Chapter 4 Neighborhoods

4A Background & Analysis

4.A.1 Introduction

Albuquerque and Bernalillo County are home to distinct and vibrant neighborhoods supporting a wide range of urban and rural lifestyles that reflect the unique history, culture and environment of the region.

While most people would agree that protecting neighborhood character is important – to protect and enhance the identity of special places in our community – defining what character is and identifying the most important elements that contribute to distinctness is challenging. Even defining neighborhood boundaries, or in fact what constitutes a neighborhood is tricky and isn’t always definitive (e.g. Residential areas only? Residential areas and nearby main streets and commercial corridors?)

This chapter seeks to provide some information and history about the development of neighborhoods that can help flesh out the elements of the built environment that contribute to the “charm,” “flavor,” or “character” of place. Future and ongoing planning efforts will be needed to further identify the distinct elements that define and contribute to neighborhood character. Some of the most important elements of neighborhood character may not be able to be addressed or protected through City and County policies. In many cases, alternate strategies may be needed to partner with other agencies or non-profits who can have a more direct and immediate impact on important issues.

Part of protecting and enhancing neighborhood character is guiding appropriate Land Use, described in Chapter X. [See Land Use Chapter. Xref needed] Another element is registering historic properties or districts within neighborhoods, described in Chapter X. [See Heritage Conservation Chapter. Xref needed]

The Neighborhoods Chapter of the Comp Plan includes policies related to the preservation, enhancement, and planning for all neighborhoods, as well as additional policies related to specific neighborhoods’ character and community planning areas. This chapter also sets forth the process to guide Small Area Assessments for Community Planning Areas.

Residents and neighborhood associations are important stakeholders in our community, and along with local governments, have a role in guiding the Goals for this Chapter.

1. Recognize and protect distinct land use patterns, character, and quality of life in neighborhoods and traditional communities.
2. Foster communities where residents can live, work, shop, play, and learn together.
3. Maintain and preserve the unique quality of historic areas.
4. Encourage high quality development and redevelopment that responds appropriately to the natural setting and environmental context.
5. Engage communities to plan for their distinct character and needs.
4.A.2  Guiding Principles

4.A.2.1  STRONG NEIGHBORHOODS

4.A.2.1.1  Neighborhoods provide quality of life and remain distinct, vibrant places to live.

4.A.2.1.2  Development in established neighborhoods matches existing character and promotes revitalization where desired.

4.A.2.2  MOBILITY

4.A.2.2.1  Complete, walkable neighborhoods with a range of housing and amenities make non-auto transportation options safer and more accessible.

4.A.2.2.2  Planning efforts identify improvements needed in areas with limited mobility.

4.A.2.3  ECONOMIC VITALITY

4.A.2.3.1  Neighborhoods with locally-serving businesses promote sustainable economic growth and reinvestment of local dollars.

4.A.2.4  EQUITY

4.A.2.4.1  Community Planning Area assessments in the City and Sector Planning in the County identify existing conditions in neighborhoods and use equity measures to prioritize revitalization.

4.A.2.5  SUSTAINABILITY

4.A.2.5.1  Strong and vibrant neighborhoods foster social connections and encourage resource-sharing.

4.A.2.5.2  Sustainable neighborhood design integrates green infrastructure.

4.A.2.6  COMMUNITY HEALTH

4.A.2.6.1  Healthy neighborhoods protect residents from hazards, encourage physical activity, and foster positive social interactions.

4.A.2.6.2  A range of amenities in neighborhoods reduces the need to drive, increasing active transportation opportunities.

4.A.3  In the Future

Neighborhoods will remain an important feature of Albuquerque and Bernalillo County. Over the next twenty years, they will continue to flourish as places that provide a high quality of life for all residents and contribute to the good of the greater Albuquerque and Bernalillo County community, with increasing opportunities for improvement. Public investments will be equitable throughout all neighborhoods across the city and county – addressing immediate needs in areas with fewer resources and ensuring that planning
and engagement happen in all communities. Neighborhood-level engagement in both the city and county empowers residents and results in recommendations that are practical to implement.

4.A.4 Challenges
1. Respecting historic neighborhood and land use patterns
2. Protecting and enhancing neighborhood character
3. Ensuring inclusive decision-making
4. Ensuring equitable public investment

4.A.5 Strategies
1. Creating complete communities and neighborhoods
2. Highlighting the variety of housing types that match the distinct character of different neighborhoods
3. Demonstrating the feasibility of diverse housing types in different types of neighborhoods to the community and developers
4. Integrating the City’s Rank 2 Area Plans, Corridor Plans, and Sector Development Plans into the Comprehensive Plan
5. Directing growth in the City to Areas of Change
6. Ensuring that new development is compatible with established character in Areas of Consistency in the City
7. Updating the map of Community Planning Areas to better match data boundaries
8. Identifying the character and needs of neighborhoods in the City through a Community Planning area assessment process in the City
9. Developing Area and Sector Development Plans in the County as needed to provide further guidance for development in the future

4.A.6 Context & Analysis

4.A.6.1 Policies Protecting and Enhancing Neighborhood Character
For most citizens, the desire to protect and enhance the character of their neighborhood is crucial. As redevelopment and infill occur, policies are needed to ensure development is consistent with the community’s vision and compatible with the surrounding context.

Protecting and enhancing our neighborhoods’ most valued assets includes everything that makes Albuquerque so special and valuable whether they are historically or culturally significant resources (the Old Town Plaza), architectural style, or landscape features such as acequias.

4.A.6.1.1 Character
This chapter includes Goals and Policies related to the distinct character of neighborhoods for all neighborhoods, as well as incorporating policies and actions for individual areas from the City’s Rank 3 Sector Development Plans.
The following elements contribute to character of distinct neighborhoods and should be addressed through Comprehensive Plan policies and zoning standards:

1. Mix of land uses
2. Development scale and intensity of commercial and office uses
3. Building size and massing
4. Building placement (i.e. on a site and in relationship to public rights-of-way)
5. Site layout
6. Landscaping
7. Platting patterns
8. Block size and pattern
9. Street width, alignment, and configuration
10. Circulation patterns for all transportation modes
11. Streetscape elements and amenities
12. Relationship to natural features and cultural landscapes
13. Park and civic space location, size, and configuration
14. Parking for vehicles and bicycles

Architectural and historical styles are most appropriately addressed in historic districts. See Heritage Preservation chapter. [xref needed]

Future planning efforts will be needed to further identify the character of distinct neighborhoods and recommend additional policies to adequately protect and enhance neighborhoods. [xref to section on City Community Planning Area Assessment Process]

4.A.6.1.2 Land Use

The City and County face crucial decisions about where to focus future redevelopment and expansion.

For both the City and the County, determining where to grow is also a careful balance between the need to preserve our rural and agricultural lands and pressures on these areas to convert to housing and other uses as the urban areas expand outward. In order for rural and agrarian areas to remain viable and sustainable, urban areas must receive more density and intensity over time, drawing the gravity of development away from the outlying areas.

Additional policies protecting neighborhood character can be found in the Land Use chapter [xref needed].

4.A.6.1.2.1 County

For the County, areas of anticipated change are designated within the Centers and Corridors map and in County Area and Sector Plans. Master plans adopted within the Reserve Area in the County also designate
mixed-use, higher-density development areas that are expected to change.

**4.A.6.1.2.2 City**

For the City, identifying Areas of Change and Areas of Consistency (see Land Use Chapter. Xref needed) provides a major tool for decision-makers and neighborhoods seeking guidance for the City.

At the neighborhood level, Areas of Consistency represent residential neighborhoods where little change is anticipated, and any future development should be mindful of surrounding context to be compatible with the established character of existing development.

Areas of Change highlight places where new development and redevelopment are desired by the community and have been shown to be potential financially viable and practical options for investment. These areas include vacant or underused lots throughout the city and county, stagnant commercial development that would benefit from some degree revitalization, as well as specific sites where individuals or neighborhoods seek revitalization.

Both Areas of Consistency and Areas of Change should be considered as pieces of the whole, in that they are not mutually exclusive. Focused investment in one place will likely have positive impacts on the surrounding community – whereas a lack of investment often exerts the opposite influence.

While a common tool to preserve a neighborhood’s distinct qualities is the designation of a historic or conservation district, stringent requirements to qualify for these designations means it is not always available or desired by the neighborhood. Directing growth to Areas of Change is intended to reduce the pressure on established neighborhoods to absorb growth and infill at a scale and density that could be harmful to the stability of the neighborhood.

**4.A.6.1.3 Historic Neighborhoods and Cultural Landscapes**

Additional policies related to historic preservation and protecting agricultural heritage and cultural landscapes can be found in the Heritage Conservation chapter [xref needed].

**4.A.6.1.4 Sector Development Plans**

In the County, Area and Sector Development Plans will continue to provide an additional level of detailed planning and guidance for future development.

In the City, Sector Development Plans have been an important piece of neighborhood planning for the past forty years to address issues within individual neighborhoods and corridors. As of 2014, the City had adopted
over 60 sector development plans, many with a mix of policy and zoning. The unintended consequence of this approach has been that policies, regulations, and implementation tools have been tailored for specific places to the extent that they create one-off solutions that do not always consider citywide goals or nearby planning. These specialized tools are not always effective, and having so many to implement has proved impractical and infeasible for the City. Worse, not every neighborhood has benefited from additional planning, and doing so would only compound a currently unworkable system of standalone, uncoordinated plans. [xref to Appendix X on City Sector Development Plans]

Policies from sector development plans adopted as of 2014 have been incorporated into the Comp Plan. Regulations from adopted sector plans will be analyzed for inclusion in updated zoning standards for future development. Other information and descriptions of neighborhoods and special places in those plans will move into future Community Planning Area Assessments. Future planning efforts in the City will be organized around Community Planning Areas [see below. Xref needed.] Additional information about the shift away from Sector Development Plans in the City can be found in Appendix X [Xref needed.]

Community Planning Areas

The 2015 update of the Comp Plan revises Community Planning Areas that have been in the Comprehensive Plan since 2002. The boundaries have been updated from the previous Comp Plan’s 13 community planning areas to better align with census tract boundaries, which should help to establish baseline information that can be tracked over time to assess how well areas are doing and how well the community vision is being implemented.

There are 25 Community Planning Areas, 13 of which are within the city. Issues and policies that are area specific, rather than applying city-wide or county-wide, will be located in the Neighborhood Chapter if they apply to neighborhood character and identity; otherwise, they will be located in area-specific sections in each chapter, organized alphabetically by Community Planning Area. Appendix X presents all of the Comp Plan goals and policies sorted by Community Planning Area.

4.A.6.15 Sidebar

The city and county include over 300 neighborhood associations, organized by volunteers. Boundaries sometimes overlap, with neighborhoods covered by multiple associations, and some areas have no association. It is impossible to define a neighborhood boundary that makes sense to everyone. The City and County defer to how residents and local stakeholders draw these boundaries to organize themselves.
Community Planning Areas are meant to take larger geographic areas that follow census boundaries and involve multiple neighborhoods in future planning for their areas.

[Insert: Community Planning Areas Map]

4.A.6.1.6 Assessments

The advantage of engaging communities through a process of assessing Community Planning Areas is the ability to engage people at a scale that feels relevant and recognizable for area residents and stakeholders and that addresses a coherent set of issues and opportunities. However, it is important that area assessments include community-wide needs and issues in the framework of a larger context. Neighborhoods are critical, but they are not islands; they are affected by, benefit from, and contribute to the larger community. It is partly for this reason that Community Planning Areas include multiple neighborhoods.

Assessments should be regularly performed to compare conditions, progress, and investment across Community Planning Areas. As the City and County’s guide for future growth and investment, the Comp Plan provides a framework for distributing the benefits and burden of growth equitably between all communities and their residents.

For the County, Community Planning Areas will be assessed through Area and Sector Development Plans. For the City, Community Planning Areas will form the basis of a proactive, ongoing process to assess each area and work with area stakeholders to identify issues, priorities, recommendations for updates to policy and regulations, and implementation actions. [xref to below]

4.A.6.1.7 Community Engagement

For both the City and the County, the inclusion of more voices in public decision-making results in healthier and more vibrant communities. Neighborhood-level engagement is successful when people feel connected to one another, and to their communities. To achieve this, all residents, regardless of their backgrounds, should have the opportunity to actively engage in civic affairs. Government leaders should be responsive and accountable to community input and priorities, and strive to overcome barriers to participation – especially for underrepresented groups.

4.A.6.1.8 City Community Planning Area Assessment Process

The 2015 Comprehensive Plan proposes a new approach to improve the ability for neighbors, staff, decision-makers, and developers to easily access neighborhood policies to guide future development and to provide efficient and practical implementation of the community vision.
To address these issues, the City has revised its approach to neighborhood planning to ensure inclusive decision-making and a voice for community members through a consistent and detailed assessment process for Community Planning Areas. This process is described in detail in the Implementation chapter of this Plan.

City Community Planning Areas would be assessed on a 5-year cycle, with assessments performed for each of the City’s 13 areas over a 4-year timeframe and the Comp Plan updated in the 5th year based on recommendations in the assessments.

Planning staff will work with area stakeholders to track performance measures identified by the Comp Plan and recommend updates to policies in the Comp Plan or regulations in City zoning standards. As issues come up that must be addressed, this process can be turned to make a detailed investigation and result in effective policies and change.

Sector development plans have historically been done in isolation from each other. Lessons learned about the best method for drafting one plan are not necessarily transferred to the next or expanded area-wide. Community Planning Area assessments should follow a consistent process and outline. Done well, they will be vital tools to implement and track the Comprehensive Plan and identify changes needed to better serve and protect neighborhoods.

[See Implementation Chapter for detail about the assessment process and Appendix X for a proposed assessment outline.] [xref needed]

4.A.6.1.9 Sidebar

A consistent process and outline for Community Planning Area Assessments provides four primary benefits:

1. **Capacity-building:** Staff and stakeholders can learn and share lessons across Community Planning Area assessments and over time.

2. **Efficiency:** A defined process encourages timely completion and lowers barriers to stakeholder participation.

3. **Implementation:** The content of each assessment benefits from properly considered stakeholder input, thorough technical analysis, and clearly articulated recommendations and implementation strategies.

4. **Coordination:** Assessments with a standardized organization and format, addressing similar issues at the same level of analysis, using a similar set of tools, and recommending policies, regulations, and actions that acknowledge and address a citywide context, will be effective tools to update the Comp Plan and zoning standards.
4B. Neighborhood Character Descriptions

4.B.1 Unincorporated Bernalillo County Neighborhoods

Unincorporated Bernalillo County includes three major community areas—the East Mountains, the North Valley, and the South Valley. Each has its own Rank 2 Area Plan with policies that focus on land use and zoning.

4.B.1.1 East Mountains

The East Mountain communities – Tijeras, Carnuel, San Antonio, Cedar Crest, Zamora, Chilili, Cañoncito, – are among the fastest growing in Bernalillo County. While the historic settlements in the area have a long and diverse history, the new growth has been primarily one of suburban expansion as people come in search of a more rural, mountain setting. The historic villages in the East Mountain area established a foundation of rich culture and unique character. While current settlements are quite different from the early ones, it is important to understand the past in order to better plan for the future.

4.B.1.1.1 Adopted Development Criteria

The *East Mountain Area Plan* was adopted by Bernalillo County in 1992 to develop innovative approaches to development review that responds to the East Mountain’s unique physical, environmental, and cultural elements. In 1994 the County adopted special performance criteria for subdivisions, criteria that require consideration of site-specific issues such as slope, vegetation, drainage, and cultural resources.

As with the rest of Bernalillo County, water quantity and quality concern the present residents seeing such rapid new growth. Community water systems have reduced the number of new individual wells in the area. Another trend is towards constructed wetlands, both individual and community systems. These developments focus on the issues of water quality and quantity. Both the County and the East Mountain communities must examine the water resources needed to accommodate growth.

4.B.1.2 Tijeras

Tijeras, meaning "scissors" in Spanish, was so named because the major roads, north-south and east-west, came together like a scissors. The name also evokes an image of this long, narrow passage between the urban world of Albuquerque and the more relaxed mountain communities to the east.

---

1 The following descriptions come from “ABQ’s Environmental Story” 1978
In 1880, with 15 families, the Tijeras area was the second-most densely populated of Cañon de Carnue (now Tijeras Canyon) communities, settled shortly after the village of San Antonio. Rugged people lived in these mountain villages, people who bore the hardships of winter storms, summer heat, and Apache raids to forge their homesteads on the rocky land.

To protect themselves, the villagers built their churches, and with a sense of artistry and beauty that evaded their day-to-day existence, they decorated those churches with the native santos (hand-carved saints) and paintings for which the area has become famous. The churches also served as social centers of villages isolated from each other by the winter snows and spring melts that sometimes blocked roads and trails.

Slowly, as Albuquerque grew in numbers, so did the number of people who saw the potential for industry in the rough mountain areas. Mills were built, mines were opened and then abandoned as their gold, turquoise, silver, and other valuables gave out.

The population of the mountain towns changed, too, as more and more people left the Albuquerque area to enjoy the coolness of mountain evenings and the privacy that steep hills and curving roads provide.

As Albuquerque grew, and the presence of a stronger, more urban-oriented County government became unavoidable, the people of the mountains, having tried for years to achieve active input into decisions governing their own area, decided to fight for their way of life by using the law of incorporation. An election was held, and the town of Tijeras was born.

The idea of self-government and total responsibility was a sobering one for many of the people who undertook the task. Unschooled in state law, lacking knowledge of ordinances, resolutions, or manuals for internal controls, they set about to build a town, well aware that many eyes were upon them, and that success for their small community would mean pride for all the villages of the area.

In 1973, when Tijeras was first created, it was difficult to find people in the community willing to run for mayor or city council. But soon a full, active town government grew up, a government that has graveled every street, named all the roads, funded a fire department, and set up and maintained a wide array of City services. And while the water system needs updating and there is no animal control department yet, the citizens are enjoying their library, bank, and department of motor vehicles.
The present-day populations, including an influx of emigrés from the east coast and Midwest, have come to love the rural beauty of the canyons, with their now convenient access to Albuquerque. But with all its changes, Tijeras and the other mountain towns remain much the same. A slower pace prevails here, and a more hospitable attitude. People still wave when they pass each other on the road, and cows compete with traffic on Highway 14. Many of the youth still move away, lured by the higher wages and faster pace of cities, but more seem to stay now. Many are interested in helping to develop--and preserve--their part of the canyon, concerned about clean air and water, and determined to bring in jobs and opportunities that will enhance life in the colorful East Mountain towns.

4.B.1.1.3 Historical Tijeras Canyon

Through the ages, Tijeras Canyon has been an important travel corridor. Until recent times, it was known as Cañon de Carnue. About 900 years ago, it was home to a number of Indian villages, some of which were still occupied when the Spanish arrived. In the 17th and 18th centuries, Apache Indians used the canyon as a passage and campground when they rode west to raid communities along the Rio Grande. Hispanic settlers frequently traveled the same route in the 18th century to find timber and hunting and trading areas.

4.B.1.1.4 Carnuel

Although 24 families had settled at San Miguel in 1819, by 1880 there were only 10. Most of the population had gravitated to San Antonio, where a water system had been developed. However, two places of worship were erected in Carnuel in the 1890s--a private chapel built by Domingo Garcia to house the statue of San Miguel de Laredo, the village's patron saint, and in 1898 Carnuel's community church, Santo Niño, at the west end of Carnuel. In 1932, Father Libertine erected the large white cross on the hill across the freeway from the church to encourage travelers through the canyon to stop and meditate. Both Domingo Garcia's little chapel and Santo Niño were torn down in the 1960s and a larger church built.

4.B.1.1.5 Cañon de Carnuel Grant

In 1793, a group of Hispanic settlers moved to a land grant along Tijeras Canyon. The Cañon de Carnuel Grant extended north of Tijeras Canyon to include what is now Cañoncito. The village they formed, near present-day Carnuel, was called San Miguel de Laredo. Following an Apache attack in 1770, the survivors fled back to Albuquerque. But in 1819, two village clusters, built around enclosed plazas, were established--San Miguel de Laredo, near the old San Miguel, and San
Antonio de Padua, about a mile north of the present intersection of North Hwy 14 and I-40.

4.B.1.6 Cañoncito

Cañoncito was known as "El Cañoncito de Nuanes" in 1826, although it was uninhabited at the time. In 1860, a Salvador Nuanes and his sons lived in Cañoncito, which then had a population of 29 families. By 1880, that number had dropped to 12. Cañoncito's San Lorenzo Church was built in the 1870s. Gypsum was mined nearby, and flagstone gathered for the floors of the old Albuquerque airport building and several UNM buildings.

4.B.1.7 San Antonio

Throughout the 19th and early 20th centuries, San Antonio was the population and religious center of the Cañon de Carnuel Grant. Early development of a water system encouraged settlement.

From the mid-1830s until 1880, the only church serving the Cañon de Carnuel area stood at San Antonio. It was built at the site of a third San Antonio plaza and over the ruins of an Indian pueblo. The church burned down in the 1950s and was replaced by a larger one.

4.B.1.8 Chilili

Chilili was once an Indian pueblo. A small Franciscan mission was built there around 1614 and abandoned between 1669 and 1676 because of Apache attacks. Ruins of the Indian pueblo lie on the west side of Arroyo de Chilili. A small Spanish settlement was established north of the original pueblo in the early 19th century, but later abandoned because of drought. About 20 families moved to the ruins of the old pueblo, and in 1841 obtained a land grant.

The Chilili church, Copilla de San Juan Nepomoseno, was probably built in 1842. Gravestones beside the church show dates from 1873 to 1883. An old store, built early in the century, still operates today in Chilili.

4.B.1.9 Neighborhood Associations

There are a number of recognized Neighborhood Associations in the East Mountains. These associations are organized by residents and change over time. [Map pending] [xref needed]

4.B.1.2 North Albuquerque Acres

The North Albuquerque community is located north of Bear Canyon Arroyo and extends to the Sandia Reservation boundary and from Sandia Heights to the city limits. Most of its neighborhoods are new and reflect the City's modern development standards–landscaped
commercial nodes, large-scale apartment complexes, and walled, single-family subdivisions.

4.B.1.2.1 The Elena Gallegos Land Grant

Much of what is now North Albuquerque is built on the Elena Gallegos Land Grant. In 1891 Congress gave the Elena Gallegos, or Ranchos de Albuquerque, Grant to the heirs of Diego Montoya and Elena Gallegos. The Elena Gallegos Land Grant extends from the Rio Grande to the crest of the Sandias. When the original grant holders failed to pay required taxes, the Mutual Investment and Agency Company gained title to the eastern portion of the grant. Today the North Albuquerque community occupies much of this portion of the land grant. In the 1930's Norins Realty Company of California acquired 5,700 acres of the Elena Gallegos Land Grant. In 1931 Norins Realty platted North Albuquerque Acres into a grid of rectangular, one-acre lots and sold many of them by mail to individuals throughout the U.S.

4.B.1.2.2 Odd Lots

Typical lots were 165 ft. by 264 ft. to the centerline of the road easement. Public road easements are 60 feet, so that lot sizes exclusive of road easements range from .73 acre for a corner lot to .89 acre for an interior lot. The platting ignored natural topography and drainage patterns, leaving some lots with eroding streets and little buildable area. A series of dams and diversions consolidated drainage-ways in most of the subdivision. In 1978 the City completed a plan for North Albuquerque Acres advocating public redevelopment assistance through the assembly and replatting of existing lots. However, comprehensive land assembly was never accomplished, and extensive development in the eastern part of the subdivision has locked in the grid-lot layout and street pattern. Subsequent planning efforts have focused on replatting small areas that can be assembled by private concerns.

At the western and southern edges of North Albuquerque Acres, replatting has been more successful. In some cases, such as Heritage Hills and Heritage East subdivisions, which were planned in 1976 and 1981, large tracts were held in single ownership. In other neighborhoods, notably Nor Este Estates, Vinyard Estates and other subdivisions surrounding La Cueva High School, lots were purchased and assembled into tracts large enough for redevelopment. The trend toward assembly and redevelopment by private concerns is continuing, but it is a slow process and results in high finished-lot costs.
4.B.1.2.3 Open Space Preserved

In 1934 Albert Simms bought most of what was left of the Mutual Investment Company's portion of the grant and left much of it to Albuquerque Academy when he died. Over the years parts of the academy land holdings have been sold to fund an endowment. Originally Simms' property extended to the crest of the Sandias. That mountain land was included in a three-way trade between the academy, the U.S. Forest Service, and the City of Albuquerque. The trade was important to the preservation of open space in the Sandia foothills. The final result of the trade added the mountains to the Cibola National Forest, created a land trust to help fund the fledgling Albuquerque Open Space Program, and provided revenues to Albuquerque Academy. Simms Park and the Elena Gallegos Picnic Area located within it are a showpiece of the City's Open Space program. The entire open-space tract occupies approximately 640 acres; 11 acres of which is the picnic area.

4.B.1.2.4 Sandia Heights

The Sandia Peak Ski Area opened in 1937. Access to the ski area was a narrow, winding road up the west side of the mountain. Two local developers, Bob Nordhaus and Ben Abruzzo, envisioned a tramway up the mountain to connect to Sandia Peak from the east side. Construction began in 1964, and what would later be billed as the "World's Longest Aerial Tramway" opened in May 1966. The two men purchased land at the base of the tram for the terminal and parking lot along with some additional land that was then developed and sold as residential lots. Between 1965 and 1975 Nordhaus and Abruzzo bought 1,500 acres of the Sandia foothills, land that has been developed slowly over the years.

4.B.1.2.5 Water Conservation

Sandia Heights was the first Albuquerque subdivision to include water conservation in its plans, and the natural landscape was an integral part of the subdivision design. The practical reasons for the early adoption of xeriscape and environmentally sensitive development are being strongly advocated today. Water conservation has been essential to the success of the subdivision, which operates its own water system.

Denser populations are clustered near Tramway Boulevard, and most of the lots east of Tramway are about 3/4 acre. Large lots and minimal grading meant that the natural drainage pattern of the foothills need not be altered—a cost-effective alternative to the channelization and concrete lining of arroyos being done in other parts of Albuquerque.
The early intent of the developers was that houses blend with the natural environment. Minimal changes to the natural landscape had an additional benefit in a community of custom homes where lots have remained vacant for a number of years. Vacant lots blend with the rest of the neighborhood, leaving no obvious "holes" in the subdivision. Homeowners in Sandia Heights are required to leave native landscaping in place. For example, a formal lawn of no more than 500 square feet is allowed within a walled garden. Muted colors and natural materials are typical, although some newer homes reflect the "Scottsdale" design of other urban neighborhoods.

4.B.1.2.6 Environmental Consequences

There has been a growing awareness of the environmental consequences of development patterns in the Northeast Heights. Early subdivision design was based on house-building patterns in the traditional, rectangular survey system and ignored topography and drainage patterns. In Near Albuquerque and in parts of the Mid-Heights, arroyos were obliterated during development, with all storm drainage placed in the streets. This pattern has made necessary the extensive retrofitting of underground storm drains. The layout of North Albuquerque Acres also ignored drainage patterns, but the street and drainage systems in newer North Albuquerque subdivisions are more sensitive to topography and natural drainage patterns.

4.B.1.2.7 Neighborhood Associations

There are several recognized Neighborhood Associations in North Albuquerque Acres. These associations are organized by residents and change over time. [Map pending. Xref needed]

4.B.1.3 North Valley

4.B.1.3.1 Overview

"El Pueblo de la Alameda de San Jose has a fair church and a friary, music and organ, and a poor provision for public workshop; and 400 souls."

The above was a status report to the Spanish Crown in the 1660s by an early colonist, referring to one of the three Tiwa Indian missions located along the Rio Grande. Later in 1706 Governor Don Francisco Cuervo y Valdez described it as "the last site (frontier) which the Northern Kingdom affords." Today the Albuquerque newcomer is surprised to find a large green strip between the Northeast Heights and the West Mesa. The verdant Rio Grande Valley bisects the east/west population axis of the city.
4.B.1.3.2 Boundaries and Features

The area of the North Valley encompasses approximately one hundred square miles in the northwest quadrant of metropolitan Albuquerque. The area is bounded by Interstate 40 on the south, Interstate 25 on the east, the Rio Grande on the west, and the Bernalillo-Sandoval County line on the north. Some would also include the area of Downtown north of Central Avenue, the Village of Corrales, and the Town of Bernalillo. The environmental character of the North Valley is strongly influenced by the Rio Grande and its associated bosque, the Spanish word for woods. Cottonwood and Russian olive dominate the banks of the Rio, and the bosque they form is considered a wetland. The cottonwood tree is also found throughout the valley along irrigation ditches and drains. The tree is tied to the history and image of the valley as evident in the number and variety of place names that refer to the cottonwood.

4.B.1.3.3 Rich Cultural Mix

Between La Plaza Vieja (Albuquerque's Old Town) to the south and the ancient Sandia Pueblo to the north, were once the Spanish villages of Los Thomases, Los Griegos, Los Duranes, Ranchitos, Los Ranchos and La Alameda. Merchants and tradesmen later came from the eastern states and settled between Old Town and the Santa Fe Railroad tracks. To this day the North Valley remains a rich mixture of Indian, Hispanic, and Anglo cultures.

4.B.1.3.4 Agriculture

Early Spanish colonists selected the North Valley with its scattered high grounds for use as farmland. The frequent flooding of lower fields caused drainage problems and deposits of clay silt. Around the time Albuquerque itself was founded in the early eighteenth century, the valley's water table was close to the surface. Bogs near the cultivation fields were called esteos, stagnant water holds. Colonists farmed between them, creating webs of acequias (ditches), which were cleared of heavy silt each year as community projects. The ditches were fed by a larger community ditch, called the acequia madre. The entire network supplied water to the arid fields on slightly higher ground. Today, despite the abundance of ground water just a few feet below the surface, many North Valley lands are irrigated by the same methods as those of the early colonists.

A look at old maps of the North Valley reveals hundreds of long narrow parcels of land each with an end abutting an acequia. These fields, or lineas as they were called, once supported an active agricultural trade. Post-World War II farming methods favored larger-scale farms, but valley agriculture continued to support many individual families from year to year. The North Valley retains its semi-rural, light agricultural
character and some agricultural activity continues despite subdivision and development. In addition to gardens producing crops primarily for home use, there are numerous horse farms, pastures, and small-scale animal operations.

4.B.1.3.5 Today’s Development

The North Valley is unique for the abundant evidence of early settlement and agriculture including acequias, winding streets, long narrow parcels, and older homes. Even in areas where housing densities approach or exceed those of other metropolitan areas, the physical history of the valley has established a unique context for growth. Most of the buildings in the valley occupy land that was once in agricultural use. Unfortunately, the uniform lot sizes and setbacks common to many of today’s subdivisions do not reflect the valley’s past. In some locations, however, subdivision design includes open space and use of the acequias, thus paying homage to the valley’s history and to the only land in the entire region suitable for irrigable agriculture.

Fourth Street was once the main north/south route in the region and is now the major commercial shopping area in the valley. The street connects three separate jurisdictions including the City of Albuquerque, the Village of Los Ranchos de Albuquerque, and the land that lies in the unincorporated area of Bernalillo County.

4.B.1.3.6 Neighborhood Associations

There are several recognized Neighborhood Associations in the North Valley. These associations are organized by residents and change over time. [Map pending. Xref needed]

4.B.1.4 South Valley

4.B.1.4.1 Overview

The South Valley is an area characterized by both urban densities and rural lifestyles. The northern urbanized neighborhoods near Central Avenue in the Atrisco area merge into the more semi-urban, and farther south is the open rural ranchos of Pajarito and Los Padillas. The 39 square miles of the South Valley and adjacent mesa slopes, which comprise more than one-third of the existing metropolitan area, represents diversity in land use and the rich culture and history.

The South Valley has clear cultural and ethnic traditions and a very high percentage of residents who, together, have majority ownership rights to most of the land. Its rich history and cultural traditions find expression in place names and in past settlements, first by Pueblo Indians, then by the Spanish and Mexican people.
4.B.1.4.2 Rich History

The history of settlement in the South Valley area began when bands of nomadic hunters and gatherers entered the area at least 12,000 years ago and continues through the periods of Pueblo Indian, Spanish, Mexican, and United States settlement. Archeological evidence indicates that the first pueblo builders entered the valley of the Rio Grande over 600 years ago. The sites of at least five Pueblo Indian community complexes have been identified in the valley area south of Central Avenue and north of Isleta Pueblo.

The first Spanish Expedition to travel through the valley was led by Francisco Vasques Coronado in 1540. In 1598, Juan de Oñate led the first large expedition of settlers north along the Camino Real, the Royal Highway. Some of these expeditions traveled along the east side of the Rio Grande, but many crossed to the west side of the river at Socorro following the route that today is called State Highway 85 and Isleta Boulevard. This route has been described as being the oldest continuously used highway in North America. It was 1600 miles long and accommodated wheeled vehicles as early as 1590. While a number of haciendas and ranchos were established in the South Valley along this route, all were abandoned during the Pueblo Revolt in 1680.

The pattern of land use and settlement found today in the valley began with the land grant communities established during the 1690s and early 1700s, following the reconquest of New Mexico by the Spanish. The early plazas and ranchos of Atrisco, Pajarito, and Los Padillas were established before the town of Albuquerque existed, on land grants issued by the king of Spain to encourage settlement in "New Spain."

The land grants of the South Valley were bounded on the west by the Rio Puerco and on the east by the Rio Grande. The narrow valley flood plain along the Rio Grande was ideally suited for irrigation agriculture, which provided the key to survival in this arid region. Each family had access to enough arable land to maintain a largely self-sufficient lifestyle. Over the years, these lands were divided among family members into long strips running perpendicular to the acequias, a pattern still apparent today. The mesa grasslands, held jointly by all members of the community, were used primarily for grazing cattle and sheep.

Since the late seventeenth century, the South Valley area has evolved from seven small village centers and haciendas surrounded by supporting agricultural lands, marshes, and low sand hills. For over 200 years, families of the area cultivated the narrow strip of arable land between the frequently flooding bosque and shifting sand bars of the
Rio Grande, and semi-arid grazing lands that they shared on the western mesa.

4.B.1.4.3 Zeb Pike’s Notes

Zebulion Montgomery Pike, one of the first Anglo-American travelers to New Mexico, provides a vivid description of life in the Rio Grande Valley during the early 19th century:

March, 1807
Both above and below Albuquerque, the citizens were beginning to open the canals, to let in the water of the river to fertilize the plains and fields which border its banks on both sides; where we saw men, women, and children of all ages and sexes at the joyful labor which was to crown with rich abundance their future harvest and ensure them plenty for the ensuing year. Those scenes brought to my recollection the bright descriptions given by Savary of the opening of the canals of Egypt. The cultivation of the fields was now commencing and everything appeared to give life and gaiety to the surrounding scenery. We crossed the Rio del Norte, a little below the village of Albuquerque where it was 400 yards wide, but not more than three feet deep and excellent fording.

4.B.1.4.4 Wild Territory to Urban Crunch

In 1848, following the Mexican-American War, New Mexico became a territory of the United States. Before this time, land grant boundaries were informally designated by the natural features of the land. During the 1890s, hearings held by the U.S. court of private land claims and the surveyor general confirmed and mapped the land grant claims of the Atrisco, Pajarito, and Los Padillas grants.

In 1880, rail service reaching Albuquerque contributed to the settlement and rapid growth of “New Town.” The thriving agricultural communities in the South Valley began exporting sheep, cattle, and a variety of produce throughout the western U.S.

In the 1890s, a bridge was built near Barelas at the river fording site used by the Spanish conquistadors and early settlers. The bridge was rebuilt in 1929, providing a key link in U.S. Highway 85 (Isleta Blvd.). As late as 1931, it was still the longest structure spanning the Rio Grande (1,550 feet). The new span completed in 1984 makes this one of the oldest sites in New Mexico with a bridge continuously spanning the Rio Grande.

During the 20th century, the economic importance of the South Valley communities declined. By 1950, large-scale agribusiness and economic
centralization, spurred on by low transportation costs, undercut the economic viability of the South Valley's agricultural base.

Since the sixties, the growth of Albuquerque’s population and the desire for low-cost land for residential development has brought increasing pressure on the open areas and agricultural lands in the South Valley. Urban growth began spreading into the South Valley from the north and along its major thoroughfares. Industrial uses were developing along the eastern and western edges of the South Valley. Within the flat flood plain of the river valley, however, agriculture was still the major land use.

Today, with the increasing pressure of development, many agricultural lands in the South Valley are being converted into residential areas. What many people have valued in the South Valley, the agriculture and rural environment, are being sacrificed for development because of the lower land prices. If this trend continues, the farmlands that provide the rural character could be lost forever.

4.B.2 City of Albuquerque

Neighborhoods in Albuquerque area can be described by six different eras with identifiable development patterns. These patterns continue to shape new development and contribute to the identity of distinct places and neighborhoods in the city and county.

This section begins to describe the character of distinct neighborhoods by discussing the history, development, and dominant architectural styles in the following eras of development:

1. Agrarian Villages: 1692-1710
2. Railroad Wards: 1880-1916
3. Early Automobile Suburbs: 1916-1945

[Map pending]

4.B.2.1 Agrarian Villages: 1692 - 1710

Established neighborhoods located near the Rio Grande show evidence of the long, linear platting dating to the early colonial period which started in the 17th century as farms and haciendas were established in the floodplain of the Rio Grande and along El Camino Real (the Royal Road). These neighborhoods still bear the names of founding families of these small farming villages: Los Duranes, Los Candelarias, and Los Griegos in the North Valley; Los Padillas in the South Valley. Neighborhoods in the South Valley were established as early as 1692 in Atrisco, followed by Armijo (1695), Barelas (1707), and Alameda (1710).

Historically, the valley was dominated by large agricultural plots. Small farming communities began to organize around communal irrigation ditches, or
acequias, that aided in the irrigation of farmland. In order to provide equitable access to water sources, land was subdivided in long narrow strips called lineas or long lots, each with a fairly narrow frontage to the acequia. Roadways were laid out to run parallel to the general course of the acequia channels and modest, flat-roofed earthen buildings were erected along them – forming linear villages. Over time, the large rectangular agriculture plots were subdivided by owners into smaller residential lots for their heirs, which resulted in an organic variety of lot sizes and configurations. Despite the increase in residential construction, lots and fields were subdivided in a manner that preserved the visual imprint of this early agricultural landscape within these neighborhoods. Many of these agricultural villages eventually became the city’s first suburbs. By the 1930s, developers began to plat small subdivisions such as the Los Alamos Addition of 1938 within these village’s former field systems. Most, however, would continue to retain at least a few elements recalling their earlier cultural landscape, especially the streets and lanes lacking the rigid pattern characteristic of the railroad town and houses built in the New Mexico Vernacular style.

4.B.2.1.1 Street and Block Patterns

1. Organic roadways running parallel to the acequia system
2. Long, linear plating

4.B.2.1.2 Characteristic Elements

1. Community irrigation ditches (acequias)
2. Long lot fields (i.e. vara strips)
3. Single-story, flat-roofed, Hispanic (linear) floor plan houses constructed of earthen materials in a New Mexican vernacular style
4. Pitched, corrugated metal roofs introduced in 1880s
5. Organic parcel patterns

4.B.2.2 Railroad Wards 1880 – 1920

A new era of development began at the turn of the century, after the Mexican-American War and the subsequent annexation of the New Mexico territory into the United States. The coming of the railroad transformed Albuquerque from a farming village into a commercial and industrial center. The arrival of the Atchison, Topeka & Santa Fe Railway in 1880 spurred the development of a new town around the rail depot sited two miles east of the Villa de Albuquerque (Old Town). Unlike the villa, which utilized local building traditions, palettes, and styles, the new town reflected the popular tastes and lifestyles of the Midwesterners who came along with the railroad.

The new town site was laid out on a gridiron pattern of streets and blocks. New housing tracts were platted in long, rectangular blocks paralleling the railroad tracks. Blocks were comprised of narrow, deep lots with back alley access. Houses of a similar scale and portion were sited to have consistent setbacks, yet they exhibit an architectural variety that provides overall neighborhood unity.
without monotonous repetition. Local building traditions within housing styles and landscaping were abandoned in favor of new materials, techniques, and stylistic influences popular with the Midwestern tastes of their initial residents. Substantial homes and modest cottages of the Queen Anne, Neoclassical, Tudor Revival, Colonial Revival, Mediterranean Revival, and Spanish-Pueblo Revival styles popular within the period are predominant within these wards. Locally, wood siding, brick, composite stone, and the occasional adobe structures are evident in these neighborhoods.

In areas were rail additions developed in close proximity to established agricultural villages, like in the Barelas neighborhood, an interesting juxtaposition of historical eras can be seen. Small tracts, sometimes little more than a single block, were carved out from former agricultural fields. Due to the confined nature of these tracts, lots were platted fairly narrow and deep. Correspondingly, in order to accommodate housing, housing types has to be correspondingly narrow and the result is referred to as a “shot gun” house. These confined tracts resulted in fairly narrow, deep tracts (25X130’) which accommodated correspondingly narrow, ‘shot gun’ houses. In instances where slightly larger homes were desired, two adjoining parcels were consolidated. Street and block patterns follow a a traditional grid pattern, yet where the railroad era grid collides with the traditional agricultural alignments of the farming villages further west, mixed street patterns begin to occur. This juxtaposition of development patterns resulted in a rich neighborhood character that displays multiple layers of history and corresponding identities.

The recognizable Downtown neighborhoods which surrounded the new town (now referred to as Downtown) still exhibit the gridiron patterns of streets and blocks established by the railroad. These neighborhoods bear the names of the families who originally owned the development tracts upon which they are built, including Huning Highland Addition (1881) in the first ward.

4.B.2.2.1 Street and Block Patterns

1. Straight connected streets
2. Gridded, squared street block pattern with back-alley access

4.B.2.2 Characteristic Elements

1. Regular grid of square blocks
2. Narrow, deep lots with back-alley access
3. Administrative division of New Town into four quadrants or “wards”
4. Dwellings of a variety of scales from substantial homes, modest cottages/bungalows, and narrow shotgun houses
5. Victorian (Queen Anne, Hipped Box) style

4.B.2.3 Early Automobile Suburbs: 1920-1945s

Up to the 1900s, residential growth within Albuquerque occurred primarily in the railroad era subdivisions that established between the old and new town.
The emergence of the automobile as the primary mode of transportation after 1920 contributed to new patterns of growth as subdivisions extended onto the city’s eastern plateau (the near northeast heights). The early influence of the automobile on the built environment was can be seen in the 56 new suburban subdivisions which were platted primarily in the heights throughout the 1920s. Early automobile suburbs include: University Heights (1916), Granada Heights Addition (1925), College View Addition (1926), Monte Vista (1926), and the Mesa Grande Addition (1931).

Neighborhoods platted through the 1920s and 1930s reflect the evolution of subdivision development through that time period. Tracts of this period were platted in an oblong gridiron of streets and blocks with are comprised of narrow, deep lots, often with alley access to the rear yard. A few exceptions, like the notable 1926 Monte Vista Addition, diverged from the typical grid by obliquely arranging their streets to accommodate nuisances in the tract’s natural terrain. Residents bought single lots on which to developed homes, or contractors bought and developed a small number of lots to attract buyers. Builders who followed the initial pioneers maintained the established composition of the street but varied housing types and style. The streetscapes that result are harmonious and orderly without being overly monotonous. Early suburban subdivisions took advantage of the rear access by building separate garage structures to house their automobiles.

4.B.2.3.1 Street and Block Patterns

1. Straight connected streets with the introduction of obliquely arranged streets
2. Oblong grid, rectangular street block pattern with back-alley access and/or radial grid patterns
3. Curvilinear streets and cul-de-sacs

4.B.2.3.2 Characteristic Elements of Early Automobile Suburbs

1. Platting that diverges from the typical grid but still follows a grid pattern with multiple access points and connected street network
2. Narrow, deep lots with alley access to rear yards
3. Detached garage accessed from the alley or a long driveway
4. A mix of housing types and styles created by a stock of houses built by contractors for individual residents as well as by builders who acquired a small number of lots to attract buyers

4.B.2.3.3 Characteristic Elements of Late Automobile Suburbs

1. Platting that limited the number of streets connecting to arterials, using loops and cul-de-sacs
2. Attached garages accessed by a driveway in front of the house
3. Similar houses on one or more blocks as development occurred in large sections by single builders or contractors
4. Restricted access into residential areas, either by limited arterials or physical barriers such as walls
5. Low-density settlement patterns
6. Separation and increased distance between residential uses and non-residential (commercial, industrial, etc.) land uses
7. Homogeneous residential areas of single-story single-family, detached homes
8. Wide, shallow lots

4.B.2.4 Post-War and Freeway Suburbs: 1945 – 2000

In the years after World War II, there was national focus on building an interstate highway system for national security purposes. This introduced large amounts of federal funds to local communities to develop their highways. Thus, after World War II, the automobile, the urban road network, and the suburbs grew together. The result was a dispersed, low-density urban geography, referred to as sprawl.

The suburban neighborhoods established at the turn of the 20th century began the shift to the post-World War II pattern of tract housing. They exhibited a break with the grid platting pattern, with a limited number of streets connecting to the arterials. Residential development began to occur in large sections with contractors purchasing, subdividing, and developing similar houses on large tracts of land. Garages, once detached and accessed from the alley, moved forward and became integrated into the house and accessed by a front driveway. Lots became wider and shallower to accommodate the new orientation of modern housing types and styles. Ranch style houses and modernist architecture began to appear interspersed within the established architectural vernacular.

The built environment of the Broadmoor Addition (1945) exhibits the post-World War II pattern of tract housing and a break with the grid platting pattern, with a limited number of streets connecting to the arterials that became common thereafter.

Zoning adopted in the 1950s and again in the 1970s codified the separation of residential and non-residential areas. The automobile was expected to provide easy and convenient access from home to work and back. The idea of having services in walking distance from homes and neighborhoods was replaced with the idea of providing convenient shopping at malls and retail strips served by ample parking lots.

4.B.2.4.1 Street and Block Patterns

1. Loops and cul-de-sacs
2. Curvilinear streets

4.B.2.4.2 Characteristic Elements

1. Low-density settlement patterns
2. Separation and increased distance between residential uses and non-residential (commercial, industrial, etc.) land uses
3. Homogeneous residential areas of single-story single-family, detached homes
4. Wide, shallow lots

4.B.2.5 Mixed-Use Neighborhoods: 2000 – Present

As zoning separated and spread out land uses in the decades after World War II, many western cities began to recognize an increasing consumer demand for traditional development styles that put many daily needs within walking distance of residences. Mixed-use neighborhoods – developments ranging from a single structure to an entire district that mix residential, commercial, cultural and industrial uses in an integrated, pedestrian-friendly manner – can provide greater housing density and variety, reduce vehicle trips, increase property values and foster vibrancy and interest in an area. Since at least the 1990s, City-planning in Albuquerque has sought to encourage such developments and there are multiple examples near the University of New Mexico, in the Uptown area, Downtown. Single developments that mix residential and other uses can be found all over the city. Mesa del Sol and Volcano Mesa are examples of recent plans for major mixed-use districts.

4.B.2.5.1 Street and Block Patterns

1. Modified grid block pattern
2. Smaller block sizes with alleys for rear lot access

4.B.2.5.2 Characteristic Elements

1. A blend of residential uses with convenient neighborhood-scale services
2. Mixed-density development patterns
3. Efforts to develop complete communities through development of jobs with new housing
4. Retrofit and redevelopment of older, declining neighborhoods in developed urban areas

4.B.3 Tribal Jurisdictions

Bernalillo County includes tribal lands belonging to Isleta Pueblo, Sandia Pueblo, Laguna Pueblo, and the Navajo Nation. As sovereign nations, these tribes are not subject to the policies in this Comprehensive Plan. [Map pending. Xref needed.] Planning is coordinated through the Mid Region Council of Governments.
4.B.4 Kirtland Airforce Base

Kirtland Airforce Base is federal land that also houses Sandia National Laboratories. The base is not subject to the policies in this Comprehensive Plan. Joint land use planning is done through the Mid Region Council of Governments.

4C Goals, Policies and Actions

Goal 4.1 Character

Recognize and protect distinct land use patterns, character, and quality of life in neighborhoods and traditional communities.

Policy 4.1.1 Foster the identity and cohesiveness of neighborhoods by guiding the appropriate scale and location of development, mix of uses, and character of building design.\(^2\) [ABC]

Action 4.1.1.1 Use zoning to stabilize the residential character of the each Community Planning Area and to enhance the positive aspects of the area, including its distinctive architecture, pleasant landscaping, and human scale.\(^3\) [A]

Action 4.1.1.2 Continue use of Area and Sector Development Plans as a planning tool within unincorporated Bernalillo County.

Action 4.1.1.3 Undertake a planning process to define existing and desired character and to enhance the distinct character in a particular area. [A] [See Section 4.A.6.1.1 for more detail about character elements that may need to be identified.]

Action 4.1.1.4 Improve neighborhood identity through entry and interpretive signage and lighting.\(^4\) [ABC]

Policy 4.1.2 Support improvements in existing stable, thriving residential neighborhoods.\(^5\) [ABC]

Action 4.1.2.1 Identify established neighborhoods as Areas of Consistency.

Action 4.1.2.2 Support neighborhood cleanup initiatives and ensure that building, weed and litter and other building safety codes are enforced to maintain property appearance and occupant safety.\(^6\) [ABC]

---

\(^2\) ABC Comp Plan- Community Identity and Urban Design [104]

\(^3\) Hunting Castle Raynolds SDP [363]

\(^4\) Los Duranes SDP [460]

\(^5\) East Gateway SDP [350]; Sawmill/Wells Park SDP [744]

\(^6\) Barelas SDP [194]
Policy 4.1.3  Provide support for transformative change in neighborhoods desiring revitalization. ⁷ [ABC]

Action 4.1.3.1  Designate neighborhoods desiring revitalization as Areas of Change. ⁸ [A]

Goal 4.2  Complete Communities

Foster communities where residents can live, work, shop, play, and learn together.

Policy 4.2.1  Create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the Metropolitan area and which offers choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment. ⁹ [ABC]

Policy 4.2.2  Continue and strengthen redevelopment and rehabilitation of older neighborhoods. ¹⁰ [ABC]

Policy 4.2.3  Continue and expand upgrading efforts in neighborhoods adjacent to Downtown while creating linkages between residential areas and cultural/arts/recreation facilities. ¹¹ [A]

Policy 4.2.4  Provide a range of housing types in each Community Planning Area. ¹² [ABC]

  a)  Support the development of new mixed-income housing of a variety of types and price ranges on properly zoned vacant and underutilized properties to increase the housing options for both buyers and renters. ¹³ [ABC]

Action 4.2.4.1  Ensure that affordable housing stock is maintained through the Workforce Housing Trust Fund and other available programs. ¹⁴ [ABC]

Policy 4.2.5  Support development and redevelopment in residential areas to provide neighborhood-serving commercial activities and amenities such as parks, community centers, schools and commercial activities in order to maximize opportunities for walking and biking trips. ¹⁵ [ABC]

---

⁷ East Gateway SDP [350]
⁸ ABC Comp Plan- Developing & Established Urban Areas [22]
⁹ ABC Comp Plan- Developing & Established Urban Areas [37]
¹⁰ ABC Comp Plan- Central Urban Area [41]
¹¹ La Cueva SDP [392]
¹² Barelas SDP [195]
¹³ Barelas SDP [195]
¹⁴ High Desert SDP [356]; La Cueva SDP [392]
a) Recognize walkable neighborhoods and districts as the essential building blocks of a more sustainable city and region.\textsuperscript{15} [ABC]
b) Bring homes, businesses, and daily destinations, such as retail and community facilities, closer together within Community Planning Areas.\textsuperscript{16} [A]

**Policy 4.2.6** Distribute locally unwanted land uses equitably and evenly.

- **Action 4.2.6.1** Establish a methodology to analyze cumulative impacts. [ABC]
- **Action 4.2.6.2** Analyze demographics and health statistics. [ABC]
- **Action 4.2.6.3** Ensure appropriate buffers and design standards to minimize offsite impacts. [ABC]

**Goal 4.3 Context Sensitivity**

Encourage high quality development and redevelopment that responds appropriately to the natural setting and environmental context.

**Policy 4.3.1** Create a framework to build communities where its residents can live, work, shop, play, and learn together while protecting the unique quality of life and natural and cultural resources for residents.\textsuperscript{17}

a) The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.\textsuperscript{18} [ABC]
b) See also Heritage Conservation Chapter and Urban Design Chapter. [xref needed]

**Goal 4.4 Process**

Engage communities to plan for their distinct character and needs.

\textsuperscript{15} Volcano Heights SDP [950]
\textsuperscript{16} Volcano Heights SDP [951]
\textsuperscript{17} ABC Comp Plan- Developing & Established Urban Areas [26]; Westside Strategic Plan [1026]
\textsuperscript{18} ABC Comp Plan- Developing & Established Urban Areas [26]
Policy 4.4.1 Identify Community Planning Areas to track conditions and progress toward implementation of the community vision over time and organize planning efforts to identify unique character and constituent neighborhoods of each area.19 [ABC]

Policy 4.4.2 Develop communities in accordance with the relevant Comp Plan Development Area or Area or Sector Plans.20 [BC]

Policy 4.4.3 Engage neighborhoods through a Community Planning Area assessment process to identify contributing elements to distinctive character and identity and recommend needed changes to Comp Plan policies or City zoning standards. [A]

Goal 4.5 Historic Neighborhoods and Districts

Maintain and preserve the unique quality of historic areas.21

Policy 4.5.1 See Heritage Conservation Chapter. [xref needed]

Action 4.5.1.1 Identify historic architectural styles and develop design guidelines as Historic Protection Overlay zones. [A]

Goal 4.6 Area-Specific Policies

Follow area-specific policies for neighborhoods to protect and enhance their distinct character and meet their needs.

[Note 1: Many area-specific policies found in other Chapters in this Plan may move to this section.]

[Note 2: Over time, policies describing area character to be protected and enhanced would be developed for each Community Planning Area in the City through the assessment process.]

[Note 3: Ultimately, policies in this section, as well as other area-specific sections of this Comp Plan, would be organized by Community Planning Area.]

Policy 4.6.1 Barelas

a) Encourage vertical mixed-use commercial development in appropriate areas of Barelas.22 [A]

b) Create land uses and zoning in Barelas that are compatible with its function as a residential urban neighborhood, respect its historic significance, and help foster a sense of community.23 [A]

---

19 ABC Comp Plan- Community Identity and Urban Design [102]
20 ABC Comp Plan- Activity Centers [50]
21 “Historic areas” includes generally recognized historic areas and officially designated Historic Districts and Landmarks
22 Barelas SDP [187]
23 Barelas SDP [183]
Chapter 4 – Neighborhoods

c) Take steps to maintain and preserve the historic quality of Barelas. 24 [A]

**Policy 4.6.2** Downtown Neighborhood Area: Preserve and enhance the character of the neighborhoods that surround Downtown. 25 [A]

a) The Downtown Neighborhood Area will be a neighborhood characterized and defined by its tree-lined streets. 26 [A]
b) Encourage residential infill development in neighborhoods adjacent to Downtown and/or located within the Historic District. 27 [A]

**Policy 4.6.3** Ladera: Expanded strip commercial development north of St. Joseph’s Drive on Coors Boulevard shall not be allowed within the Ladera Community; however neighborhood-oriented commercial development would be permitted. 28 [ABC]

**Policy 4.6.4** Central Avenue / Rte. 66: The residential areas south of West Central Avenue should remain rural in character and density. Zone changes to higher-density residential or for additional commercial services should not be supported in this area, except in areas along Bridge Street, or near the intersection of Bridge and Coors. 29 [ABC]

---

24 Barelas SDP [184]
25 Downtown 2025 [305]
26 Downtown Neighborhood Area SDP [313]
27 Downtown 2025 [281]
28 Westside Strategic Plan [1081]
29 Westside Strategic Plan [1089]