

LOS DURANES
Sector Development Plan

CITY OF ALBUQUERQUE
COUNCILLOR'S OFFICE

APR 14 1978

June 1976

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June 1976

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CITY of ALBUQUERQUE
FOURTH COUNCIL

COUNCIL BILL NO. R-338 ENACTMENT NO. 62-1981

SPONSORED BY: Vincent E. Griego

1 RESOLUTION

2 AMENDING THE LOS DURANES SECTOR DEVELOPMENT PLAN AND
3 COMMUNITY DEVELOPMENT PLAN.

4 WHEREAS, the Council, the Governing Body of the City of Albuquerque
5 has authority to adopt and amend Master Plans for physical development of
6 areas within the planning and platting jurisdiction of the City as authorized
7 by Section 3-19-5 NMSA 1978, and by the City Charter as allowed under
8 Home Rule Provisions of the Constitution of New Mexico; and

9 WHEREAS, the Council recognizes the need for Sector Development
10 Plans to guide the City of Albuquerque and other agencies and individuals to
11 ensure orderly redevelopment and effective utilization of funds; and

12 WHEREAS, by adopting Resolution 83-1976 the City of Albuquerque has
13 adopted a Sector Development Plan and Community Development Plan to
14 guide redevelopment and improvement activities within the Duranes Area in
15 accordance with the desires and needs of the area residents as expressed
16 through community meetings; and

17 WHEREAS, a public community meeting has shown that the community
18 is concerned that the area designated Agricultural/Residential in the Los
19 Duranes Land Use Plan retains its agricultural character and feeling; and

20 WHEREAS, the land use densities called for in the Los Duranes Plan are
21 meant to enhance its residential and agricultural characters; and

22 WHEREAS, the previously adopted 'Land Use Plan' should be modified
23 as to the 'Agriculture/Residential' area to better indicate neighborhood and
24 City policy for the subarea's development; and

25 WHEREAS, the Environmental Planning Commission, in its advisory role
26 on all matters related to planning and environmental protection, has approved

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1 and recommended the amendments to the Los Duranes Sector Development
2 Plan.

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

5 Section 1. That page 19, paragraph 2 of the "Area Plan" section of the
6 Los Duranes Sector Development Plan, adopted by Council Resolution 83-
7 1976, is amended to read as follows:

8 "The Agricultural-Residential land use shown on the land use plan is for
9 residential use and scattered low intensity agricultural use. Gross residential
10 density should not exceed three dwelling units per acre. All lots of record,
11 regardless of size, may be developed with one residence. However, any
12 future subdivision of lots of record into lots of less than 1/4 acre should be
13 discouraged. No zone change within the Agricultural-Residential land use
14 area which would in practical application allow more than 3 dwelling units
15 per acre should be approved with the following exceptions:

16 The special use zone within the Agricultural-Residential land use area
17 may be appropriate to encourage compact cluster housing, small in scale,
18 that is located near existing streets provided all of the following criteria are
19 met:

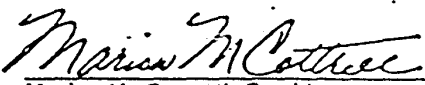
- 20 1) The parcel of land is 3 acres or greater.
- 21 2) The site plan submitted demonstrates conformance with the
22 intent of the Los Duranes Sector Development Plan.
- 23 3) The location of access and egress to the site and the volume
24 of traffic to be generated will not have a serious adverse effect on the
25 character of the surrounding area.
- 26 4) The primary use of the property is for residential units that
27 meet the building code.
- 28 5) The siting of dwelling units and appurtenant structures
29 demonstrates clustering of buildings and takes advantage of zero lot line
30 clearances or common dwelling unit walls or other such devices which will
31 result in the retention of large area of undivided common open space.
- 32 6) The common open space is either left in its natural
33 vegetative state, in pasture, or cultivated in crops traditional to the area.

- 1 7) Structures do not exceed 26 feet in height, except as
- 2 provided in Section 40.C of the Comprehensive City Zoning Code.
- 3 8) The density calculated on a site specific basis is no greater
- 4 than 5 dwelling units per gross acre.
- 5 9) Site development demonstrates sensitive consideration of
- 6 existing vistas to the bosque and river.
- 7 10) Solar prints of the proposed buildings do not impinge upon
- 8 the solar rights of existing buildings.
- 9 11) Viable older structures reflecting the history of the area are
- 10 retained, respected and enhanced by the new development."

11
12 PASSED AND ADOPTED THIS 9th day of March, 1981.

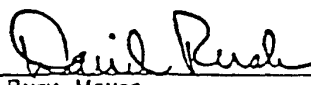
13 BY A VOTE OF 8 FOR AND 0 AGAINST.

14 Excused: Aragon

15
16
17 

18 Marion M. Cottrell, President
19 City Council

20 APPROVED this 23rd day of March, 1981.

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23 

24 David Rusk, Mayor
25 City of Albuquerque

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29
30 ATTEST:

31
32 

33 Frances L. Coagel
City Clerk/Recorder

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(Bracketed Material - Deletion)

RESOLUTION 83 - 1976

ADOPTING THE LOS DURANES 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 Los Duranes 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 Los Duranes area; and

WHEREAS, the Los Duranes 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 and environmental protection has approved and recommended the adoption of the Los Duranes Sector Development Plan.

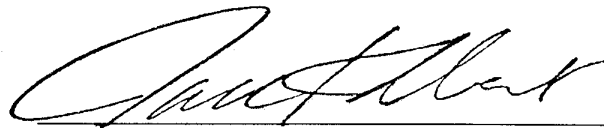
BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF ALBUQUERQUE:

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

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

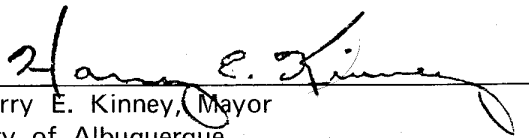
Section 3. The Los Duranes Community Development Plan, with respect to future land use, building requirements and rehabilitation requirements, shall be controlling over all other City ordinances, rules or regulations, unless specifically amended by said ordinances, rules or regulations.

PASSED AND ADOPTED this 17th day of May, 1976.



Jack Kolbert, President
City Council

APPROVED this 9th day of June, 1976



Harry E. Kinney, Mayor
City of Albuquerque

ATTEST:



Mary Lou Cooper
City Clerk / Recorder

LOS DURANES SECTOR DEVELOPMENT PLAN

The following pages include a current map of zoning in the Los Duranes 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

The land use plan shown in Map 8 is proposed for eventual implementation to attain the proper arrangement of land uses necessary to preserve the area's stability and enhance its residential and agricultural character. Because implementation of this land use plan will require provision of municipal services to areas not now in the City limits, the land use plan is to be implemented at a later date. The present zoning will continue to be effective until this plan is implemented.

"The Agricultural-Residential land use shown on the land use plan is for residential use and scattered low intensity agricultural use. Gross residential density should not exceed three dwelling units per acre. All lots of record, regardless of size, may be developed with one residence. However, any future subdivision of lots of record into lots of less than 1/4 acre should be discouraged. No zone change within the Agricultural-Residential land use area which would in practical application allow more than 3 dwelling units per acre should be approved with the following exceptions.:

The special use zone within the Agricultural-Residential land use area may be appropriate to encourage compact cluster housing, small in scale, that is located near existing streets provided all of the following criteria are met:

- 1) The parcel of land is 3 acres or greater.
- 2) The site plan submitted demonstrates conformance with the intent of the Los Duranes Sector Development Plan.
- 3) The location of access and egress to the site and the volume of traffic to be generated will not have a serious adverse effect on the character of the surrounding area.
- 4) The primary use of the property is for residential units that meet the building code.
- 5) The siting of dwelling units and appurtenant structures demonstrates clustering of buildings and takes advantage of zero lot line clearances or common dwelling unit walls or other such devices which will result in the retention of large area of undivided common open space.
- 6) The common open space is either left in its natural vegetative state, in pasture, or cultivated in crops traditional to the area.
- 7) Structures do not exceed 26 feet in height, except as provided in Section 40.C of the Comprehensive City Zoning Code.
- 8) The density calculated on a site specific basis is no greater than 5 dwelling units per gross acre.
- 9) Site development demonstrates sensitive consideration of existing vistas to the bosque and river.

10) Solar prints of the proposed buildings do not impinge upon the solar rights of existing buildings.

11) Viable older structures reflecting the history of the area are, retained, respected and enhanced by the new development.

The Single-Family Residential land use shown is intended for urban residential use with densities of three to six dwelling units per acre.

The Multi-Family Residential land use shown is intended for residential uses such as townhouses and apartments. Density is to be approximately six to twenty dwelling units per acre.

The Commercial land use is for low and moderate intensity commercial activity. Generally, this would include the uses allowed in the C-1 Neighborhood Commercial and C-2 Community Commercial Zones in the Comprehensive Zoning code.

The Public-Semi-Public land use is intended for facilities such as schools, churches, utilities and other institutions.

The Public Open land use shown on the map is intended for parks and other recreational and buffer lands such as playgrounds, recreation centers, trails or buffer zones.

B. Housing and Public Improvements

As noted in the long-term objectives for Los Duranes, the housing goal is to upgrade the housing in the area so every unit meets City 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 zoning and all other relevant ordinances until the land use plan is adopted. After that plan is adopted, new housing must conform to that plan as well as all other relevant ordinances.

Public improvements in Los Duranes are intended to complement the housing programs and enhance the rural and residential character of the area. To ensure the public improvements will enhance the character of the area, designs must be used which accomplish this and are consistent with the planned densities of the area.

Streets should be designed to accommodate localized ponding whenever possible besides enhancing the character of the area. The City has standards available which appear to be appropriate for this area. The typical estate section with laydown curb, for instance, would accomplish these objectives. Due to the lack of adequate right-of-way in some places, other paving sections such as the valley section also will be used where appropriate. Due to the low density and low traffic volumes in the area interim paving also is appropriate. The streets to be paved and sections to be used are shown in Table 4. Ditch crossing structures should be improved at the same time the streets are improved. Street lights are needed throughout the area and should be provided. Bus stops should be better marked and benches and shelters provided, and the bicycle route proposed for the area should be installed.

Water and sewer lines within the city in Los Duranes are nearly adequate except for the number of fire hydrants. Fire hydrants should be added to provide a maximum distance between hydrants of 500 feet, with the preferred distance between 300 feet. Deteriorating water and sewer lines throughout the area need to be replaced. Water and sewer service to areas now outside the city limits is to be provided as those areas are annexed. Extensions or additions to water or sewer lines should be designed to accommodate the densities allowed in the land use plan. The facilities to be installed are shown in Table 5.

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 an entire valley drainage study become available. Temporary solutions should be addressed with information available.

Irrigation ditches should have equal priority with streets for improvements because of the semi-rural nature of Los Duranes. Whenever possible, the Duranes Ditch should be lined or placed underground to increase safety and reduce maintenance. If put underground, it would not be accessible at all. If lined, safety would be increased because the depth and width would be reduced and because it would be less attractive to children as a play area.

In accordance with the needs and desires of area residents, as expressed at community meetings, increased recreational facilities of the type offered by a community center are needed. Because of the condition of the barracks building now being used as the community center, construction of a new building is suggested.

Additional public services also need to be provided in Los Duranes 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 programs.

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PREFACE

This sector development plan for the redevelopment of the Los Duranes 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 Los Duranes residents three times in the Los Duranes 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 I, Application, January 1975.

AREA DESCRIPTION

A. Boundaries

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

Beginning at the intersection of the north right-of-way line of Los Anayas Road NW and the west right-of-way line of Rio Grande Boulevard NW;

Thence, south along the west right-of-way line of Rio Grande Boulevard NW to the north right-of-way line of Indian School Road NW;

Thence, east along the north right-of-way line of Indian School Road NW to its intersection with the west right-of-way line of the Alameda Drain;

Thence, south along the west right-of-way line of the Alameda Drain to its intersection with the access control line of the northeast offramp of Interstate Highway 40 to Rio Grande Boulevard NW;

Thence, west along a line projected from the intersection of the west right-of-way line of the Alameda Drain and the access line of the northeast offramp of Interstate Highway 40 to Rio Grande Boulevard to the northeast corner of Lot 1, Floral Gardens Subdivision;

Thence, south and then west along the north access control line of Interstate Highway 40 to the municipal limits line at the east right-of-way line of the Duranes Ditch;

Thence, north along said municipal limits line and east right-of-way line of the Duranes Ditch to the northwest corner of Tract 284a2a1a, Middle Rio Grande Conservancy District Map Number 35;

Thence, northwest along the municipal limits line to the northeast corner of Tract 289b, Middle Rio Grande Conservancy District Map Number 35, a point along the south right-of-way line of Duranes Road NW;

Thence, southwest along said municipal limits line and the south right-of-way line of Duranes Road NW to the northwest corner of Tract 289b, Middle Rio Grande Conservancy District Map Number 35;

Thence, southeast along said municipal limits line to the southwest corner of Tract 289b, Middle Rio Grande Conservancy District Map Number 35;

Thence, southwest along said municipal limits line to the northeast corner of Tract 289a2, Middle Rio Grande Conservancy District Map Number 35;

Thence, west along said municipal limits line to the west right-of-way line of Gabaldon Road NW;

Thence, north along said municipal limits line and the west right-of-way line of Gabaldon Road NW to the southeast corner of Lot F, Gabaldon and Burke Assessment Plat;

Thence, west along said municipal limits line to the southwest corner of Lot F, Gabaldon and Burke Assessment Plat;

Thence, north along said municipal limits line to the northwest corner of Lot F, Gabaldon and Burke Assessment Plat;

Thence, east along said municipal limits line to the west right-of-way line of Gabaldon Road NW;

Thence, north along said municipal limits line and the west right-of-way line of Gabaldon Road NW to the southeast corner of Tract 28b6, Middle Rio Grande Conservancy District Map Number 35;

Thence, west along said municipal limits line to the southwest corner of Tract 28b6, Middle Rio Grande Conservancy District Map Number 35;

Thence, north along said municipal limits line to the northwest corner of Tract 28b6, Middle Rio Grande Conservancy District Map Number 35;

Thence, east along said municipal limits line to the northeast corner of Tract 28b7a, Middle Rio Grande Conservancy District Map Number 35;

Thence, south along said municipal limits line to the north right-of-way line of Los Anayas Road NW;

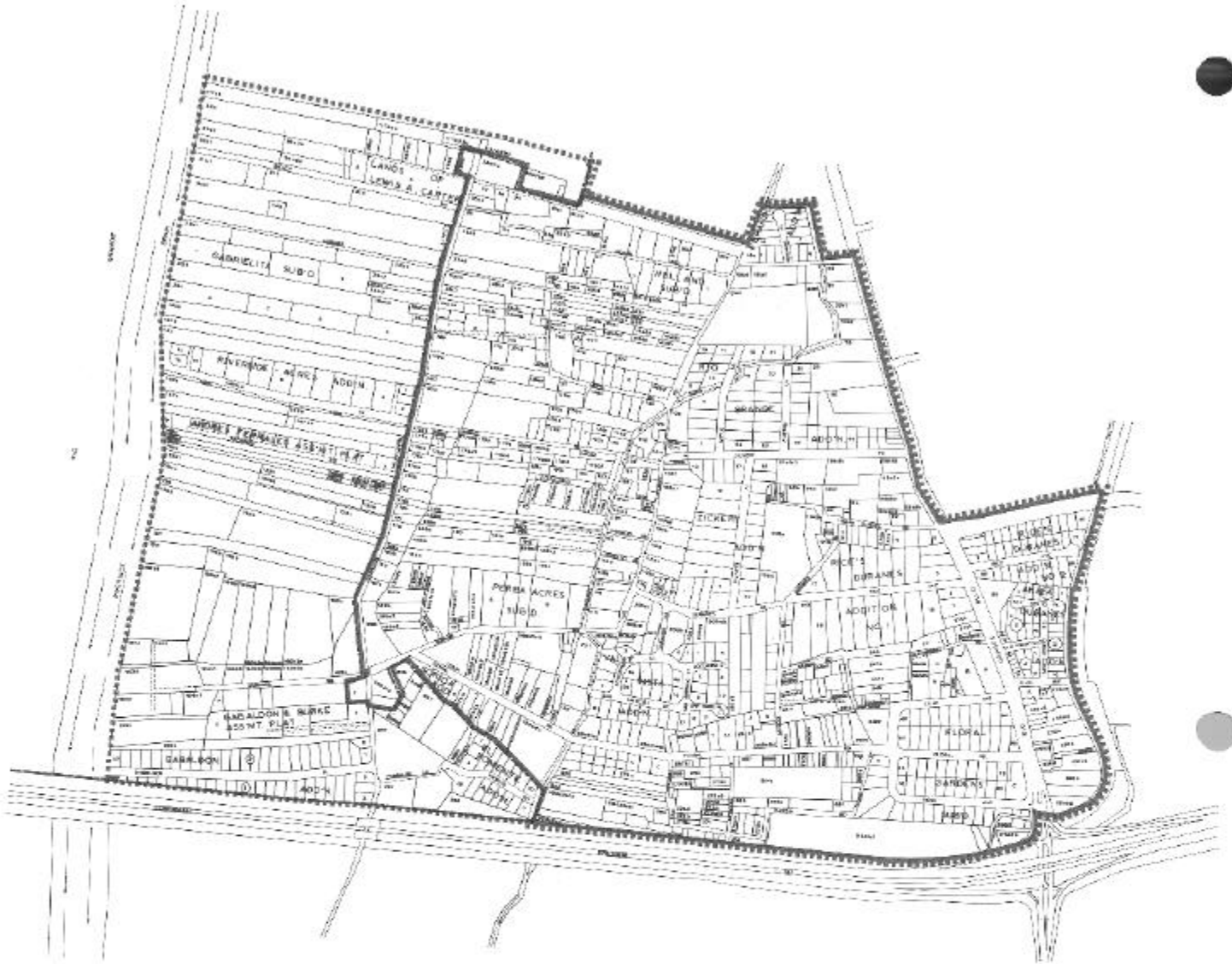
Thence, east along the north right-of-way line of Los Anayas Road NW to the west boundary of the Don Fernando Addition;

Thence, north along the west boundary of the Don Fernando Addition to the northwest corner of Lot 12, Don Fernando Addition, and the southwest right-of-way line of the Duranes Ditch;

Thence, east along the southwest right-of-way line of the Duranes Ditch to the northeast corner of Lot 11, Don Fernando Addition;

Thence, south along the west right-of-way line of the Duranes Ditch to the north right-of-way line of Los Anayas Road NW;

Thence, east along the north right-of-way line of Los Anayas Road NW to the point and place of beginning.



MAP 1

LOS DURANES PLAN



BOUNDARIES

- SECTOR DEVELOPMENT PLAN BOUNDARY
- PLANNING AREA BOUNDARY

Albuquerque/Bernalillo County Planning Department

B. Characteristics

Los Duranes today is almost totally residential and rural in character. The population of the area is predominately Spanish-American, as it has been since establishment of the Spanish ranches in the area in the early seventeenth century. As shown in Table 1, Census Tract 30 which includes Los Duranes in 1970 had 69 percent residents of Spanish heritage and 24 percent Anglo residents while the city as a whole had 35 percent residents of Spanish heritage and 57 percent Anglo residents.²

The Los Duranes population also was poorer than the city population in 1970. The median income for Census Tract 30 was \$6,982 per year compared to the city median income of \$9,641. The percentages of residents below poverty level and receiving public assistance reflect the same trend. In Census Tract 30, 22 percent of the families were below poverty level in 1970, compared to 11 percent for the city. Seven percent of the census tract population was receiving public assistance while five percent of the city population was receiving public assistance.³

Within the area, development tends to be somewhat clustered, leaving significant portions of the area in open space or agricultural use. The majority of open land used for agriculture is west of the Duranes Ditch. The area east of the Duranes Ditch is more urban although there are many dwellings on lots of more than one-fourth acre and many small plots devoted to gardening. The existing land use map, Map 2, illustrates this pattern. The existing zoning map, Map 3, when compared to Map 2, illustrates the incongruity between the existing and authorized densities. Area residents have expressed a desire to maintain this low population density and significant amounts of private open space.

While Los Duranes is a stable residential community, serious deficiencies and deteriorated conditions exist in the area. As shown on Map 4, 628 of the 788 residential structures in the area are substandard in terms of the City's rehabilitation standards, Resolution 143-1975. Of these, 247 need rehabilitation and 381 appear to be economically beyond repair. In the city portion of the area, 134 units are standard, 209 need rehabilitation and 303 appear to be beyond repair. In the unincorporated part of the area, 26 units are standard, 38 need rehabilitation and 78 appear to be beyond repair. As shown in Table 2, housing conditions range from standard to maximum deterioration in the area, with significant numbers in all categories. Twenty percent of the housing units are standard, 18 percent are slightly deteriorated, 14 percent are moderately deteriorated, 32 percent extremely deteriorated and 17 percent show maximum deterioration.⁴

The home ownership rate, however, was higher in Census Tract 30 than for the city in 1970. Seventy-two percent of the housing units in the area were owner-occupied, compared

²Middle 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), p. 4.

³U.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.

⁴City of Albuquerque Housing and Development Department, windshield survey, 1975.

to 62 percent throughout the city.⁵ Thus housing programs to improve the living conditions are needed in Los Duranes and would have a good chance of upgrading such a stable area.

Public improvements also are needed in Los Duranes. As shown in Table 3 and Map 5, about four miles of streets need to be paved. Other streets also need repair. City transit service is available along Rio Grande Boulevard at 30-minute intervals, but bus stops are poorly marked and not adequately provided with benches and shelters. As shown on Map 6, most residences in the incorporated area are within one-half mile of this route and about half are within one-fourth mile. None of the residences in the unincorporated area are within one-fourth mile and only a few are within one-half mile. The area also is inadequately provided with street lights; more are needed throughout the area.

Map 7 shows existing water and sewer lines and fire hydrants and where additional ones are needed. Individual water and sewer connections to existing lines also are needed by many households in the area. The irrigation ditches in Los Duranes are hazardous and poorly maintained. Many of the ditch crossings also need to be upgraded. And, as shown on Map 4, a significant part of the area has a potential flooding problem which needs to be solved.⁶

Los Duranes does have a large (7.4 acre) neighborhood park located east of Gabaldon Road. It is equipped with picnic tables, a softball field, two basketball goals and a lighted multi-use court. Also in the park is an old barracks building which is used as a community center. Five thousand to seven thousand persons per month participate in the wide range of activities the center offers. To offer the full range of recreational services desired by residents, additional community center facilities are needed. With this high rate of use of the existing facilities, new facilities would be expected to be heavily used. If the decision is made to construct a new building to provide the additional needed facilities, some land acquisition may be desirable to allow use of the existing building during construction of the new one.

Public 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.

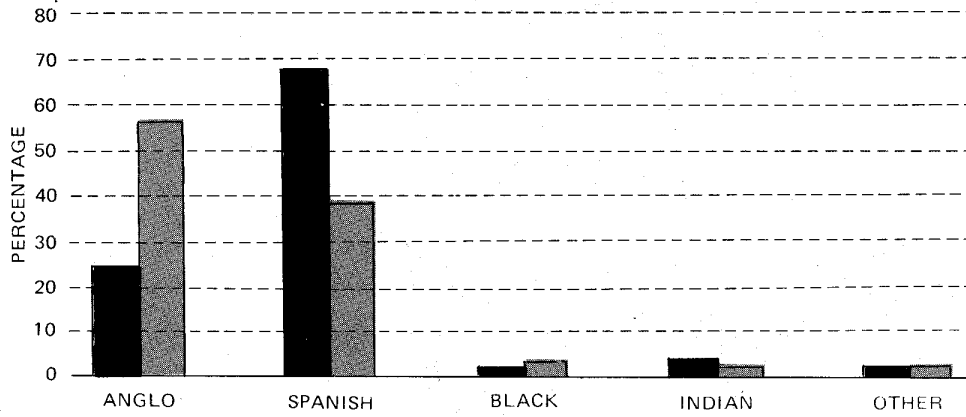
Thus, many additional public facilities and services are needed in Los Duranes. These must be provided in addition to housing improvements to redevelop the area into a desirable residential and rural area.

⁵U.S. Bureau of the Census, Census of Population and Housing: 1970, Table H-1.

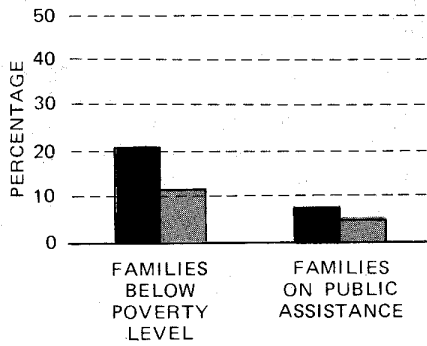
⁶Gordon Herkenhoff and Associates, Inc., Engineer's Study on Storm Hazards, Community Development Areas, City of Albuquerque, New Mexico (Albuquerque: Gordon Herkenhoff and Associates, Inc., 1975), pp. 13-14.

TABLE 1
LOS DURANES AREA CHARACTERISTICS

POPULATION PROFILE



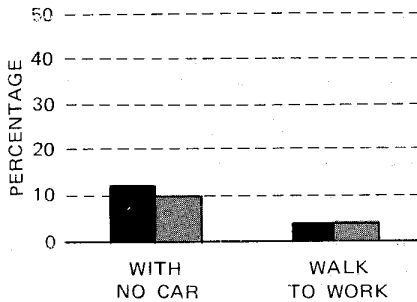
INCOME



EMPLOYMENT

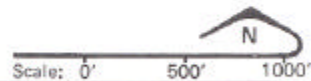


TRANSPORTATION



■ LOS DURANES

■ CITY



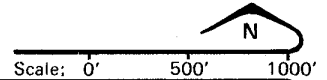
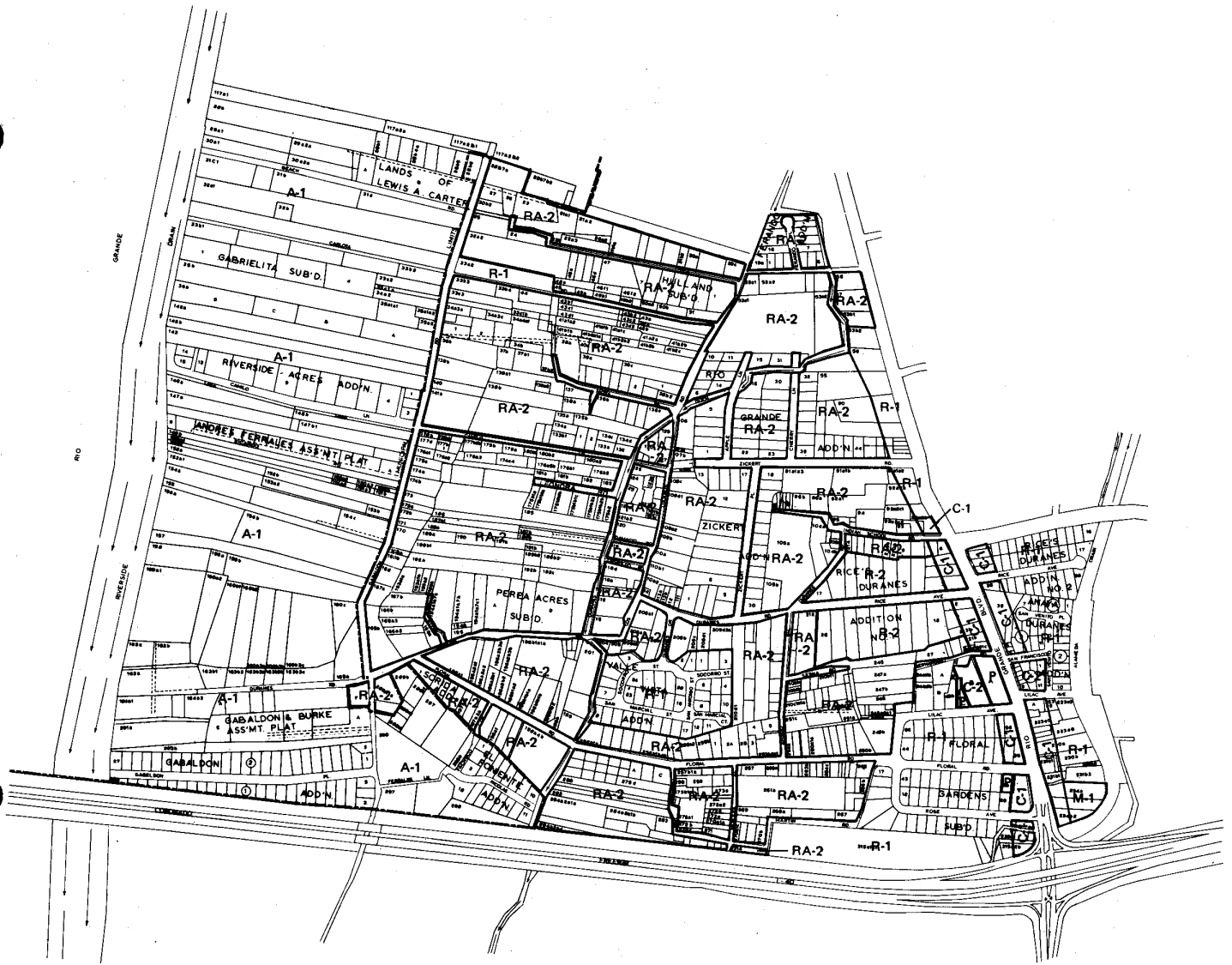
LOS DURANES PLAN

MAP 2

EXISTING LAND USE

<ul style="list-style-type: none"> SINGLE FAMILY RESIDENTIAL 2-4 FAMILY RESIDENTIAL RETAIL COMMERCIAL SERVICE COMMERCIAL 	<ul style="list-style-type: none"> INDUSTRIAL PUBLIC/INSTITUTIONAL PUBLIC OPEN AGRICULTURAL, VACANT MOBILE HOME PARK
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Albuquerque/Bernalillo County Planning Department



LOS DURANES PLAN

MAP 3

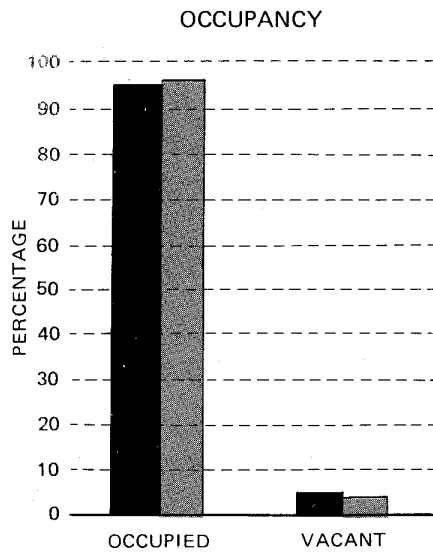
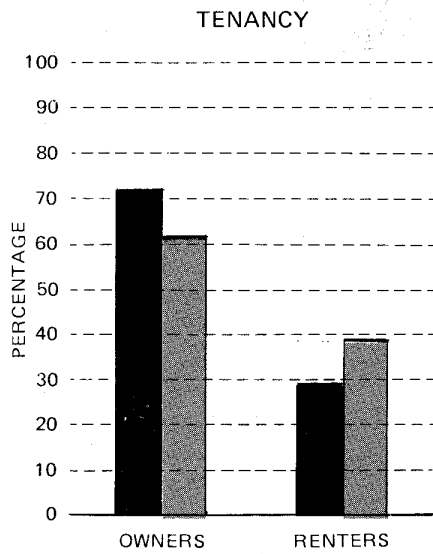
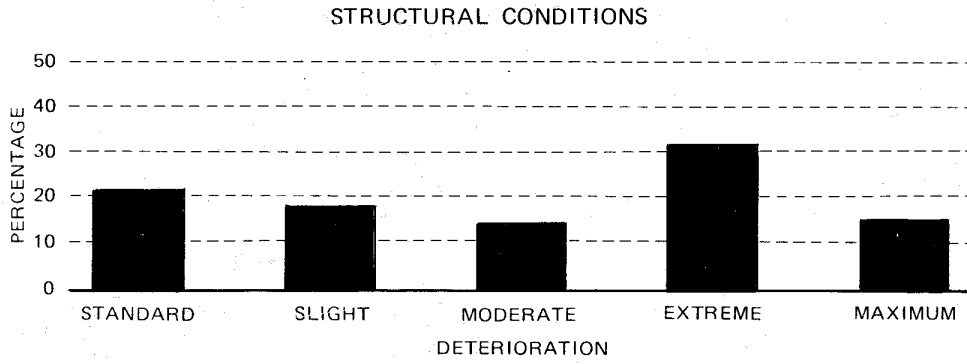
EXISTING ZONING

- | | | | |
|------|---------------------------|-----|-------------------------|
| R-1 | SINGLE FAMILY RESIDENTIAL | C-1 | NEIGHBORHOOD COMMERCIAL |
| R-2 | LOW DENSITY APARTMENTS | C-2 | COMMUNITY COMMERCIAL |
| RA-2 | RESIDENTIAL-AGRICULTURAL | P | PARKING |
| A-1 | RURAL AGRICULTURAL | M-1 | LIGHT MANUFACTURING |



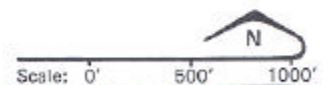
Albuquerque/Bernalillo County Planning Department

TABLE 2
 LOS DURANES HOUSING CHARACTERISTICS



■ LOS DURANES

■ CITY



MAP 4

LOS DURANES PLAN

STRUCTURAL CONDITIONS

-  STANDARD
-  SUB-STANDARD
-  STORM HAZARD AREA

NOTE: INCLUDES NON-INHABITED STRUCTURES

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

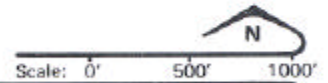
Albuquerque/Bernalillo County Planning Department



TABLE 3

STREET CONDITIONS

<u>Road Type</u>	<u>City</u>	<u>County</u>	<u>Total</u>
Major roadway	14,000'	0'	14,000'
Minor paved with gutter	13,400'	0'	13,400'
Minor paved without gutter	21,000'	600'	21,600'
Unpaved	<u>9,600'</u>	<u>12,000'</u>	<u>21,600'</u>
Total	58,000'	12,600'	70,600'
Approximate mileage	11	2	13



MAP 5

LOS DURANES PLAN

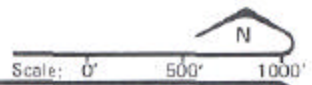
STREET CONDITIONS

 PAVED
 UNPAVED

 IMPROVE DITCH CROSSING STRUCTURES

SOURCE: FIELD SURVEY, ALBUQUERQUE/BERNALILLO COUNTY PLANNING DEPARTMENT,
 APRIL 1975 & FEBRUARY 1976





Albuquerque/Bernalillo County Planning Department



LOS DURANES PLAN

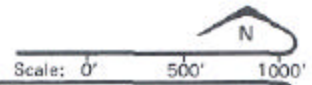
MAP 6

TRANSPORTATION

-  BUS ROUTE
-  BUS STOPS
-  BIKE LANE
-  BIKE TRAIL (TO BE COMPLETED SUMMER 1976)

SOURCE: BIKEWAY MASTER PLAN & ALBUQUERQUE DEPARTMENT OF TRANSPORTATION

Albuquerque/Bernalillo County Planning Department



LOS DURANES PLAN

MAP 7



UTILITIES

- EXISTING**
- WATER
 - SEWER
 - FIRE HYDRANT

- NEEDED IMPROVEMENTS**
- WATER
 - SEWER
 - FIRE HYDRANT

SOURCE: ALBUQUERQUE DEPARTMENT OF PUBLIC WORKS, APRIL 1975 & MARCH 1976

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 Los Duranes 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 Also pertinent for the Los Duranes area is the goal for rural areas: "to maintain the separate identity of rural areas as alternatives to urbanization, by guiding development compatible with their open character, natural resources and traditional settlement patterns."⁹ The first policy adopted to attain this goal states, "Rural areas shall retain their low density character, with development consisting primarily of ranch, farm and single-family homes on large lots, and with higher density single-family housing and townhouses located within designated rural centers."¹⁰ The general purpose of this plan is to implement these goals and policies 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 and public facilities while retaining the rural and residential character of the Los Duranes area. Significant amounts of private open space should remain throughout the area to be utilized for gardening and agriculture, with most rural uses west of the Duranes Ditch and more urban residential uses east of the Duranes Ditch.

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

⁸ibid.

⁹ibid, p. 9.

¹⁰ibid.

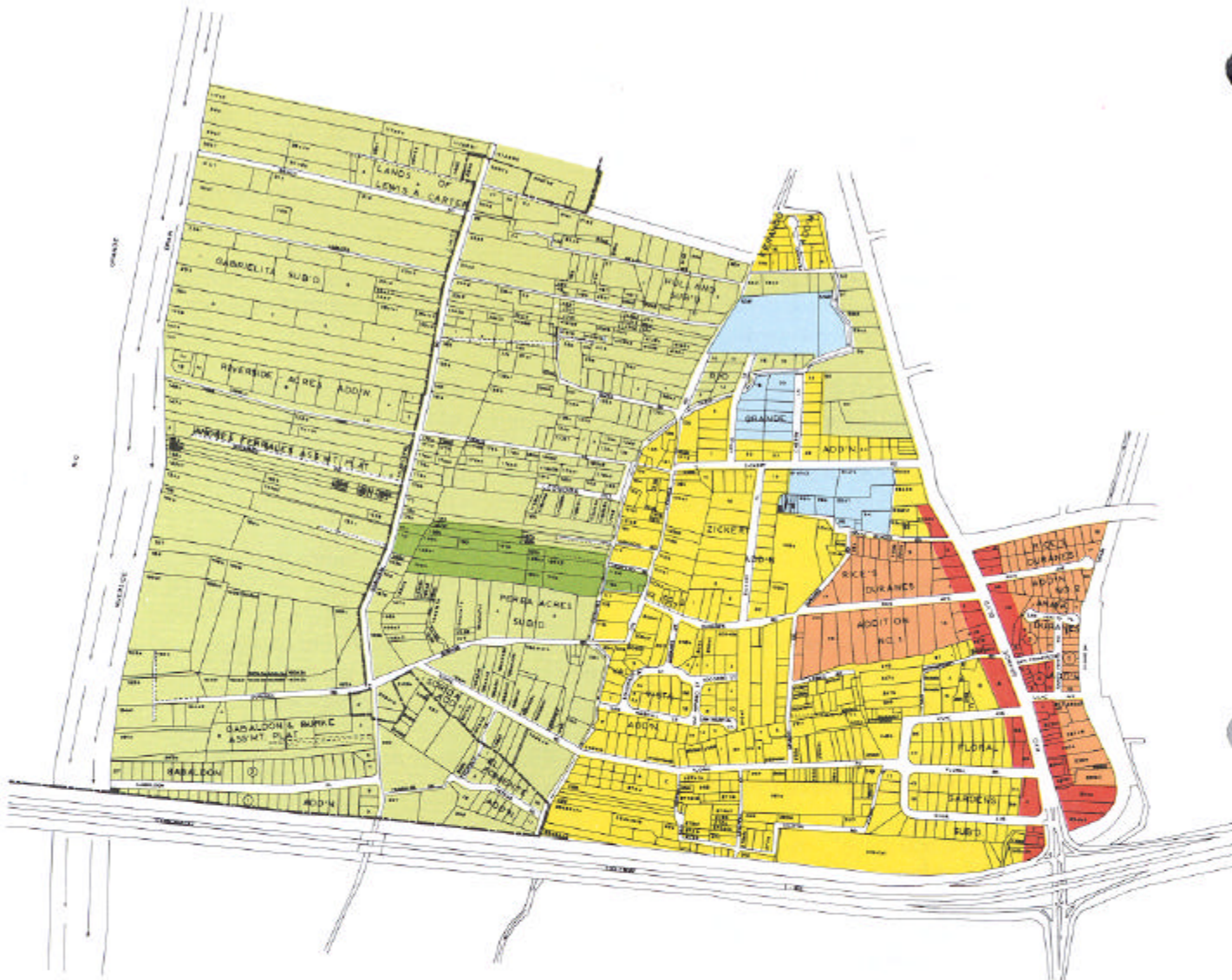
B. Specific






To achieve these goals, the following long-term objectives should be achieved in Los Duranes:

- (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 stability and enhancement of its residential and agricultural character through proper arrangement of land uses.
- (5) Provision of needed public facilities such as street paving, water and sewer lines, fire hydrants, storm drainage and recreational facilities.
- (6) Expansion and improvement of community services, including those human services which complement physical development.

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 of this plan. These short-term objectives which should be achieved in Los Duranes are:

- (1) Conservation and/or rehabilitation of 65 residential units during Fiscal Year 1975-76 and 50 residential units the following year.
- (2) Relocation of ten families from dilapidated housing during Fiscal Year 1975-76 and four the following year.
- (3) Installation of street paving, water and sewer lines, water and sewer connections, fire hydrants, storm drainage facilities, improved irrigation and drainage ditch crossing structures and additional street lights.
- (4) Provision of a new community center building.
- (5) Expansion and improvement of community services, including those human services which complement physical development.



LOS DURANES PLAN

LAND USE PLAN

<ul style="list-style-type: none"> AGRICULTURAL/RESIDENTIAL (less than 3 DU/A) SINGLE FAMILY RESIDENTIAL (3-6 DU/A) MULTI-FAMILY RESIDENTIAL (6-20 DU/A) COMMERCIAL 	<ul style="list-style-type: none"> PUBLI-SEMI PUBLIC (Institutional and Public Utilities) PARK
---	--

Scale: 0' 500' 1000'

MAP 8

Albuquerque/Bernalillo County Planning Department

AREA PLAN

A. Land Use

The land use plan shown in Map 8 is proposed for eventual implementation to attain the proper arrangement of land uses necessary to preserve the area's stability and enhance its residential and agricultural character. Because implementation of this land use plan will require provision of municipal services to areas not now in the City limits, the land use plan is to be implemented at a later date. The present zoning will continue to be effective until this plan is implemented.

The Agricultural-Residential land use shown on the land use plan is for residential use and scattered low intensity agricultural use. Residential density should not exceed three dwelling units per acre.

The Single-Family Residential land use shown is intended for urban residential use with densities of three to six dwelling units per acre.

The Multi-Family Residential land use shown is intended for residential uses such as townhouses and apartments. Density is to be approximately six to twenty dwelling units per acre.

The Commercial land use is for low and moderate intensity commercial activity. Generally, this would include the uses allowed in the C-1 Neighborhood Commercial and C-2 Community Commercial Zones in the Comprehensive Zoning Code.

The Public-Semi-Public land use is intended for facilities such as schools, churches, utilities and other institutions.

The Public Open land use shown on the map is intended for parks and other recreational and buffer lands such as playgrounds, recreation centers, trails or buffer zones.

B. Housing and Public Improvements

As noted in the long-term objectives for Los Duranes, the housing goal is to upgrade the housing in the area so every unit meets City 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 zoning and all other relevant ordinances until the land use plan is adopted. After that plan is adopted, new housing must conform to that plan as well as all other relevant ordinances.

Public improvements in Los Duranes are intended to complement the housing programs and enhance the rural and residential character of the area. To ensure the public improvements will enhance the character of the area, designs must be used which accomplish this and are consistent with the planned densities of the area.

Streets should be designed to accommodate localized ponding whenever possible besides enhancing the character of the area. Swales beside the streets could encourage water infiltration and reduce flood danger. The City has standards available which appear to be appropriate for this area. The typical estate section with laydown curb, for instance, would accomplish these objectives. Due to the lack of adequate right-of-way in some places, other paving sections such as the valley section also will be used where appropriate. Due to the low density and low traffic volumes in the area interim paving also is appropriate. The streets to be paved and sections to be used are shown in Table 4. Ditch crossing structures should be improved at the same time the streets are improved. Street lights are needed throughout the area and should be provided. Bus stops should be better marked and benches and shelters provided, and the bicycle route proposed for the area should be installed.

Water and sewer lines within the city in Los Duranes are nearly adequate except for the number of fire hydrants. Fire hydrants should be added to provide a maximum distance between hydrants of 500 feet, with the preferred distance being 300 feet. Deteriorating water and sewer lines throughout the area need to be replaced. Water and sewer service to areas now outside the city limits is to be provided as those areas are annexed. Extensions or additions to water or sewer lines should be designed to accommodate the densities allowed in the land use plan. The facilities to be installed are shown in Table 5.

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 an entire valley drainage study become available. Temporary solutions should be addressed with information available.

Irrigation ditches should have equal priority with streets for improvement because of the semi-rural nature of Los Duranes. Whenever possible, the Duranes Ditch should be lined or placed underground to increase safety and reduce maintenance. If put underground, it would not be accessible at all. If lined, safety would be increased because the depth and width would be reduced and because it would be less attractive to children as a play area.

In accordance with the needs and desires of area residents, as expressed at community meetings, increased recreational facilities of the type offered by a community center are needed. Because of the condition of the barracks building now being used as the community center, construction of a new building is suggested.

Additional public services also need to be provided in Los Duranes 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 programs.

TABLE 4

LOS DURANES STREET IMPROVEMENTS

<u>Street Name</u>	<u>Status</u>	<u>Existing</u>		<u>Improvements Needed</u>		
		<u>Condition</u>	<u>Length</u>	<u>Width*</u>	<u>Section**</u>	<u>Sidewalk***</u>
Amado Rd.	City	Unpaved	825'	28'	Alley	825' (2)
Apple Ln.	City	Unpaved	650'	28'	Stand.	690' (1)
Beach Rd.	City	Interim	1760'			
Beach Rd.	County	Unpaved	1630'	24'	Estate	
Camilo Ln.	City	Interim	1500'			
Camilo Ln.	County	Unpaved	1530'	24'	Estate	
Carlota Rd.	City	Interim	1600'			
Carlota Rd.	County	Unpaved	1580'	24'	Estate	
Cherry Ln.	City	Unpaved	498'	28'	Stand.	498' (1)
Damacio Rd.	City	Unpaved	500'	16'	Valley	
Delia Rd.	City	Unpaved	402'	16'	Valley	
Duranos Rd.	City	Interim	3040'			
Duranos Rd.	County	Unpaved	1720'	24'	Estate	
Fernando Pl.	City	Interim	320'			
Ferrales Ln.	County	Non-Exist		Vacate		
Floral Pl.	City	Unpaved	600'	20'	Valley	
Floral Rd.	City	Paved	270'			
Gabaldon Pl.	County	Unpaved	1540'	24'	Estate	
Gabaldon Rd.	City/County	Unpaved	3200'	24'	Estate	
Indian School Rd.	City	Interim	610'			
Leonora Rd.	City/County	Unpaved	900'	24'	Estate	
Leopoldo Rd.	City	Unpaved	228'	20'	Valley	
Lilac Av.	City	Unpaved Paved	339' 1000'	28'	Stand.	300' (2)
Los Anayas Rd.	City	Interim	1670'			
Los Anayas Rd.	County	Unpaved	800'	24'	Estate	
Los Luceros Rd.	City	Interim	2500'			
Martin Rd.	City	Unpaved	340'	24'	Valley	
Montoya St.	City	Unpaved	400'	12'	Valley	
Moya Rd.	City	Interim	1620'			
Nicholas Rd.	County	Unpaved	540'	20'	Valley	
Pacheco Ln.	City	Unpaved	200'	16'	Valley	
Rice Av.	City	Paved	1650'			
Rose Av.	City	Paved	975'			
San Antonio St.	City	Unpaved	500'	16'	Valley	

TABLE 4 Continued

<u>Street Name</u>	<u>Status</u>	<u>Existing</u>		<u>Improvements Needed</u>		
		<u>Condition</u>	<u>Length</u>	<u>Width*</u>	<u>Section**</u>	<u>Sidewalk***</u>
San Bernardino Rd.	City	Unpaved	700'	20'	Valley	
San Francisco Rd.	City	Paved	230'			
San Marcial St.	City	Paved	820'			
San Venito Pl.	City	Non-Exist	Possible	Vacation or Replat		
San Venito Rd.	City	Unpaved	337'	28'	Stand.	337' (2)
Serna Rd.	City	Paved	350'			
Socorro St.	City	Paved	810'			
Zickert Pl.	City	Paved	880'			
Zickert Rd.	City	Paved	1440'			

*Width is a face to face dimension; it includes curbing if any but does not include sidewalks or drainage swales.

**Section: Estate is the typical estate section with drainage swales; Standard is the typical residential section; Valley is basically a typical alley section with four-foot flat curbs.

***Sidewalk is a lineal foot measurement; (1) indicates it is to be installed on only one side and (2) indicates it is to be installed on both sides of the street.

TABLE 5

LOS DURANES WATER AND SEWER IMPROVEMENTS

<u>Street Name</u>	<u>Status</u>	<u>Utilities Needed</u>			
		<u>Water</u>	<u>Fire Hydrants</u>	<u>Sanitary Sewer</u>	<u>Storm Sewer</u>
Amado Rd.	City		2		40'
Apple Ln.	City	630'	2	632'	620'
Beach Rd.	City		2		
Beach Rd.	County	1630'	1	1630**	
Camilo Ln.	City		1		
Camilo Ln.	County	1530'	2	1530**	
Carlota Rd.	County	1580'	2	1580**	
Damacio Rd.	City			500'	
Delia Rd.	City	90'		375'	69'
Duranés Rd.	County	1720'	2	1720**	
Fernando Pl.	City		1		
Floral Rd.	City		1		
Gabaldon Pl.	County	1540'	2	1540**	
Gabaldon Rd.	City/County		2	2040'	
Leonora Rd.	City	200'			
Los Anayas Rd.	City	870'	1	870'	
Los Anayas Rd.	County	800'	1	800**	
Martin Rd.	City	250'	1	140'	
Montoya St.	City		1		
Moya Rd.	City		1		
Nicholas Rd.	County	540'	1	540'	
Pacheco Ln.	City/County	400'		400'	
Rose Av.	City		1		
San Antonio St.	City		1	300'	
San Bernardino Av.	City	230'	1		
San Venito Pl.	City				173'
San Venito Rd.	City	450'	1	390'	460'

*Sanitary sewer would be useful along these streets, but economic feasibility is doubtful.

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 2-4. 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 4. This community development plan's relationship to local objectives and the way in which the plan will reach those objectives is the same as for this sector development plan, as identified on pages 16-17.

Property may be acquired by the City to remove unsafe, unsanitary or unhealthful conditions, to lessen 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 properties to be acquired will be identified in the fiscal year program during which the acquisition is to occur.

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 Los Duranes in this sector development plan, the activities in this section of the community development plan will be undertaken in Fiscal Year 1975-76.

Housing activities will include two voluntary programs: rehabilitation grants and loans, and acquisition and relocation. Rehabilitation grants are available to owner occupants of substandard dwellings in the area to pay for the rehabilitation of their homes. Grants may not exceed \$7,500 or the cost of the rehabilitation, whichever is less, and are not repayable. Applicants who do not qualify for grants because of their income levels or because they are absentee owners may qualify for a low-interest loan to finance the rehabilitation. Loans may not exceed \$14,000 or the cost of the repairs, whichever is less. Loans also may be granted in combination with grants to accomplish rehabilitations which cost \$7,500 to \$9,500. Whether a grant, loan or combination of the two is awarded, the repairs must bring the house up to City rehabilitation standards, Resolution 143-1975. Temporary relocation assistance also may be awarded to a family if the rehabilitation work requires that the homeowner move while the work is being done. Homeowners who are given temporary relocation assistance may receive reasonable moving expenses and the reasonable cost of renting temporary housing. Selection for the rehabilitation grant and loan program will be as established in City Resolution 139-1975. An estimated 65 housing units will be rehabilitated.

The acquisition and relocation program is available for persons whose substandard housing cannot be rehabilitated for the amount of money available through the rehabilitation program. The acquisition and relocation program will provide up to \$25,000 for acquisition of the property, dislocation allowance, moving expenses and purchase of replacement housing when a homeowner is being relocated. When renters are being relocated, the program will provide up to \$25,000 for dislocation allowance, moving expenses and a rental assistance payment. If the renter wants to buy housing instead of continuing to rent, the program will provide down payment assistance instead of rental assistance. Temporary relocation assistance, modified from the rehabilitation program to be appropriate to this program, also may be awarded to the persons being relocated, if it is needed. After the substandard housing is acquired and the occupants relocated, the land will be cleared for redevelopment. An estimated ten substandard units will be acquired by the relocation program.

Public improvements undertaken in the area will include additions or improvements to street paving, sidewalks, water lines, sewer lines, water and sewer home connections, fire hydrants and storm drainage facilities. Some right-of-way acquisition may be required. If so, it will be specified in a plan amendment. The improvements are as follows:

Amado Road, an estimated 825 feet of alley paving 28 feet wide with sidewalk on both sides, 40 feet of storm sewer and two fire hydrants.

Cherry Lane, an estimated 498 feet of standard residential paving 28 feet wide with sidewalk on one side.

Damacio Road, an estimated 218 feet of valley paving 16 feet wide and 500 feet of sanitary sewer.

Delia Road, an estimated 402 feet of valley paving 16 feet wide, 90 feet of water line, 375 feet of sanitary sewer line and 69 feet of storm sewer.

Leopoldo Road, an estimated 228 feet of valley paving 20 feet wide.

Lilac Avenue, an estimated 339 feet of standard residential paving 28 feet wide with sidewalk on both sides.

San Bernardino Road, an estimated 700 feet of valley paving 20 feet wide and 230 feet of water line.

San Venito Place, an estimated 173 feet of storm sewer.

San Venito Road, an estimated 337 feet of standard residential paving 26 feet wide with sidewalk on both sides, 450 feet of water line, one fire hydrant, 390 feet of sanitary sewer line and 460 feet of storm sewer line.

Connection of 10 homes to water lines and 31 homes to sewer lines in a voluntary program.

A wide range of public services will be provided to area residents to support the housing and public improvements activities in this plan. While these public services might not be offered at sites in the Los Duranes area, they are designed to serve Los Duranes residents 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 Los Duranes in this sector development plan, the activities in this section of the community development plan will be undertaken in Fiscal Year 1976-77.

Housing activities will include two voluntary programs: rehabilitation grants and loans, and acquisition and relocation. Rehabilitation grants are available to owner occupants of substandard dwellings in the area to pay for the rehabilitation of their homes. Grants may not exceed \$7,500 or the cost of the rehabilitation, whichever is less, and are not repayable. Applicants who do not qualify for grants because of their income levels or because they are absentee owners may qualify for a low-interest loan to finance the rehabilitation. Loans may not exceed \$14,000 or the cost of the repairs, whichever is less. Loans also may be granted in combination with grants to accomplish rehabilitations which cost \$7,500 to \$9,500. Whether a grant, loan or combination of the two is awarded, the repairs must bring the house up to City rehabilitation standards, Resolution 143-1975. Temporary relocation assistance also may be awarded to a family if the rehabilitation work requires that the homeowner move while the work is being done. Homeowners who are given temporary relocation assistance may receive reasonable moving expenses and the reasonable cost of renting temporary housing. Selection for the rehabilitation grant and loan program will be as established in City Resolution 139-1975. An estimated 50 housing units will be rehabilitated.

The acquisition and relocation program is available for persons whose substandard housing cannot be rehabilitated for the amount of money available through the rehabilitation program. The acquisition and relocation program will provide up to \$25,000 for acquisition of the property, dislocation allowance, moving expenses and purchase of replacement housing when a homeowner is being relocated. When a renter is being relocated, the program will provide up to \$25,000 for dislocation allowance, moving expenses and a rental assistance payment. If the renter wants to buy housing instead of continuing to rent, the program will provide down payment assistance instead of rental assistance. Temporary relocation assistance, modified from the rehabilitation program to be appropriate to this program, also may be awarded to the persons being relocated if it is needed. After the substandard housing is acquired and the occupants relocated, the land will be cleared for redevelopment. An estimated four substandard units will be acquired by the relocation program.

Recommended public improvements in the area include additions or improvements to street paving, streets lights, sewer lines, fire hydrants and ditch crossing structures. Some right-of-way acquisition may be required. If so, it will be specified in a plan amendment. The recommended improvements are as follows:

Apple Lane, an estimated 650 feet of standard residential paving 28 feet wide with sidewalk on one side, 630 feet of water line, two fire hydrants, 632 feet of sanitary sewer line and 620 feet of storm sewer.

Gabalton Road, an estimated 3,050 feet of estate paving 24 feet wide, two fire hydrants and 2,040 feet of sanitary sewer line.

Six crossing structures on the Duranes Ditch, those on Camilo Lane, Damacio Road, Duranes Road, Leopoldo Road, Los Anayas Road and Los Luceros Road.

Installation of 20 street lights at locations to be determined by the City Traffic and Transportation Department.

A wide range of public services will be provided to area residents to support the housing and public improvements activities in this plan. While these public services might not be offered at sites in the Los Duranes area, they are designed to serve Los Duranes residents and are expected to do so. These services are as follows:

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

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

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 for 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.

The following are first-priority needs of the Los Duranes area based on the input 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 Los Duranes area in the near future be consistent with the following, subject to further engineering study:

Public improvements undertaken in the area should include street paving, water lines, fire hydrants and sewer lines. Some right-of-way acquisition may be required. If so, it will be specified in a plan amendment. The recommended improvements are as follows:

Beach Road, two fire hydrants.

Camilo Lane, one fire hydrant.

Damacio Road, an estimated 282 feet of valley paving 16 feet wide.

Fernando Place, one fire hydrant.

Floral Place, an estimated 600 feet of valley paving 20 feet wide.

Floral Road, one fire hydrant.

Leonora Road, an estimated 900 feet of estate paving 24 feet wide and 200 feet of water line.

Martin Road, an estimated 340 feet of valley paving 24 feet wide, 250 feet of water line, 140 feet of sanitary sewer line and one fire hydrant.

Montoya Street, an estimated 400 feet of valley paving 12 feet wide and one fire hydrant.

Moya Road, one fire hydrant.

Pacheco Lane, an estimated 200 feet of valley paving 16 feet wide, 200 feet of water line and 200 feet of sanitary sewer line.

Rose Avenue, one fire hydrant.

San Antonio Street, an estimated 500 feet of valley paving 16 feet wide, one fire hydrant and 300 feet of sanitary sewer line.

A new community center also should be built on land adjacent to Los Duranes Park, allowing use of the present center building during construction of the new building. The land required is Tracts 118a, 118b, 118c and 118d on Middle Rio Grande Conservancy District Map 35.

A wide range of public services should be provided to area residents to support the housing and public improvements activities in this plan. While these public services might not be offered at sites in Los Duranes, they should be designed to serve Los Duranes residents.