zone; or
 - b) Allow mixed use development which has an average residential density of no more than ten du/acre. The gross density of the residential portion of a mixed-use development shall not exceed 20 du/acre. A mixed-use development shall be done as a planned unit development. The site plan must show the layout of the entire project, although it may be built in phases.



MAP 4

LAND USE CONTROLS

-  CHANGE FROM R-2 TO R-T ZONE
-  SUITABLE FOR SU-1 ZONE FOR DEVELOPMENT CONSISTENT WITH THE R-T ZONE
-  CURRENTLY ZONED C-2; SUBJECT TO RESTRICTIONS ON ZONE CHANGES AND CONDITIONAL USE REQUESTS



PLAN BOUNDARY

SINGING ARROW NEIGHBORHOOD PLAN

For any residential development with a density exceeding ten du/acre, on-site open space should be consolidated to provide recreation areas for residents. This may include but is not limited to, landscaped areas for passive recreation, play areas for children, swimming pools, and tennis courts. Vegetation should be the primary feature in on-site landscaped areas and should equal at least 50 percent of the total landscaped area.

2. Light Industrial Development

- a. In areas now zoned C-2, allow light industrial development on sites of three acres or more zoned SU-1 for Industrial Development which
 - 1) Does not emit noise, noxious fumes, dust, or odors detrimental to the adjacent neighborhood.
 - 2) Contains manufacturing activity and storage within an enclosed building.
 - 3) Has principal access from Central Avenue.
 - b. Require buffer landscaping and screening of parking areas through the site review process.
3. Encourage establishment of an owners' association to improve management of four-plex units. Responsibilities of the association should include the following:
- a. Reporting of code violations, such as outdoor storage and inoperative vehicles to the appropriate enforcement authority. The Services Department Refuse Division, deals with trash pick-up and weed and litter problems. The Zoning Enforcement Section of the Code Administration Division responds to complaints about inoperative vehicles and improperly stored recreational vehicles.
 - b. Reporting of drainage problems in Singing Arrow and Dorado Skies Subdivisions to the Code Administration Division. Generally, drainage problems are the result of lot construction inconsistent with approved grading and drainage plans or regrading of ponding areas after occupancy.
 - c. Development of standardized leases and management criteria for property owners and managers which are intended to improve maintenance standards and thereby the appearance of four-plex units.
 - d. Cooperation with the Singing Arrow Neighborhood Association to further neighborhood goals.

4. Enforce nonconforming landscaping according to provisions in the Comprehensive City Zoning Code, Section 40. D.5., as soon as possible after they take effect (December 17, 1982). In retroactive landscaping plans, gravel should not be considered an acceptable landscaping material for an entire lot's usable open space. Vegetation should make up at least 50 percent of the total on-site landscaped areas.
5. Notify the neighborhood associations within the Singing Arrow area of any zone change, conditional use, site plan approval, or subdivision request within the boundaries of this plan. The associations in the neighborhood are the Singing Arrow Neighborhood Association, Four Hills Mobile Home Park Tenants Association, and the Tijeras Heights Neighborhood Association.

III. TRANSPORTATION

The Singing Arrow neighborhood has an adequate transportation system including transit routes, and proposed bikeways (See Map 5). However, only three streets provide access into the neighborhood. This is less than comparable neighborhoods elsewhere in Albuquerque. Additional access is needed for new development and to the proposed park/archaeological site.

An existing unpaved right-of-way connects Singing Arrow Avenue to Four Hills Road which encroaches upon the Carnue archaeological site. The area could be replatted so that Singing Arrow Avenue avoids the archaeological site.

The Gibson Boulevard Corridor passes through the eastern portion of this neighborhood. A location study to address the impacts of a high capacity arterial on the Singing Arrow neighborhood is anticipated within the next two years.

Transit service to the neighborhood is good. North/south transit service is available along Juan Tabo Boulevard. The Tramway-Central bus route extends into the neighborhood along Western Skies Drive, through the Four Hills Mobile Home Park on Singing Arrow Avenue, and back to Central Avenue via Juan Tabo Boulevard.

Proposed bicycle routes are on the edges of the neighborhood to the west along Southern Avenue, and to the south along proposed extensions of Juan Tabo Boulevard and Gibson Boulevard. Amendments to the Bikeways Master Plan have been proposed which would designate a bike route on Singing Arrow Avenue from Juan Tabo to Four Hills Road and a bike lane on the extension of Pawnee Street. Such a linkage should be made as an amendment to the Bikeways Plan.

NEIGHBORHOOD CONCERNS

Residents are concerned about the limited access into the area and congestion on the three major access streets - Singing Arrow Avenue, Western Skies Drive, and Dorado Place. Of particular concern is the potential impact of future development on existing streets if additional access to Central Avenue is not provided. Use of Singing Arrow Avenue by through-traffic is also considered a problem.

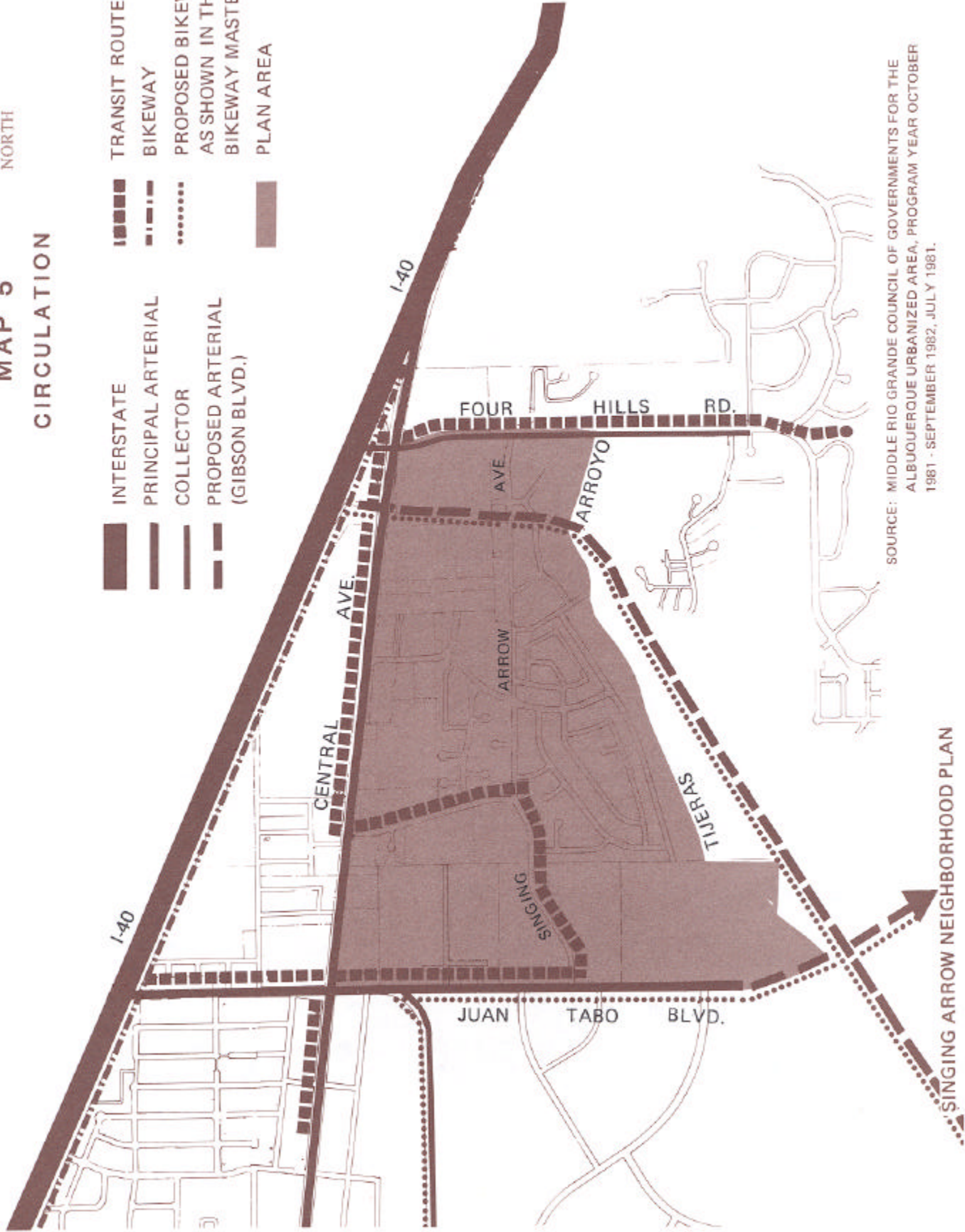
In order to facilitate the development of a neighborhood park and the archaeological site, residents requested that rights-of-way through City-owned land be vacated and that the alignment of Singing Arrow Avenue be shifted as far north as possible.

At this time the three neighborhood associations in the area, as well as neighborhood groups south of the Tijeras Arroyo, are opposed to the present location of the Gibson Corridor.



MAP 5 CIRCULATION

- | | | | |
|--|-------------------------------------|--|--|
| | INTERSTATE | | TRANSIT ROUTE |
| | PRINCIPAL ARTERIAL | | BIKeway |
| | COLLECTOR | | PROPOSED BIKeway
AS SHOWN IN THE
BIKeway MASTER PLAN |
| | PROPOSED ARTERIAL
(GIBSON BLVD.) | | PLAN AREA |



SOURCE: MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS FOR THE ALBUQUERQUE URBANIZED AREA, PROGRAM YEAR OCTOBER 1981 - SEPTEMBER 1982, JULY 1981.

SINGING ARROW NEIGHBORHOOD PLAN

Several neighborhood residents who commute by bicycle to Kirtland Air Force Base have identified a need for a bikeway which connects the Singing Arrow neighborhood to Kirtland and provides a separation of bicycle traffic from automobile traffic at the Eubank gate. Construction of a bikeway along Gibson Boulevard has been proposed. However, because this project is far in the future, a bicycle route is desired on local streets developed west of the Singing Arrow area and south of the present city limits.

Neighborhood transportation concerns related to neighborhood traffic include:

1. Better street lighting throughout the neighborhood;
2. Installation of a traffic signal at Western Skies and Central Avenue;
3. Installation of stop signs at Dunes Drive and Western Skies, Dunes Drive and Dorado Place, Dorado Drive and Dorado Place, Dorado Place and Piru Boulevard, Tomlinson Drive and Yorba Linda Drive, Elyse Place and Yorba Linda Drive;
4. Installation of left-turn traffic signal arrows at Juan Tabo Boulevard and Central Avenue.

The Traffic Engineering Division has analyzed the need for additional traffic control measures and street lights. Two new street lights will be installed, one each at the cul-de-sacs of Tassy Court and Charla Court. A traffic signal will be installed at Western Skies Drive and Central Avenue. Additional stop signs are already in place. A left turn arrow at Juan Tabo Boulevard and Central Avenue is not considered to be warranted by the amount of traffic presently at the intersection.

TRANSPORTATION GOALS

Transportation goals for the neighborhood are to provide at least one additional access point to Central Avenue and to restrict the use of Singing Arrow Avenue as a through-street by traffic from outside the neighborhood. Another goal is to improve bicycle access to Kirtland Air Force Base from the Singing Arrow neighborhood.

RECOMMENDATIONS

The following recommendations apply to transportation improvements within and adjacent to the Singing Arrow neighborhood:

1. Extend an additional access from Central Avenue to Singing Arrow in the vicinity of Pawnee Street. The location of this street should be determined through discussions with property owners, and right-of-way will be obtained as land is platted or developed. An approximate location is shown on Map 6.



MAP 6

PROPOSED TRANSPORTATION IMPROVEMENTS

-  APPROXIMATE LOCATION OF NEW STREETS
-  STREETS PROPOSED FOR VACATION
-  PROPOSED TRAFFIC SIGNAL
-  PROPOSED STREET LIGHTS
-  STREET PROPOSED FOR REALIGNMENT
-  GIBSON CORRIDOR
-  PLAN BOUNDARY



SINGING ARROW NEIGHBORHOOD PLAN

2. Shift the alignment of Singing Arrow Avenue to the north to allow consolidation of City-owned land for the park and archaeological site. This realignment must be coordinated with park development plans and plans for Gibson Boulevard location.
3. Close Singing Arrow Avenue until a second access to Four Hills Village is constructed.
4. Amend the City's Bikeways Master Plan to include a bikeway south of Manzano Mesa to Kirtland Air Force Base south of the Eubank gate and to include bike routes on Singing Arrow Avenue and Western Skies Drive. New bikeways should be incorporated into local streets platted as part of development of Manzano Mesa and land to the south.

IV. COMMUNITY FACILITIES

Neighborhood residents identified a need for a neighborhood park and community center. The only recreational facilities in the neighborhood are private facilities located within the Four Hills Mobile Home Park. There are no public facilities such as schools, community centers, or libraries in the area east of Eubank Boulevard and south of Interstate 40.

PARKS AND OPEN SPACE

In the 1950's, La Canada Park, which encompasses approximately 20 acres along the northern slope of the Tijeras Arroyo, was dedicated to the City as a public park. This area is suitable for hiking trails and as open space.

The City currently owns approximately 12 acres adjacent to La Canada Park. The Carnue archaeological site occupies most of this land. A small park is currently being planned west of the archaeological site. The Museum of Albuquerque and the Parks and Recreation Department are working together to develop a park which provides information about the archaeological site. Albuquerque Public Schools has expressed an interest in the development of the archaeological site because of its potential as an educational facility. Park improvements at this site will tie in with the open space of La Canada Park and a potential trail system along the Tijeras Arroyo (See Map 7).

RECOMMENDATIONS

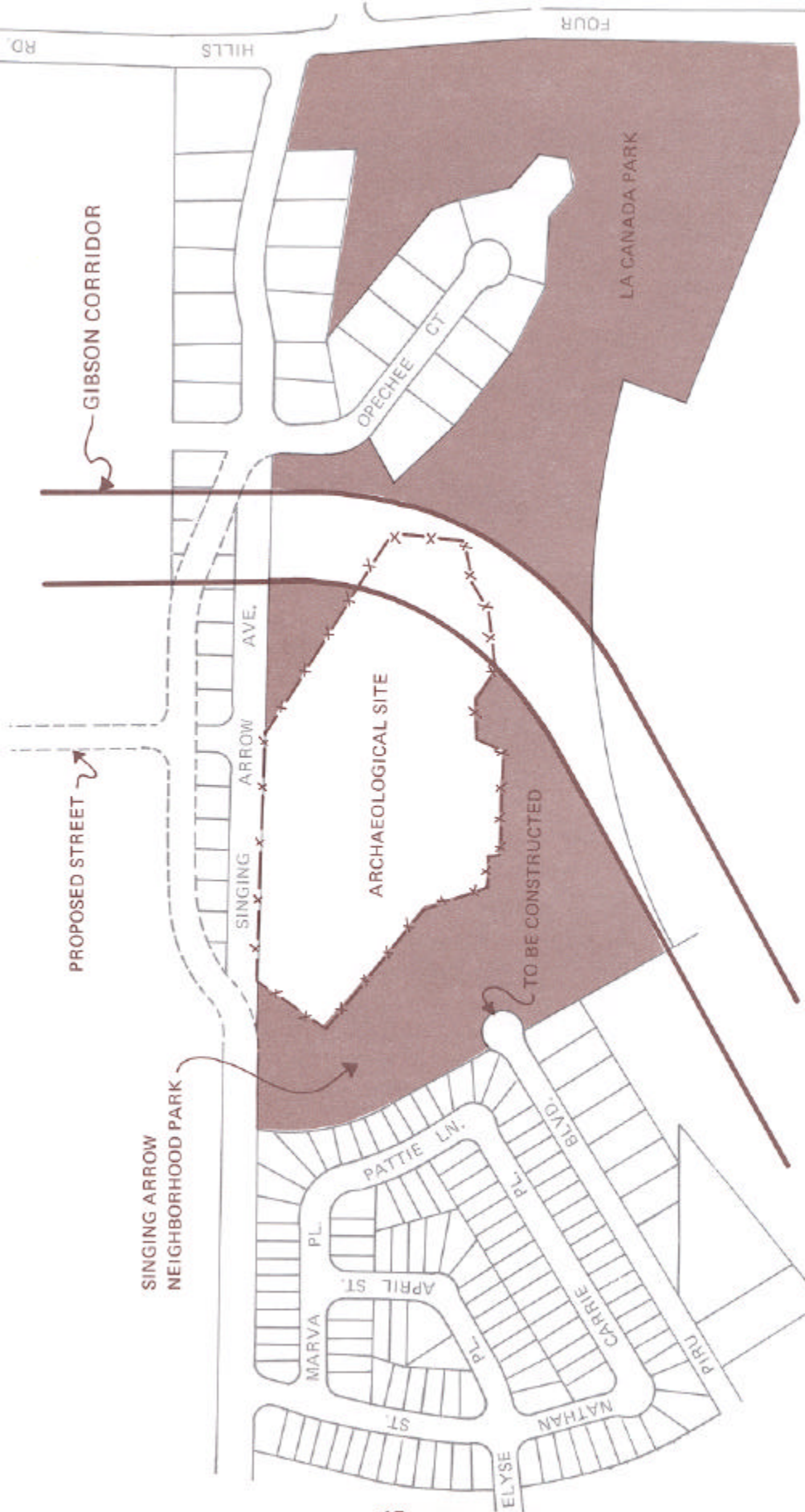
The following recommendations propose adequate park facilities for this neighborhood:

1. Require park land dedication or cash in lieu of land to conform with the City's park dedication ordinance for all future residential development.
2. Develop a neighborhood park on city-owned land adjacent to the Carnue archaeological site. To allow greater flexibility in development of the park and archaeological site, Blocks 1-4 of Canada Village subdivision should be vacated, including lot lines and public rights-of-way. A cul-de-sac should be constructed where Piru Boulevard enters the park. Map 7 shows the relationship between the park, the archaeological site, the Gibson Corridor and Singing Arrow Avenue.
3. Complete excavation and recordation of the history of the archaeological site as soon as possible.
4. Incorporate a sheltered meeting area into plans for the neighborhood park to provide a gathering place for area residents and for groups visiting the archaeological site.



MAP 7

PARKS AND ARCHAEOLOGICAL SITE LOCATIONS



OTHER COMMUNITY FACILITIES

The Singing Arrow neighborhood and the entire southeast heights east of Eubank Boulevard have no public facilities such as schools, community centers, or libraries to provide a focus for neighborhood activities. Neighborhood residents in the Singing Arrow area have identified a need for a facility which can be used for neighborhood meetings and activities such as a community center constructed in conjunction with development of the archaeological site. Such a facility would also benefit surrounding neighborhoods.

Two options exist for providing a meeting place for neighborhood residents. The short term option discussed on page 16 provides a sheltered area in the neighborhood park for neighborhood activities. This shelter will satisfy an immediate need, but is not adequate for year-round use. A long term solution is to construct a community room as part of a community facility such as a school, library, or other public building.

The Albuquerque Public Library Comprehensive Plan identifies a need for a branch library to serve the East Central area. The Juan Tabo Boulevard and Central Avenue intersection was proposed as a central location for this facility. Final plans for the location of the branch library have not been made, and the earliest date for funding is the 1988 bond issue.

Any community facility constructed in this area will serve a larger population than the Singing Arrow neighborhood. For example, according to the Library Comprehensive Plan, libraries serve a population within a two-mile radius.

RECOMMENDATION

Construct a branch library which includes a community room near the intersection of Juan Tabo Boulevard and Central Avenue and within the area east of Eubank Boulevard and south of Interstate 40. The library/community room should be located on Central Avenue for easy access by automobile and transit. This project should be jointly funded through the Library Department and Parks and Recreation Department.