

DOWNTOWN NEIGHBORHOOD AREA

Sector Development Plan

October, 1976

DOWNTOWN NEIGHBORHOODS SECTOR DEVELOPMENT PLAN

The following pages include a current map of zoning in the Downtown Neighborhoods Area, and incorporate amendments to the land use categories made since adoption of the Plan in 1976. They should be substituted for the map and land use description in the Sector Development Plan.

JANUARY 1986
DOWNTOWN NEIGHBORHOOD AREA

- SF Single Family
- TH Townhouse
- MDA Medium Density Apartment
- HDA High Density Apartment
- RC Residential/Commercial
- O Office/Institutional
- NC Neighborhood Commercial
- CC Community Commercial
- SU Special Use
- PK Park
- MR/O Mixed Residential/Office



AREA PLAN

A. Land Use

With the adoption of this sector development plan, the Downtown Neighborhood Area is zoned SU-2 Special Neighborhood Zone. Redevelopment Area, as provided in the Comprehensive City Zoning code, Article XIV Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico, 1974. the land uses in the Downtown Neighborhood Area are governed by the land use plan shown on Map 7.

The Single Family land use shown on the land use plan corresponds to the R-1 Residential Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with three exceptions:

- (1) The minimum lot width is 50 feet instead of the Code requirement of 60 feet.
- (2) The minimum front yard setback is 10 feet instead of the code requirement of 20 feet, except that the minimum front setback for a garage or carport is 20 feet.
- (3) The area shown on the land use plan as Single Family which is north of Lomas Boulevard and west of 15th Street also is subject to the provisions of the W Wall Overlay Zone in the Zoning Code. The maximum front yard height allowed is eight feet.

The Townhouse land use corresponds to the R-T Residential Zone in the Comprehensive City Zoning code and is subject to the same regulations as that zone with four exceptions:

- (1) The minimum lot area is 2,000 square feet instead of the Code requirement of 3,000 square feet.
- (2) The minimum front yard setback is 10 feet instead of the Code requirement of 15 feet, except that the minimum front yard setback for a garage or carport is 20 feet.
- (3) The off-street parking requirement is one and one-fourth spaces per dwelling unit instead of the Code requirement of one space per bath but not less than two spaces per unit.
- (4) The usable open space requirement is 500 square feet per dwelling unit instead of the Code requirement of 750 square feet per unit.

The Low Density Apartment land use corresponds to the R-2 Residential Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with three exceptions:

- (1) The minimum front yard setback is 10 feet instead of the Code requirement of 15 feet, except that the minimum front yard setback for a garage or carport is 20 feet.
- (2) The off-street parking requirement is one and one-fourth spaces per dwelling unit instead of the Code requirement of one space per bath but not less than one and one-half spaces per unit.

- (3) The usable open space requirement is 300 square feet for each efficiency or one bedroom dwelling unit, 400 square feet for each two-bedroom unit, and 500 square feet for each unit containing three or more bedrooms.

The Medium Density Apartment land use corresponds to the R-3 Residential Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with two exceptions:

- (1) The minimum front yard setback is 10 feet instead of the Code requirement of 15 feet, except that the minimum front yard setback for a garage or carport is 20 feet.
- (2) The off-street parking requirement is one space per dwelling unit instead of the Code requirement of one space per bath but not less than one and one-half space per unit.

The High Density Apartment land use corresponds to the R-4 Residential Zone in the Comprehensive City Zoning code and is subject to the same regulations as that zone with two exceptions:

- (1) The off-street parking requirement is one space per dwelling unit instead of the Code requirement of one space per bath but not less than one and one-fourth spaces per unit.
- (2) For blocks 47 and 54 of the Original Townsite (bounded by 9th Street, Tijeras, 10th Street, and Copper Avenue) and Block 1 of the Nichols and Bowden Addition (the south half of the block bounded by Keleher Street, Marquette Avenue, 9th Street, and Tijeras Avenue) structure height up to 40 feet is permitted at any legal location.

The Residential/Commercial land use corresponds to the RC Residential/Commercial Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with five exceptions:

- (1) The usable open space requirement is 500 square feet per dwelling unit instead of the Code requirement of 750 square feet per unit.
- (2) The minimum lot size is 2,000 square feet.
- (3) The off-street parking requirement is one and one-fourth spaces per dwelling unit for residential use instead of the Code requirement of one space per bath but not less than two spaces per unit. The off-street parking requirement for commercial use is the same as the code requirement.
- (4) On Lots 1 and 2, Block 44, Perea Addition, wholesaling and storage of motor oil packaged for retail sale will be allowed subject to approval of a site development plan by the Zoning Hearing Examiner, provided that upon termination of this use on the property, the use of the property will be regulated by the provisions of the Residential/Commercial Zone in the Comprehensive City Zoning Code and the exceptions listed above.
- (5) Use of 100% of the floor area for offices is conditional for properties within the RC Zone bordering Lomas Boulevard providing the following criteria are met:

(a) Structurally sound main buildings will be rehabilitated and maintained in a manner which will protect, preserve, and enhance their existing architectural character and/or residential character. New construction will be compatible in scale, style, and materials with neighboring residential buildings.

(b) Landscaping compatible with neighborhood landscaping and with the landscaping of the Lomas Pedestrianway will be provided and maintained.

(c) Signage will not include visible bulbs, interior illumination, neon tubing, luminour paints, plastics, or moving parts and will be compatible in design with the neighborhood character.

(d) Office development will be for uses which do not generate high levels of traffic, noise, or litter. Examples of offices which would usually be in this category are accountants, architects, business and investment consultants, engineers, geologists, lawyers, physicians, dentists, psychiatrists, psychologists, and realtors. For consideration of such uses the Zoning Hearing Examiner shall impose certain parking requirements or other traffic controls when necessary to accomplish the goals set forth in this plan.

(e) A Site Development Plan shall be presented to and approved by the Zoning Hearing Examiner with any applications for a conditional use.

The MRO, Mixed Residential/Office land use category corresponds to the R-T Residential Zone in the Zoning Code, including any subsequent amendments, and is subject to the same regulations as that zone with the following exceptions:

1. The minimum lot area is 2000 square feet.
2. The off-street parking requirement is one and one-fourth spaces per dwelling unit for residential development.
3. For non-residential development, the Zoning Code parking requirement shall apply. Off-street parking is not permitted between the structures and the adjacent street right-of-way, but is permitted in existing driveways and garages and between the structure and the alley.
4. The useable open space requirement is 500 square feet per dwelling unit.
5. Uses permissive in the O-I Zone shall be permissive in this zone if the non-residential floor area does not exceed one-half of the gross floor area on the lot.
6. Signs are permitted as in the RC, Residential/Commercial Zone in the Zoning Code.
7. Use of 100% of the floor area for offices is conditional providing the following criteria are met:
 - a. Structurally sound main buildings will be rehabilitated and maintained in a manner which will protect, preserve, and enhance their existing architectural character and/or residential character.

b. New construction will be compatible in style, and materials with neighboring residential buildings.

c. Signage will not include visible bulbs, interior illumination, neon tubing, luminous paints, plastics, or moving parts and will be compatible in design with the neighborhood character.

d. Office development will be for uses which do not generate high levels of traffic, noise, or litter. Examples of offices which usually would not generate high noise, traffic, or litter levels are architects, business and investment consultants, engineers, geologist, lawyers, physicians, psychiatrists, psychologists, and realtors. For consideration of such uses the Zoning Hearing Examiner shall impose certain parking requirements or other traffic controls when necessary to accomplish the goals set forth in this plan.

e. A Site Development Plan shall be presented to and approved by the Zoning Hearing Examiner with any application for a conditional use.

The Office/Institutional land use corresponds to the O-1 Office and Institution Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone.

The Neighborhood Commercial land use corresponds to the C-1 Neighborhood Commercial Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone.

The Community Commercial land use corresponds to the C-2 Community Commercial Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with two exceptions:

- (1) No drive-through windows are allowed for restaurants or package liquor stores.
- (2) Sales, rental, and storage of vehicles and outdoor storage are not allowed.

The Special Use land use corresponds to the SU-1 special Use Zone in the Comprehensive City Zoning Code and regulates existing churches. It is subject to the regulations of that zone and adopted development plans. Existing churches' present configurations are to be treated as their development plans.

The Parking land use corresponds to the P Parking Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone.

The Reserve Parking land use corresponds to the P-R Reserve Parking Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone.

The Park land use is reserved for public park and recreation use.

**CITY of ALBUQUERQUE
THIRTEENTH COUNCIL**

COUNCIL BILL NO. R-148 ENACTMENT NO. 35-1999

SPONSORED BY: Adele Baca-Hundley

RESOLUTION

1
2 AMENDING THE DOWNTOWN NEIGHBORHOOD AREA SECTOR DEVELOPMENT PLAN
3 ZONING TO ELIMINATE OFF-STREET COMMERCIAL PARKING LOTS AS A PERMITTED
4 USE AND AS A CONDITIONAL USE IN SPECIFIED SU-2 ZONES OF THE PLAN AREA.

5 WHEREAS, the City of Albuquerque originally adopted the Downtown
6 Neighborhood Area Sector Development Plan in 1976 through action on Council
7 Resolution 158-1976 , and subsequently adopted additional amendments ; and

8 WHEREAS, the Downtown Neighborhood Area Sector Development Plan
9 addressed the stabilization and conservation of the Downtown neighborhood; and

10 WHEREAS, the City of Albuquerque adopted the Center City/Downtown Core
11 Revitalization Strategy in 1989 through action on Council Resolution R-232, Enactment
12 No. 34-1989; and

13 WHEREAS, the Center City/Downtown Core Revitalization Strategy addressed
14 protecting surrounding neighborhoods from intrusion of surface parking lots and
15 acknowledged that spillover parking is a traffic problem which impacts neighborhoods,
16 especially weakening the residential environment, and that downtown parking needs
17 should be accommodated in the Central Business District; and

18 WHEREAS, the City of Albuquerque accepted the 1998 Downtown Parking
19 Study, through EC-186; and

20 WHEREAS, the Downtown Parking Study identified a strategy for addressing
21 parking in the downtown and one element of the strategy was eliminating off-street
22 commercial parking lots in the adjacent Downtown Neighborhood; and

23 WHEREAS, the Environmental Planning Commission in its advisory role on all
24 matters related to planning, zoning and environmental protection conducted a public

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1 hearing and has recommended the adoption of the Downtown Neighborhood Area Sector
2 Development Plan amendment to the HDA, RC and MRO zones; and

3 WHEREAS, this sector development plan amendment is not a zone map amendment,
4 however, if the sector plan amendment is at any time deemed to be a zone map amendment,
5 the Council finds that there are changed neighborhood and community conditions that would
6 justify a zone map amendment including, but not limited to, the relocation of the federal
7 courthouse to 4th Street and Lomas NW near the Sector Plan boundary, the proposed
8 construction of the Bernalillo County Courthouse on Lomas NW near the Sector Plan boundary,
9 the increased pressure in the Sector Plan Area for commercial parking caused by the relocation
10 of the two courthouses and the absence of adequate parking provided for the federal
11 courthouse; and

12 WHEREAS, the City Council has the authority to amend such a sector development plan.
13 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

14 Section 1. That the Downtown Neighborhood Area Sector Development Plan be
15 amended as follows:

16 SU-2 (HDA). The High Density Apartment land use corresponds to the
17 R-4 Residential Zone in the Comprehensive City Zoning Code and is subject to the same
18 regulations as that zone with three exceptions:

19 1. The off-street parking requirement is one space per dwelling
20 unit instead of the Code requirement of one space per bath but not less than one and one-
21 fourth spaces per unit.

22 2. For blocks 47 and 54 of the Original Townsite (bounded by the
23 9th Street, Tijeras, 10th Street and Copper Avenue) and block 1 of the Nichols and Bowden
24 Addition (the south half of the block bounded by Keleher Street, Marquette Avenue, 9th Street,
25 and Tijeras Avenue) structure height up to 40 feet is permitted at any legal location.

26 3. Parking lots are not allowed. Landscaping. Parking lots
27 established prior to the effective date of this amendment are allowed to remain, as regulated
28 by standards for parking lots in the O-1 zone, based upon a site plan submitted for approval of
29 the Zoning Enforcement Officer within 60 days of adoption of this amendment, to include
30 landscaping. Landscaping shall be installed within 60 days of site plan approval, and
31 subsequently maintained according to the approved site plan.

32 The Residential/Commercial land use corresponds to the RC
33 Residential/Commercial Zone in the Comprehensive City Zoning Code and is subject to the same
34 regulations as that zone with six exceptions:

35 1. The usable open space requirement is 500 square feet per dwelling

- 1 unit instead of the Code requirement of 750 square feet per unit.
- 2 2. The minimum lot size is 2,000 square feet.
- 3 3. The off-street parking requirement is one and one-fourth spaces per
4 dwelling unit for residential use instead of the Code requirement of one space per bath but not
5 less than two spaces per unit. The off-street parking requirement for commercial use is the
6 same as the code requirement.
- 7 4. On Lots 1 and 2, Block 44, Perea Addition, wholesaling and storage
8 of motor oil packaged for retail sale will be allowed subject to approval of a site development
9 plan by the Zoning Hearing Examiner, provided that upon termination of this use on the
10 property, the use of the property will be regulated by the provisions of the
11 Residential/Commercial Zone in the Comprehensive City Zoning Code and the exceptions listed
12 above.
- 13 5. Use of the 100% of the floor area for offices is conditional for
14 properties within the RC Zone bordering Lomas Boulevard providing the following criteria are
15 met:
- 16 a. Structurally sound main buildings will be rehabilitated and
17 maintained in a manner which will protect, preserve, and enhance their existing architectural
18 character and/or residential character. New construction will be compatible in scale, style, and
19 materials with neighboring residential buildings.
- 20 b. Landscaping compatible with neighborhood landscaping and
21 with the landscaping of the Lomas Pedestrianway will be provided and maintained.
- 22 c. Signage will not include visible bulbs, interior illumination, neon
23 tubing, luminous paints, plastics, or moving parts and will be compatible in design with the
24 neighborhood character.
- 25 d. Office development will be for uses which do not generate high
26 levels of traffic, noise, or litter. Examples of offices which would usually be in this category
27 are accountants, architects, business and investment consultants, engineers, geologists,
28 lawyers, physicians, dentists, psychiatrists, psychologists, and realtors. For consideration of
29 such uses the Zoning Hearing Examiner shall impose certain parking requirements or other
30 traffic controls when necessary to accomplish the goals set forth in this plan.
- 31 e. A Site Development Plan shall be presented to and approved
32 by the Zoning Hearing Examiner with any applications for a conditional use.
- 33 6. Parking lots are not allowed.
- 34 Parking lots established prior to the effective date of this
35 amendment are allowed to remain, as regulated by standards for parking lots in the O-1 zone.

1 based upon a site plan submitted for approval of the Zoning enforcement Officer within 60 days
2 of adoption of this amendment, to include landscaping.

3 *Landscaping.* Landscaping shall be installed within 60 days of the site plan
4 approval, and subsequently maintained according to the approved site plan.

5 The MRO, Mixed Residential/Office land use category corresponds to the R-T
6 Residential Zone in the Zoning Code, including any subsequent amendments, and is subject to
7 the same regulations as that zone with the following exceptions:

8 1. The minimum lot area is 2000 square feet.

9 2. The off-street parking requirement is one and one-fourth spaces per
10 dwelling unit for residential development.

11 3. For non-residential development, the Zoning Code parking requirement
12 shall apply. Off-street parking is not permitted between the structures and the adjacent street
13 right-of-way, but it permitted in existing driveways and garages between the structure and the
14 alley.

15 4. The usable open space requirement is 500 square feet per dwelling
16 unit.

17 5. Uses permissive in the O-1 Zone shall be permissive in this zone if the
18 non-residential floor area does not exceed one-half of the gross floor area on the lot, except
19 parking lots are not allowed. Parking lots established prior to the effective date of this
20 amendment are allowed to remain, as regulated by standards for parking lots in the O-1 zone,
21 based upon a site plan submitted for approval of the Zoning Enforcement Officer within 60 days
22 of adoption of this amendment, to include landscaping. Landscaping shall be installed within
23 60 days of the site plan approval, and subsequently maintained according to the approved site
24 plan.

25 6. Signs are permitted as in the RC, Residential/Commercial Zone in the
26 Zoning Code.

27 7. Use of 100% of the floor area of offices is conditional providing the
28 following criteria are met:

29 a. Structurally sound main buildings will be rehabilitated and
30 maintained in a manner which will protect, preserve, and enhance their existing architectural
31 character and/or residential character.

32 b. New construction will be compatible in style, and materials with
33 neighboring residential buildings.

34 c. Signage will not include visible bulbs, interior illumination, neon
35 tubing, luminous paints, plastics, or moving parts and will be compatible in design with the

1 neighborhood character.

2 d. Office development will be for uses which do not generate high
3 levels of traffic, noise, or litter. Examples of offices which usually would not generate high
4 noise, traffic, or litter levels are architects, business and investment consultants, engineers,
5 geologists, lawyers, physicians, psychiatrists, psychologists, and realtors. For consideration
6 of such uses the Zoning Hearing Examiner shall impose certain parking requirements or other
7 traffic controls when necessary to accomplish the goals set forth in this plan.

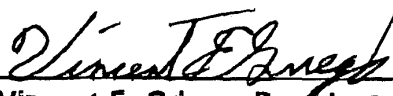
8 e. A Site Development Plan shall be presented to and approved
9 by the Zoning Hearing Examiner with any application for a conditional use.

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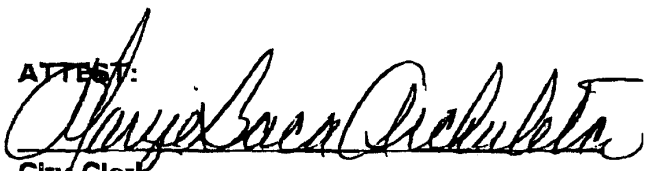
1 PASSED AND ADOPTED THIS 1ST DAY OF MARCH, 1999
2 BY A VOTE OF 6 FOR 2 AGAINST 1 ABSTAIN.

3 Yes: 6
4 No: Brasher, McEntee
5 Abstain: Adams

6 
7 Vincent E. Griego, President
8 City Council

9 APPROVED THIS 19th DAY OF March, 1999

10 
11 Jim Baca, Mayor
12 City of Albuquerque

13
14 ATTEST:
15 
16 City Clerk

17 **Bill No. R-148**

Underscored Material - New
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Harry E. Kinney, Mayor

City Council

Jack Kolbert, President
Patrick J. Baca, Vice-President
Joe R. Abeyta
Marion M. Cottrell
Jim S. Delleney
Thomas W. Hoover
Allen D. Krumm
Alan B. Reed
Sondra L. West

Environmental Planning Commission

Fred Burns, Chairman
Nadyne Bicknell, Vice-Chairman
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Rowland W. Fife
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Harold R. Goff
Ida Pearle Jeffers
Ralph E. Loken
Terri Sanchez

Frank A. Kleinhenz, Chief Administrative Officer
George L. Carruthers, Planning Director

October 1976
Amended May 1978

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

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

RESOLUTION 158-1976

ADOPTING THE DOWNTOWN NEIGHBORHOOD AREA SECTOR DEVELOPMENT PLAN AND COMMUNITY DEVELOPMENT PLAN.

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

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

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

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

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

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

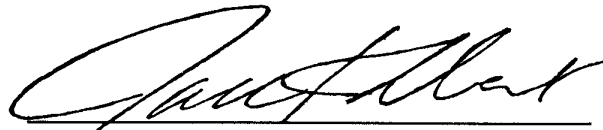
BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

Section 1. The Downtown Neighborhood Area Sector Development Plan and the Community Development Plan contained with it are hereby adopted in lieu of the previously adopted Area Redevelopment Plan as a guide to partial implementation of Albuquerque/Bernalillo County Comprehensive Plan, the administration of U.S. Housing and Community Development Act of 1974 funds and the investment of other public and private funds.

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

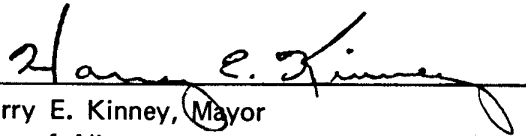
Section 3. The Downtown Neighborhood Area Community Development Plan, with respect to future land use, building requirements and rehabilitation requirements, shall be controlling over all other City ordinances, rules or regulations, unless specifically amended by said ordinances, rules or regulations.

PASSED AND ADOPTED this 18th day of October, 1976.



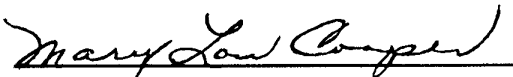
Jack Kolbert, President
City Council

APPROVED this 28th day of October, 1976.



Harry E. Kinney, Mayor
City of Albuquerque

ATTEST:



Mary Lou Cooper
City Clerk / Recorder

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PREFACE

This sector development plan for the redevelopment of the Downtown Neighborhood Area is within the framework established by the Albuquerque/Bernalillo County Comprehensive Plan. This plan also is within the guidelines established by the Citizens Advisory Group for utilization of money available to the City of Albuquerque under Public Law 93-383, the Housing and Community Development Act of 1974.¹ This plan may be amended as provided in the Comprehensive City Zoning Code, Article XIV Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico, 1974 (Ordinance 80-1975 as amended).

During the development of this plan, Planning Department staff members met with Downtown Neighborhood Area residents five times in the area to seek the residents' views about the area's needs and plan proposals. The residents' valuable assistance is gratefully acknowledged.

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

AREA DESCRIPTION

A. Boundary

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

Beginning at the intersection of the east right-of-way line of Sixth Street NW and the north right-of-way line of Mountain Road NW;

Thence, westerly along the north right-of-way line of Mountain Road NW to its intersection with the northerly projection of the west right-of-way line of Nineteenth Street NW;

Thence, southerly along said projection and the west right-of-way line of Nineteenth Street NW to the north right-of-way line of Old Town Road NW;

Thence, westerly along the north right-of-way line of Old Town Road NW to the intersection of the northerly projection of the west right-of-way line of Nineteenth Street NW;

Thence, southerly along said projection and the west right-of-way line of Nineteenth Street NW to the north right-of-way line of Lomas Boulevard NW;

Thence, westerly along the north right-of-way line of Lomas Boulevard NW to the east right-of-way line of San Pasquale Street NW;

Thence, southerly along the east right-of-way line of San Pasquale Street NW to the south right-of-way line of Central Avenue SW;

Thence, easterly along the south right-of-way line of Central Avenue SW to the east right-of-way line of Tenth Street SW;

Thence, northerly along the east right-of-way line of Tenth Street NW to the north right-of-way line of Copper Avenue NW;

Thence, easterly along the north right-of-way line of Copper Avenue NW to the east right-of-way line of Ninth Street NW;

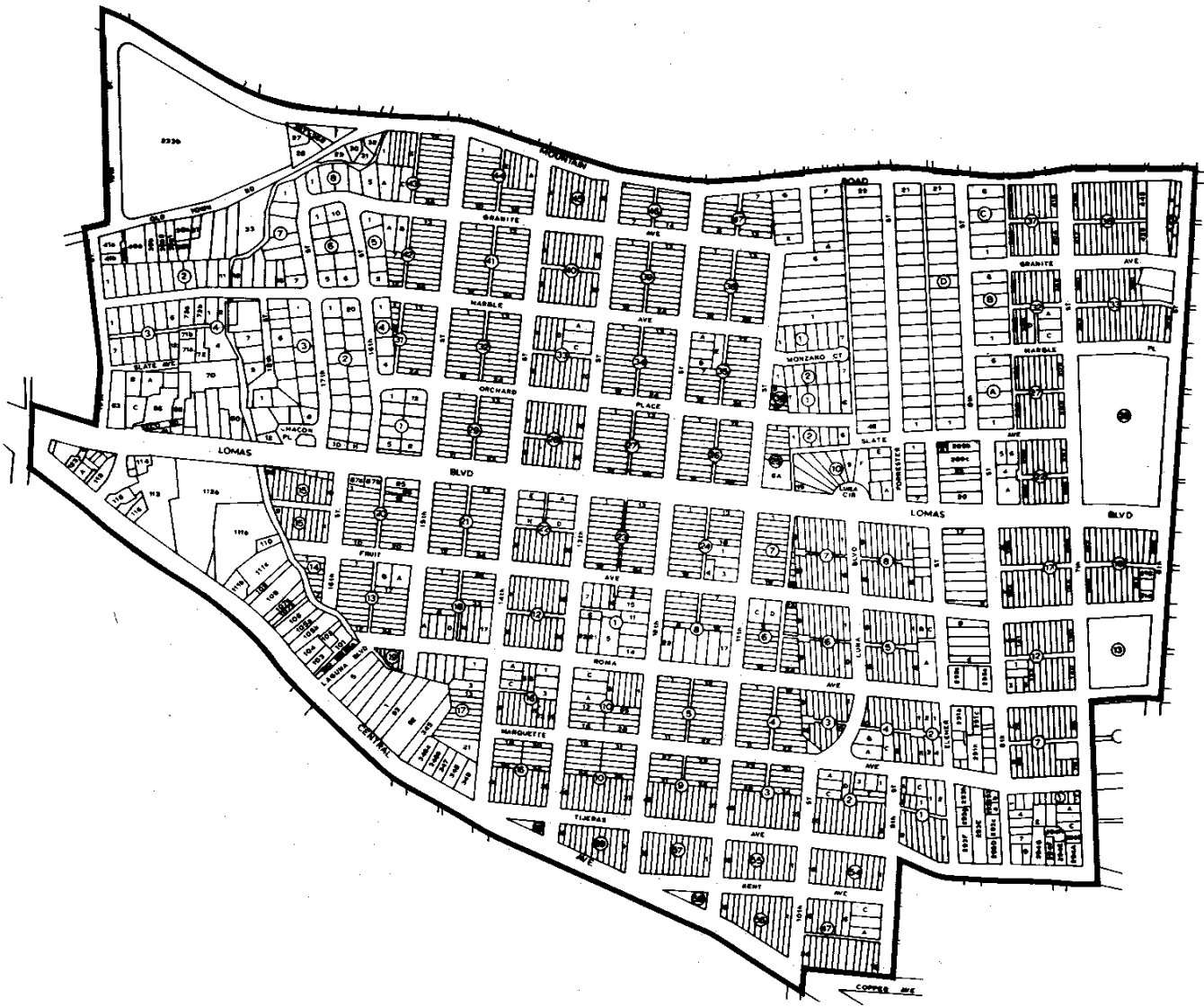
Thence, northerly along the east right-of-way line of Ninth Street NW to the south right-of-way line of Tijeras Avenue NW;

Thence, easterly along the south right-of-way line of Tijeras Avenue NW to its intersection with the southerly projection of the east right-of-way line of Seventh Street NW;

Thence, northerly along said projected line and the east right-of-way line of Seventh Street NW to the south right-of-way line of Roma Avenue NW;

Thence, easterly along the south right-of-way line of Roma Avenue NW to the east right-of-way line of Sixth Street NW;

Thence, northerly along the east right-of-way line of Sixth Street NW to the point and place of beginning.



N

Scale: 0' 300' 600'

MAP 1



DOWNTOWN NEIGHBORHOOD AREA PLAN

BOUNDARY

———— SECTOR DEVELOPMENT PLAN BOUNDARY

Albuquerque/Bernalillo County Planning Department

B. Characteristics

The Downtown Neighborhood Area, located northwest of downtown, is one of the oldest residential areas in Albuquerque. As the downtown business district prospered and grew in the early 1900s, these blocks nearby began to develop with the homes of merchants and lawyers. Platting and development continued through the post-World War II period, and now the area, completely developed, is attempting to strengthen itself through rehabilitation and stabilization.

As might be expected of such an area, the Downtown Neighborhood Area reflects varied architectural styles. These range from late Victorian Queen Anne (on 11th and 12th Streets) and the 1920s Bungalow style to the Pueblo and Territorial styles (in the Chacon Addition). This area is one of only two in Albuquerque which has a concentration of well preserved houses of this age and style. This area also represents the early 1900s period of Albuquerque's development. The Lovelace House, on the northwest corner of Tijeras Avenue and 12th Street, is being nominated for inclusion in the National Register of Historic Places and is on the State Cultural Properties Register. Numerous other houses on 11th and 12th Streets also will be researched for the State Cultural Properties Register.

The plan area contains 266 acres and had a population estimated at 4,153 in 1975.² Census Tract 27, an area slightly larger than the Downtown Neighborhood Area, had a population that was about 70 percent Spanish, double the average for the city as a whole as shown in Table 1. The census tract also had a median family income of \$5,653 per year in 1970 compared to \$9,641 for the city as a whole.³ The census also found that 23 percent of the families in the census tract had incomes below the poverty level in 1970, compared to 11 percent throughout the city. Sixteen percent of the families in the census tract received public assistance, while only five percent of the families in the city received public assistance. The area's greater poverty than the city at large also is reflected in the number of households which own no automobile: 32 percent in the census tract and 10 percent throughout the city. The census tract population also is less well prepared for the labor market than the city's overall population. Only 49 percent of the adults in the census tract were high school graduates, compared to 71 percent throughout the city. And of the youth ages 16 to 21, 26 percent were not attending school and were not high school graduates, compared to 10 percent throughout the city.

The area is adequately served with bus routes, as shown on Map 2, and will be adequately served with bicycle routes when the proposed routes are installed. Bus stops on 12th Street, however, are poorly marked and not provided with benches and shelters.

The land use in the area is predominately single family residential, although there are pockets of apartments and commercial uses throughout the area, as shown on Map 3. The zoning in

²Middle Rio Grande Council of Governments of New Mexico, 1995 Development Patterns (Albuquerque: Middle Rio Grande Council of Governments of New Mexico, 1972), Appendices, p. 44.

³Middle Rio Grande Council of Governments of New Mexico, Socioeconomic Mini-Profile for the Greater Albuquerque Area (Albuquerque: Middle Rio Grande Council of Governments of New Mexico, 1975), Tables 1, 2.

the area, however, does not reflect these uses, as shown on Map 4. This zoning is largely the same as was established by the original zoning in 1953. Between Central Avenue and Lomas Boulevard, the zoning is primarily for office use. Between Lomas and Mountain Road, it provides for commercial and office uses and for apartments. The desire of the residents, however, as voiced at community meetings, is to maintain the historical development pattern of the area while allowing for high density residential uses along the eastern boundary in accordance with the Downtown Plan Revision. Changes in the zoning pattern will be required to implement this.

The housing in the Downtown Neighborhood Area is old, as has been noted. The number of renter-occupied units in the census tract was 53 percent, compared to 34 percent for the city, as shown in Table 2.⁴ Most of the housing in the area, 68 percent, is structurally standard in terms of the City's rehabilitation standards, Resolution 143-1975, as shown on Map 5. Twelve percent is slightly deteriorated, sixteen percent is moderately deteriorated, one percent is extremely deteriorated and three percent shows maximum deterioration.⁵ Although the area has more substandard houses than many Albuquerque neighborhoods, an active interest in the neighborhood by the residents and increasing resident ownership keep the Downtown Neighborhood Area from having deterioration on a large scale.

Streets are all paved in the Downtown Neighborhood Area, but some paving and walkway improvements are needed, as shown on Map 6. These will be provided by the City's Capital Improvements Program. Water and sewer lines and fire hydrants are adequate throughout the area. Part of the area is subject to flooding during a 100-year storm, as shown on Map 5.⁶ Improvements to the storm drainage system are needed to correct this hazard.

Four parks are on the periphery on the Downtown Neighborhood Area. Tiguex Park, consisting of six acres, is in the northwest corner of the area. Wells Park, a total of two acres, is at the northeast corner of the area. Robinson Park, 1.6 acres, is at the southeast corner. And Soldiers and Sailors Park, 0.14 acre, is on the southern boundary. No house in the area is more than one-half mile from one of these parks. Nevertheless, the interior of the area is not ideally served because of the small size of Soldiers and Sailors Park and the proximity of Robinson Park to Central Avenue. A small neighborhood park located to serve the central part of the area would fill this gap.

Social services also are needed in the area to supplement existing services and fill gaps left by existing services. Services should be added to provide a comprehensive net of services to meet the area's needs.

Thus, housing improvement, zoning changes and additional public facilities and services are needed in the Downtown Neighborhood Area.

⁴U.S. Bureau of the Census, Census of Population and Housing: 1970, Final Report PHC (1)-5 Albuquerque, N.M., SMSA, Tables P-2, P-3, P-4.

⁵City of Albuquerque Housing and Development Department, windshield survey, 1975.

⁶Gordon Herkenhoff and Associates, Inc., Engineer's Study on Storm Hazards, Community Development Areas, City of Albuquerque, New Mexico (Albuquerque: Gordon Herkenhoff and Associates, Inc., 1975), p. 15.

TABLE 1
DOWNTOWN NEIGHBORHOOD AREA POPULATION CHARACTERISTICS





Scale: 0' 300' 600'

MAP 2

DOWNTOWN NEIGHBORHOOD AREA PLAN

TRANSPORTATION

 BUS ROUTES

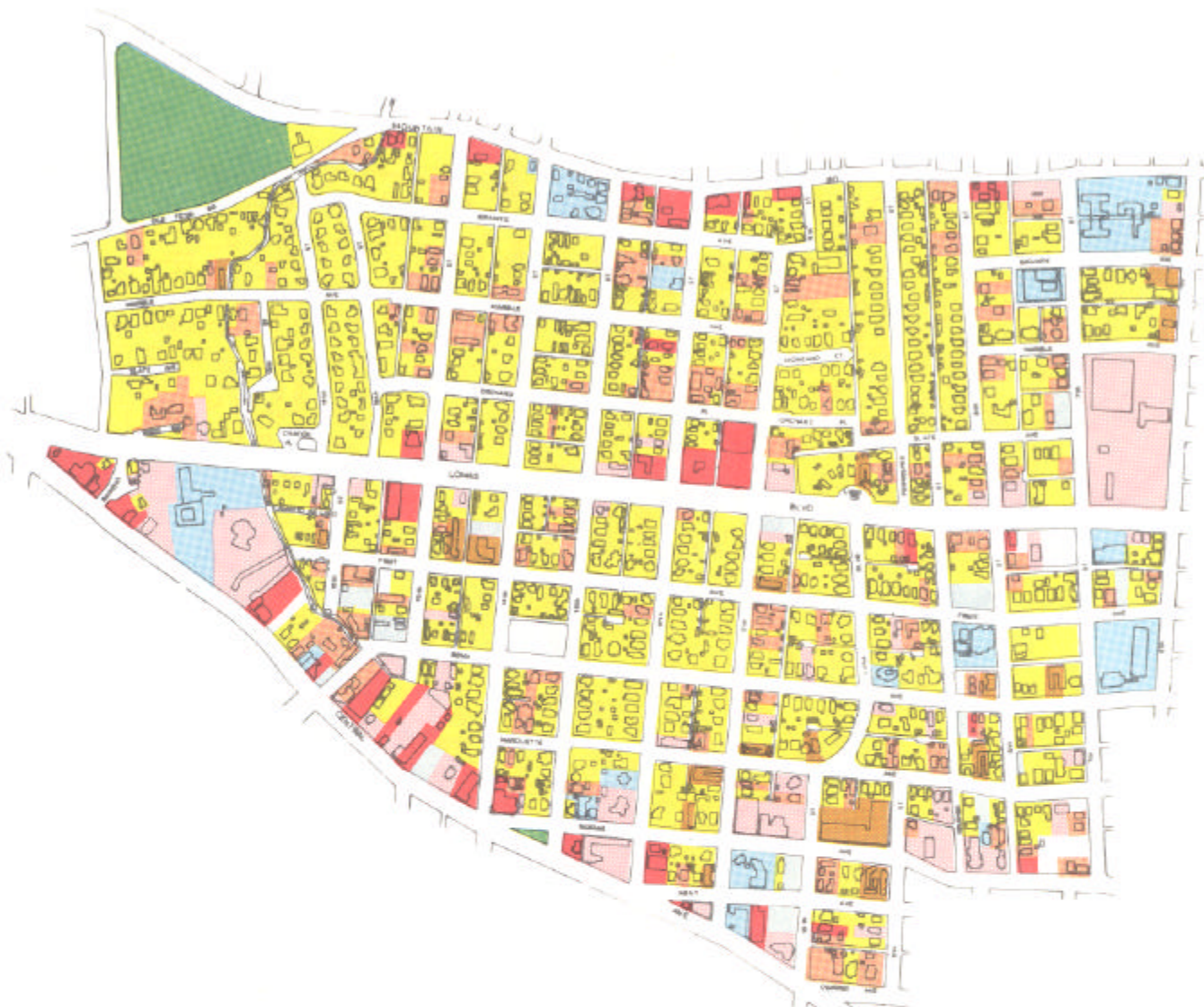
 BICYCLE ROUTES

 BUS STOPS

SOURCE: BIKEWAY MASTER PLAN & ALBUQUERQUE DEPARTMENT OF TRAFFIC AND TRANSPORTATION

Albuquerque/Bernalillo County Planning Department





Scale: 0' 300' 600'

MAP 3

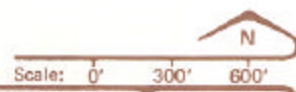
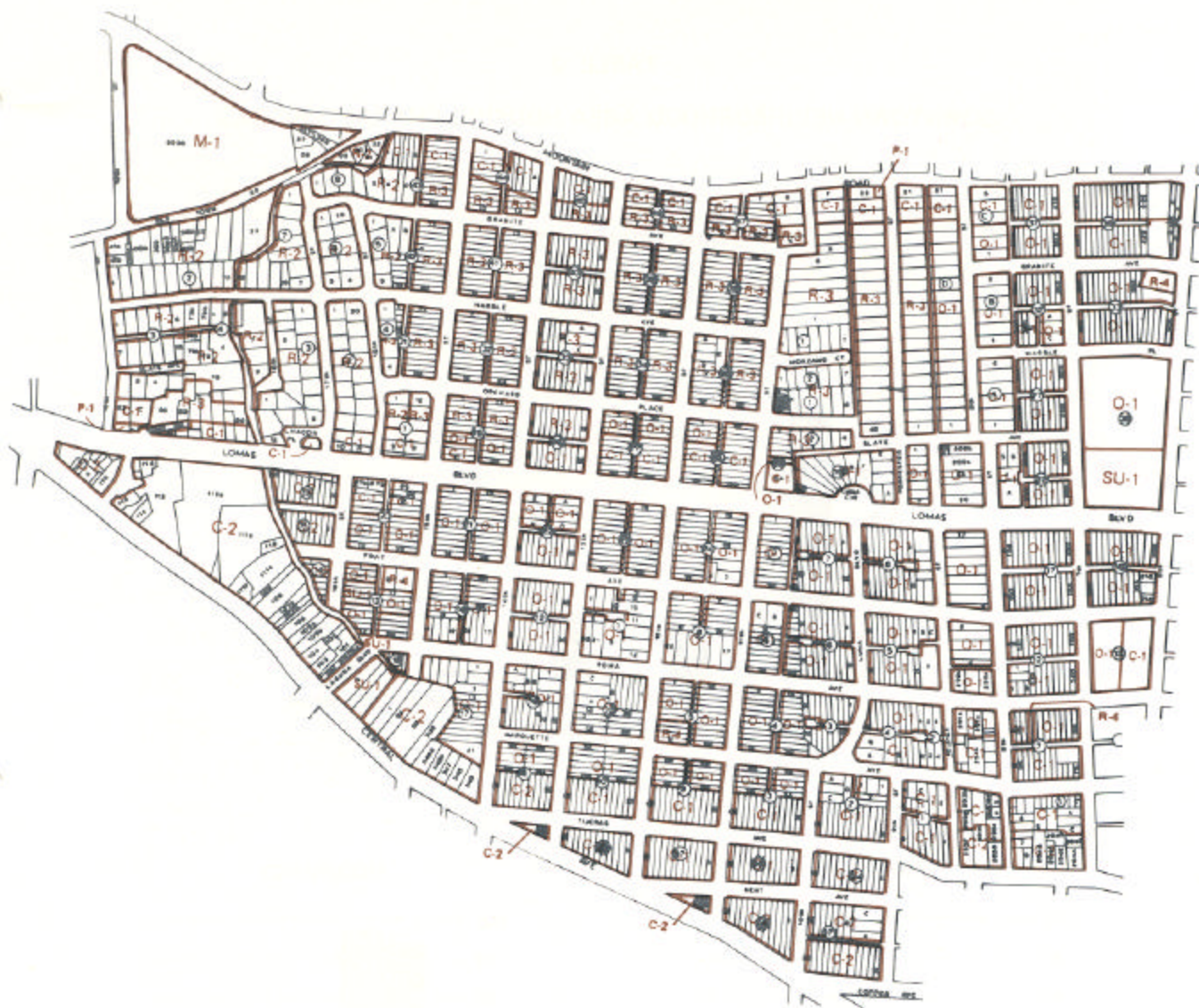
DOWNTOWN NEIGHBORHOOD AREA PLAN

EXISTING LAND USE

- | | | |
|--|--|--|
|  SINGLE FAMILY RESIDENTIAL |  RETAIL COMMERCIAL |  VACANT |
|  2-4 FAMILY RESIDENTIAL |  PUBLIC / INSTITUTIONAL | |
|  5 OR MORE FAMILY RESIDENTIAL |  PUBLIC OPEN | |
|  SERVICE COMMERCIAL |  PARKING | |



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DOWNTOWN NEIGHBORHOOD AREA PLAN

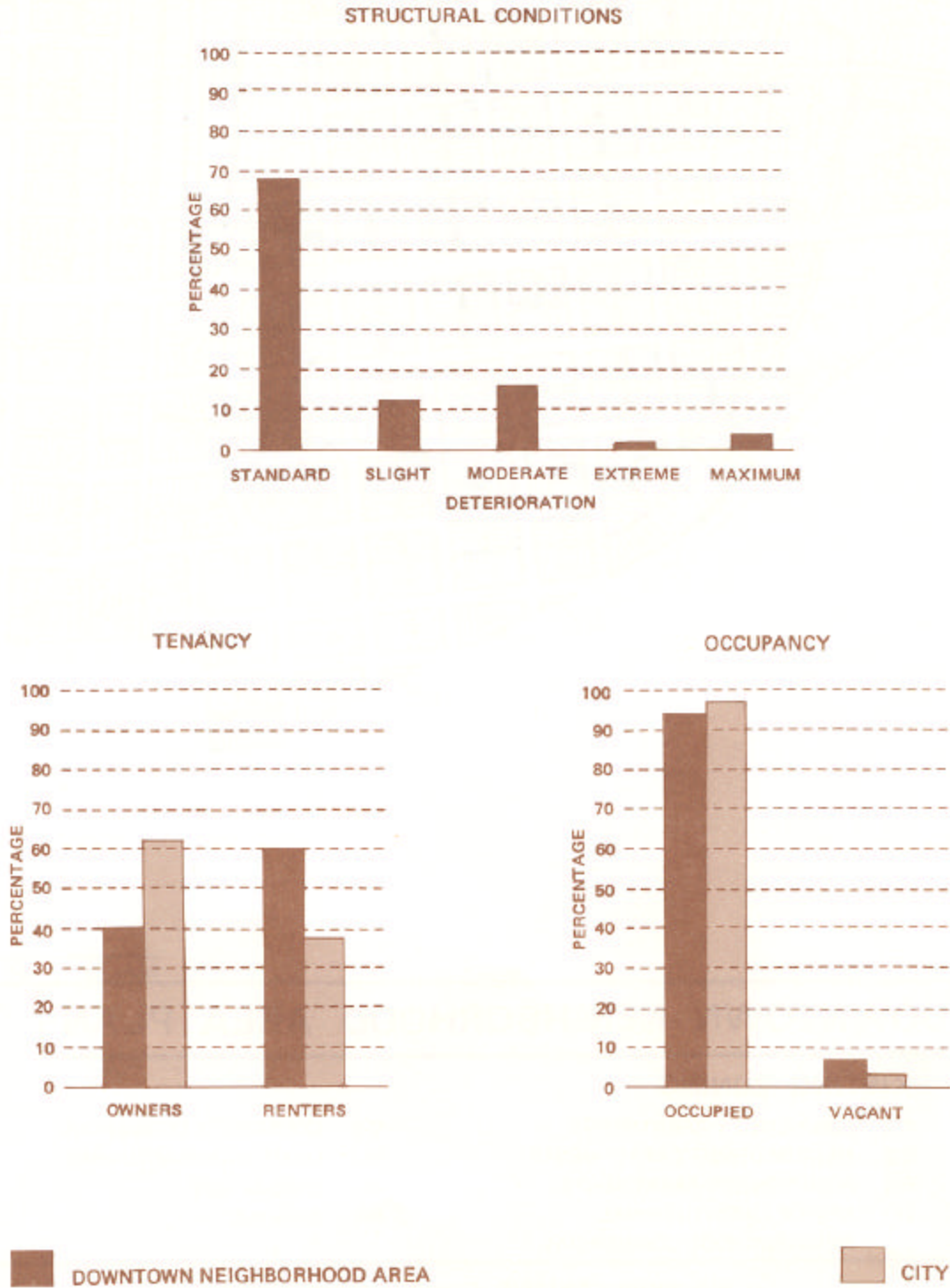
MAP 4

EXISTING ZONING

| | | | |
|-----|---------------------------|------|----------------------|
| R-2 | LOW DENSITY APARTMENTS | C-2 | COMMUNITY COMMERCIAL |
| R-3 | MEDIUM DENSITY APARTMENTS | M-1 | LIGHT MANUFACTURING |
| R-4 | HIGH DENSITY APARTMENTS | SU-1 | SPECIAL USE |
| O-1 | OFFICE / INSTITUTIONAL | P-1 | PARKING |
| C-1 | NEIGHBORHOOD COMMERCIAL | | |

Albuquerque/Bernalillo County Planning Department

TABLE 2
DOWNTOWN NEIGHBORHOOD AREA HOUSING CHARACTERISTICS





Scale: 0' 300' 600'

DOWNTOWN NEIGHBORHOOD AREA PLAN

MAP 5

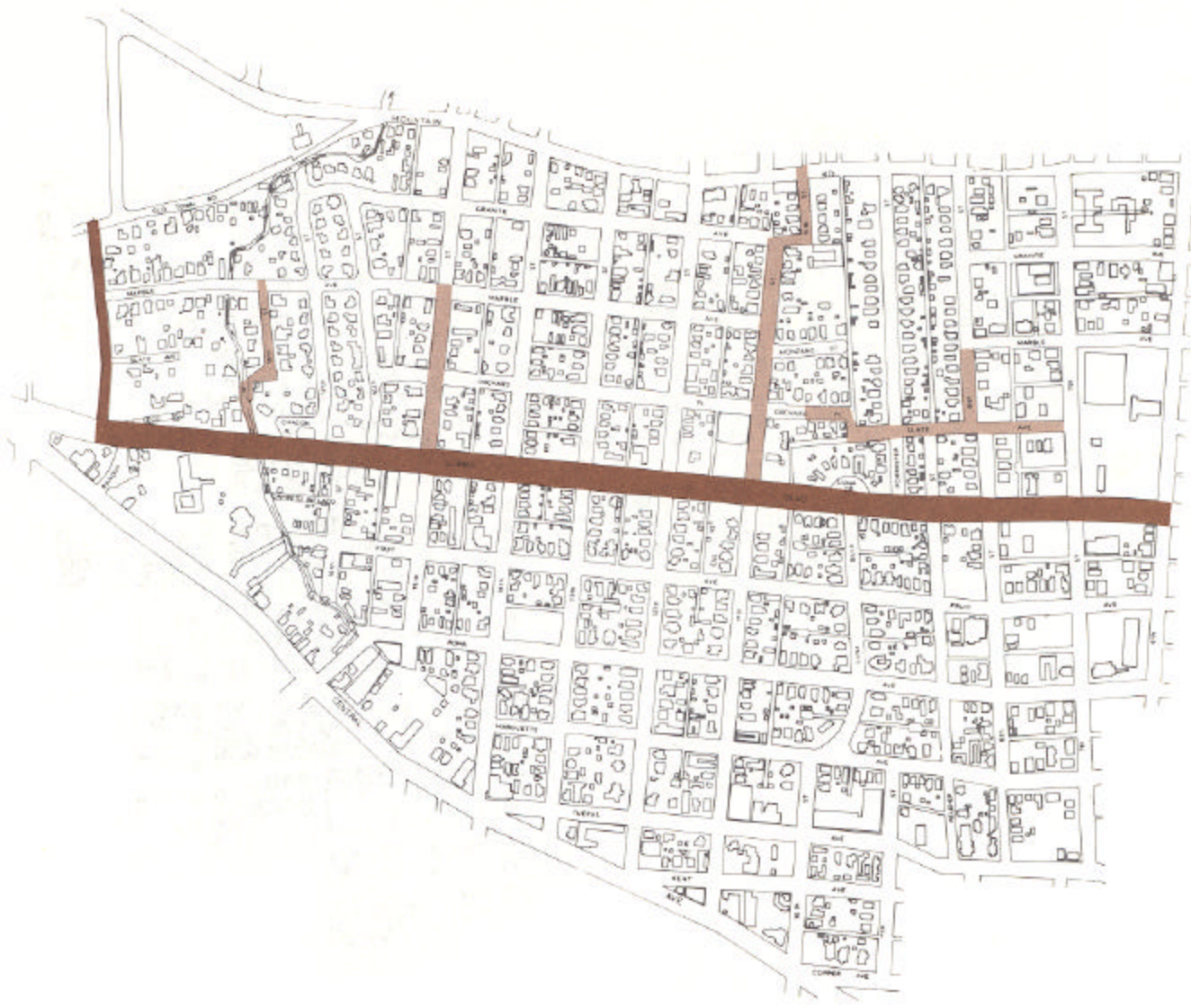
STRUCTURAL CONDITIONS

-  STANDARD
-  SUB-STANDARD
-  STORM HAZARD AREA

SOURCE: WINDSHIELD SURVEY, ALBUQUERQUE DEPARTMENT OF HOUSING & DEVELOPMENT, APRIL 1975

Albuquerque/Bernalillo County Planning Department





Scale: 0' 300' 600'

MAP 6

DOWNTOWN NEIGHBORHOOD AREA PLAN



PUBLIC IMPROVEMENTS

-  LANDSCAPED PEDESTRIAN-TRANSIT LINK (OLD TOWN TO CIVIC PLAZA)
-  PAVING PROJECTS APPROVED IN CAPITAL IMPROVEMENTS PROGRAM

Albuquerque/Bernalillo County Planning Department

PLAN PURPOSES

A. General

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

The New Mexico Community Development Law and this plan have as their principal goals the conservation and renewal of neighborhoods and the improvement of living conditions of low- and moderate-income families. In addition, the Policies Plan of the Albuquerque/Bernalillo County Comprehensive Plan has as its goal for urban areas "a quality urban environment which perpetuates the tradition of identifiable, individualistic communities within the metropolitan area and offers variety and maximum choice in housing, work areas and life styles, while creating visually pleasing architecture, landscaping and vistas to enhance the appearance of the community."⁷ The first policy adopted to attain this goal states, "Redevelopment and rehabilitation of older neighborhoods should be continued and expanded,"⁸ and the second policy states, "selected buildings and areas which explain our past and which give Albuquerque identity, individuality and cultural richness shall be preserved, enhanced and reused where appropriate."⁹ The general purpose of this plan is to reach these objectives in the Downtown Neighborhood Area while guiding the renewal of the area and improvement of the living conditions of low- and moderate-income families. This will be done generally by planning for upgrading the housing, public facilities and public services in the area while changing the zoning to maintain the historical development pattern of the area and allow some high density residential uses along the eastern boundary of the area.

⁷ Albuquerque/Bernalillo County Planning Department, Albuquerque/Bernalillo County Comprehensive Plan Policies Plan (Albuquerque: Albuquerque/Bernalillo County Planning Department, 1975), p. 4.

⁸ Ibid.

⁹ Ibid.

B. Specific

To achieve these goals, the following long-term objectives should be achieved in the Downtown Neighborhood Area:

- (1) Elimination of blight and prevention of blighting influences.
- (2) Elimination of conditions which are detrimental to the public health, safety and welfare.
- (3) Conservation, improvement and expansion of the housing available to low- and moderate-income families until all housing in the area meets City code or rehabilitation standards.
- (4) Preservation of the area's historical development pattern while allowing increased residential density on the eastern border of the area.
- (5) Provision of needed public facilities such as street paving, walkways, and a small neighborhood park.
- (6) Expansion and improvement of community services, including those human services which complement physical development.
- (7) Conservation of a historically important neighborhood and preservation of selected buildings which have historical and cultural significance.

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

- (1) Adoption of a land use plan to provide proper arrangement of land uses to maintain the historical development pattern while accommodating high density residential uses on the eastern boundary of the area.
- (2) Conservation and/or rehabilitation of approximately 500 houses from 1976 through 1978.
- (3) Acquisition and development of a small neighborhood park to serve the central part of the area.
- (4) Initiation of a solution to the storm drainage problem.
- (5) Expansion and improvement of community services, including those human services which complement physical development.

AREA PLAN

A. Land Use

With the adoption of this sector development plan, the Downtown Neighborhood Area is zoned SU-2 Special Neighborhood Zone, Redeveloping Area, as provided in the Comprehensive City Zoning Code, Article XIV Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico, 1974. The land uses in the Downtown Neighborhood Area are governed by the land use plan shown on Map 7.

The Single Family land use shown on the land use plan corresponds to the R-1 Residential Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with three exceptions:

- (1) The minimum lot width is 50 feet instead of the Code requirement of 60 feet.
- (2) The minimum front yard setback is 10 feet instead of the Code requirement of 20 feet, except that the minimum front yard setback for a garage or carport is 20 feet.
- (3) The area shown on the land use plan as Single Family which is north of Lomas Boulevard and west of 15th Street also is subject to the provisions of the W Wall Overlay Zone in the Zoning Code. The maximum front yard height allowed is eight feet.

The Townhouse land use corresponds to the R-T Residential Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with four exceptions:

- (1) The minimum lot area is 2,000 square feet instead of the Code requirement of 3,000 square feet.
- (2) The minimum front yard setback is 10 feet instead of the Code requirement of 15 feet, except that the minimum front yard setback for a garage or carport is 20 feet.
- (3) The off-street parking requirement is one and one-fourth spaces per dwelling unit instead of the Code requirement of one space per bath but not less than two spaces per unit.
- (4) The usable open space requirement is 500 square feet per dwelling unit instead of the Code requirement of 750 square feet per unit.

The Low Density Apartment land use corresponds to the R-2 Residential Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with three exceptions:

- (1) The minimum front yard setback is 10 feet instead of the Code requirement of 15 feet, except that the minimum front yard setback for a garage or carport is 20 feet.
- (2) The off-street parking requirement is one and one-fourth spaces per dwelling unit instead of the Code requirement of one space per bath but not less than one and one-half spaces per unit.

- (3) The usable open space requirement is 300 square feet for each efficiency or one-bedroom dwelling unit, 400 square feet for each two-bedroom unit, and 500 square feet for each unit containing three or more bedrooms.

The Medium Density Apartment land use corresponds to the R-3 Residential Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with two exceptions:

- (1) The minimum front yard setback is 10 feet instead of the Code requirement of 15 feet, except that the minimum front yard setback for a garage or carport is 20 feet.
- (2) The off-street parking requirement is one space per dwelling unit instead of the Code requirement of one space per bath but not less than one and one-half spaces per unit.

The High Density Apartment land use corresponds to the R-4 Residential Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with one exception:

- (1) The off-street parking requirement is one space per dwelling unit instead of the Code requirement of one space per bath but not less than one and one-fourth spaces per unit.

The Residential/Commercial land use corresponds to the RC Residential/Commercial Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with four exceptions:

- (1) The usable open space requirement is 500 square feet per dwelling unit instead of the Code requirement of 750 square feet per unit.
- (2) The minimum lot size is 2,000 square feet.
- (3) The off-street parking requirement is one and one-fourth spaces per dwelling unit for residential use instead of the Code requirement of one space per bath but not less than two spaces per unit. The off-street parking requirement for commercial use is the same as the Code requirement.
- (4) On Lots 1 and 2, Block 44, Perea Addition, wholesaling and storage of motor oil packaged for retail sale will be allowed subject to approval of a site development plan by the Zoning Hearing Examiner, provided that upon termination of this use on the property, the use of the property will be regulated by the provisions of the Residential/Commercial Zone in the Comprehensive City Zoning Code and the exceptions listed above.

The Office/Institutional land use corresponds to the O-1 Office and Institution Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone.

The Neighborhood Commercial land use corresponds to the C-1 Neighborhood Commercial Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone.

The Community Commercial land use corresponds to the C-2 Community Commercial Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone.

The Special Use land use corresponds to the SU-1 Special Use Zone in the Comprehensive City Zoning Code and regulates existing churches. It is subject to the regulations of that zone and adopted development plans. Existing churches' present configurations are to be treated as their development plans.

The Parking land use corresponds to the P Parking Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone.

The Reserve Parking land use corresponds to the P-R Reserve Parking Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone.

The Park land use is reserved for public park and recreation use.

The two redevelopment areas shown on Maps 8 and 9 are planned for redevelopment to eliminate pockets of serious housing and environmental deterioration and to encourage other redevelopment in the Downtown Neighborhood Area. These are proposed for public acquisition, possible vacation of streets and alleys (as shown on the maps) then redevelopment, possibly incorporating some existing buildings into the new developments. Mixed residential and commercial redevelopment is foreseen for Redevelopment Area 1 with the residential development to be medium and high density serving mixed income groups. High density apartment redevelopment is foreseen for Redevelopment Area 2. This is consistent with its location on the edge of downtown. Redevelopment activities in these areas will not be initiated until public funds are available and are programmed for these activities.



DOWNTOWN NEIGHBORHOOD AREA PLAN

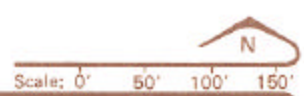
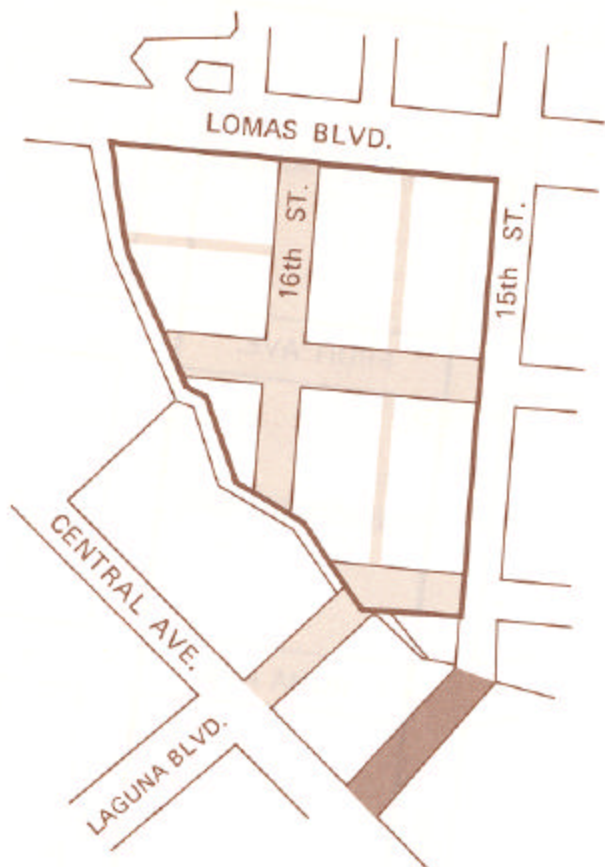
MAP 7

LAND USE PLAN

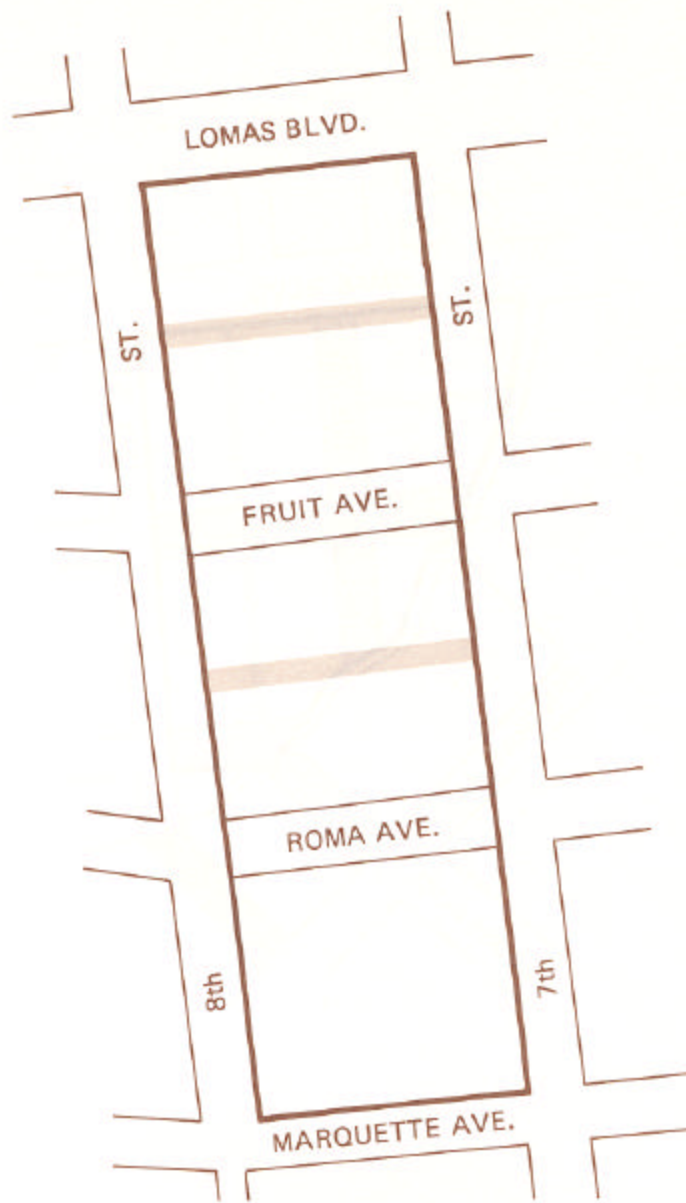


- BOUNDARY-SU-2 ZONING
- SINGLE FAMILY
- TOWNHOUSE
- MEDIUM DENSITY APARTMENT
- HIGH DENSITY APARTMENT
- RESIDENTIAL / COMMERCIAL
- OFFICE / INSTITUTIONAL
- NEIGHBORHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- SPECIAL USE
- PARK

Albuquerque/Bernalillo County Planning Department



| | | | |
|---|--|---|-------|
| | DOWNTOWN NEIGHBORHOOD AREA PLAN | | MAP 8 |
| | REDEVELOPMENT AREA 1 | | |
| | | <p>SITE BOUNDARY</p> <p>POSSIBLE STREET OR ALLEY VACATION</p> <p>NEW STREET</p> | |
| Albuquerque/Bernalillo County Planning Department | | | |



| | | |
|--|---|-------|
| | DOWNTOWN NEIGHBORHOOD AREA PLAN | MAP 9 |
| | REDEVELOPMENT AREA 2 | |
| | | |
| | Albuquerque/Bernalillo County Planning Department | |

B. Housing and Public Improvements

Conservation of this neighborhood which has historical and cultural importance is to be accomplished through a variety of programs, including housing, public improvements, social services and historic preservation.

As noted in the long-term objectives for the Downtown Neighborhood Area, the housing goal is to upgrade the housing in the area so every unit meets City code or rehabilitation standards. Both public and private action will be required to achieve this objective. On the public side, many programs may be used to upgrade housing as this plan is implemented, and the programs used may change as funding opportunities change. On the private side, it is expected that public expenditures in the area will increasingly encourage privately financed improvement of existing housing and construction of new housing. The type, location and density of all new units must be in accord with the land use plan.

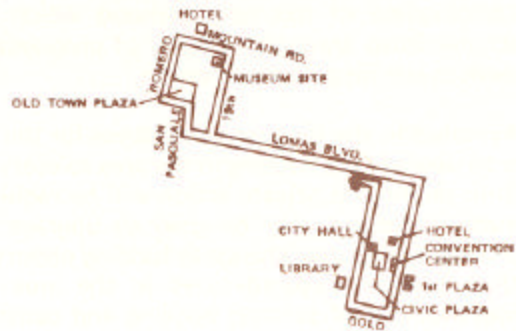
Public improvements in the Downtown Neighborhood Area are intended to complement the housing programs and enhance the historical development pattern of the area. Accordingly, street paving improvements must be confined to the existing street widths on residential streets and walkways must be designed to be compatible with the area's character and not disrupt it by removing trees or other such actions. The set of pedestrian and transit improvements shown on Map 10 would connect downtown on the eastern boundary of the area with Old Town on the western boundary. These improvements would increase the city's appeal to tourists and at the same time provide improved transit service and pedestrian walkways for the area. These improvements should be implemented. The bus stops on 12th Street also should be better marked and provided with benches and shelters. The bicycle routes proposed for the area should be installed. Storm runoff should be contained as much as possible on individual lots. The storm hazard areas defined in the April 1975 study need to be investigated more thoroughly when detailed mapping and a drainage study of the entire valley become available. A small neighborhood park is also needed to serve the central part of the area.

Additional social services also need to be provided in the Downtown Neighborhood Area to support the housing and public improvements work to be done by countering the social effects of blight. These services, which should be provided as a comprehensive system of services to meet the needs of the residents, will supplement and fill the gaps left by existing services.

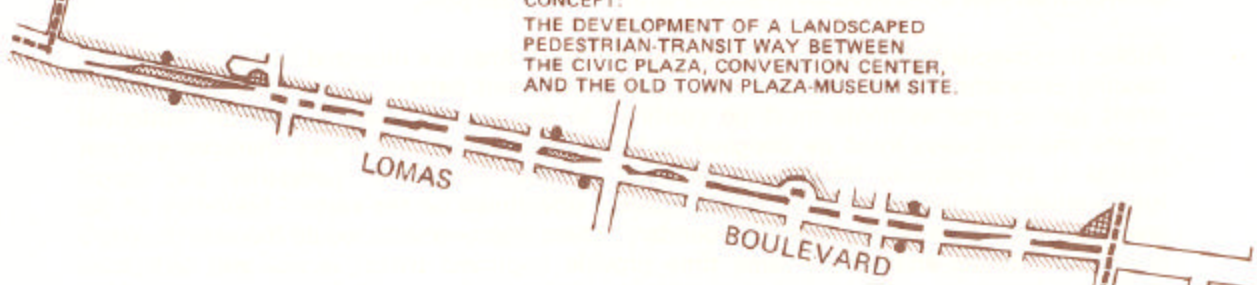
Historic preservation efforts need to continue to assure preservation of selected buildings which have historical and cultural significance. The historic preservation program is doing research on a number of structures in this area for inclusion on the State Cultural Properties Register. Additional techniques for encouraging historic preservation should be investigated.

TRANSIT CONCEPT:
 AN OPEN CAR 'TRAIN' OF
 LOW SPEED TRAVELING ON
 A DESIGNATED ON-STREET LANE.

TRANSIT ROUTE INITIAL PHASE



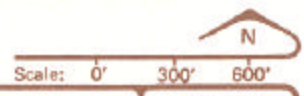
CONCEPT:
 THE DEVELOPMENT OF A LANDSCAPED
 PEDESTRIAN-TRANSIT WAY BETWEEN
 THE CIVIC PLAZA, CONVENTION CENTER,
 AND THE OLD TOWN PLAZA-MUSEUM SITE.



SECOND PHASE:
 CONNECTION SOUTH
 TO RIO GRANDE ZOO.



VACANT PARCELS ALONG LOMAS BOULEVARD
 SHOULD BE ACQUIRED FOR DEVELOPMENT AS
 PEDESTRIAN REST AREAS OR TRANSIT STOPS
 TO SUPPLEMENT THE TWO SHOWN ABOVE.



DOWNTOWN NEIGHBORHOOD AREA PLAN

MAP 10

OLD TOWN - DOWNTOWN LINK

-  SIDEWALK IMPROVEMENTS INCLUDING LANDSCAPING
-  LANDSCAPING OF MEDIANS
-  PEDESTRIAN REST AREAS AND BUS SHELTERS
-  EXISTING LANDSCAPED AREAS

Albuquerque/Bernalillo County Planning Department

COMMUNITY DEVELOPMENT PLAN

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

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

The area to which this community development plan applies is the same area to which this sector development plan applies, as it is defined on pages 2-3. The property standards established by this community development plan are the same as those established in this sector development plan on page 5. The residential dwellings which fail to meet these minimum standards are identified on Map 5. This community development plan's relationship to local objectives and the way in which the plan will reach those objectives is the same as for this sector development plan, as identified on pages 13-14.

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

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

To begin accomplishing the objectives for the Downtown Neighborhood Area in this sector development plan, the activities in this section of the community development plan will be undertaken in Fiscal Year 1975-76.

Money will be provided to Neighborhood Housing Services of Albuquerque, Inc., to be used in its revolving high risk loan fund for rehabilitation of housing in the Downtown Neighborhood Area. Approximately 200 houses are to be rehabilitated in 1976. This private, non-profit organization works closely with the city's financial institutions and uses the high risk loan fund to finance only rehabilitation work for persons who do not meet lenders' standard credit criteria. This organization seeks to bring all housing units in the area up to minimum code standards to reverse the decline of the area and preserve it as a residential neighborhood close to downtown.

A wide range of social services will be provided to area residents to support the housing activities in this program. While these social services might not be offered at sites in the Downtown Neighborhood Area, they are designed to serve residents of this area and are expected to do so. These services are:

Pre-college financial aid counseling and scholarships. This service will provide recruitment, counseling and scholarship aid to residents who want to continue their education to the college level but must have financial aid to do so.

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

Elderly satellite meal centers. This service will provide group meals and associated activities such as recreation, referrals and counseling along with supportive services for elderly low- and moderate-income residents of the area.

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

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

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

Juvenile holding and counseling services. This service will provide temporary shelter for youths who need it and counseling to youths to either prevent their becoming delinquent or reverse their delinquency.

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

Rape crisis center. This service will provide counseling and other services to women who have been the victims of sexual assault.

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

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

To continue to progress toward accomplishing the objectives for the Downtown Neighborhood Area in this sector development plan, the activities in this section of the community development plan will be undertaken in Fiscal Year 1976-77.

Money will be provided to Neighborhood Housing Services of Albuquerque, Inc., to be used in its revolving high risk loan fund for rehabilitation of housing in the Downtown Neighborhood Area. Approximately 300 houses are to be rehabilitated in 1977. This private, non-profit organization works closely with the city's financial institutions and uses the high risk loan fund to finance rehabilitation work only for persons who do not meet lenders' credit criteria. This organization seeks to bring all housing units in the area up to minimum code standards to reverse the decline of the area and preserve it as a residential neighborhood close to downtown.

A wide range of social services will be provided to area residents to support the housing activities in this program. While these social services might not be offered at sites in the Downtown Neighborhood Area, they are designed to serve residents of this area and are expected to do so. These services are:

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

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

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

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

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

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

Scholarship assistance. This service will provide recruitment, counseling and assistance locating financial aid to residents who want to pursue a post-secondary education but must have financial aid to do so.

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

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

To continue to progress toward accomplishing the objectives for the Downtown Neighborhood Area in this sector development plan, the activities in this section of the community development plan will be undertaken in Fiscal Year 1977-78.

A site will be acquired for a small neighborhood park to serve the central part of the Downtown Neighborhood Area.

A wide range of social services will be provided to area residents to support the other activities in this program. While these social services might not be offered at sites in the Downtown Neighborhood Area, they are designed to serve residents of this area and are expected to do so. These services are:

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

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

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

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

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

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

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

The following is the first priority need of the Downtown Neighborhood Area based on the advice of area residents and the technical analysis of the area undertaken in this sector development plan. It is recommended that any community development activities undertaken in the Downtown Neighborhood Area in the near future be consistent with the following:

The park site acquired in Fiscal Year 1977-78 should be developed.

No further housing rehabilitation work should be needed for the immediate future because of the operation of the Neighborhood Housing Services of Albuquerque, Inc., high risk loan fund rehabilitation program. The survey of housing conditions reported in the Characteristics section of this sector development plan found 68 percent of the 1,586 housing units in the Downtown Neighborhood Area meet City standards. Another 12 percent of the housing units are only slightly deteriorated, generally not requiring attention from any rehabilitation program. This leaves 20 percent of the 1,586 housing units, or 317 units, which need rehabilitation work. Because the Neighborhood Housing Services rehabilitation program intended to rehabilitate approximately 200 houses in 1976 and 300 in 1977, for a total of 500 in its first two years of operation, according to the organization's executive director, no additional rehabilitation work will be needed.