

South Broadway Neighborhoods Sector Development Plan



City of Albuquerque
Planning Department/Redevelopment Division

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**SOUTH BROADWAY NEIGHBORHOODS
SECTOR DEVELOPMENT PLAN
1986**

**July 1986
City of Albuquerque
Planning Department/Redevelopment Division**

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THE STAFF OF THE
PLANNING DEPARTMENT
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WOULD LIKE TO MAKE A SPECIAL ACKNOWLEDGEMENT
TO THE LATE EARL CORDOVA
THE PLANNER
WHO BEGAN WORK ON THIS PROJECT

ATTACHMENT

SOUTH BROADWAY NEIGHBORHOODS
METROPOLITAN REDEVELOPMENT PROPOSAL

The attached 1986 South Broadway Neighborhoods Sector Development Plan shall serve as the Metropolitan Redevelopment Plan for the South Broadway Neighborhoods Metropolitan Redevelopment Area. A Metropolitan Redevelopment Designation Report has been submitted to City Council with this plan, which delineates the boundaries of the Metropolitan Redevelopment area to be the same as the area within which the sector plan lies.

Metropolitan Redevelopment Projects shall be undertaken only when the project is in harmony with the provisions of this plan. In particular, Metropolitan Redevelopment Bond Projects should not require a change in zoning category. In addition, bonds would not be approved for projects that would cause individual, family, or business displacement.

SOUTH BROADWAY NEIGHBORHOODS SECTOR PLAN UPDATE
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CITY of ALBUQUERQUE

SEVENTH COUNCIL

COUNCIL BILL NO. R-85 ENACTMENT NO. 106-1986

SPONSORED BY: Steve D. Salgado

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1 RESOLUTION
2 ADOPTING THE SOUTH BROADWAY NEIGHBORHOODS SECTOR DEVELOPMENT PLAN AND
3 METROPOLITAN REDEVELOPMENT PLAN
4 WHEREAS, under the terms of Section 3-19-1 et seq. of the New Mexico
5 Statutes (MNSA) 1978 and Albuquerque's City Charter as allowed under Home
6 Rule provisions of the Constitution of New Mexico, the Council has the
7 authority to adopt component parts of a master plan for physical
8 development of areas within the platting and planning jurisdiction of the
9 City; and
10 WHEREAS, such plans comprise a comprehensive plan which guides zoning
11 actions of the City, as called for by Section 3-21-5 NMSA 1978; and
12 WHEREAS, the Council has received the advice of the Environmental
13 Planning Commission on the South Broadway Neighborhoods Sector
14 Development Plan, as provided by the Environmental Planning Commission
15 Ordinance, Section 7-15-2 R.O. 1974; and
16 WHEREAS, the Council has reserved to itself the right to adopt and
17 approve a plan for SU-2 areas, after advice from the Planning Commission,
18 as allowed under Section 3-19-1 NMSA 1978; and
19 WHEREAS, the plan is consistent with the Albuquerque/Bernalillo
20 County Comprehensive Plan; and
21 WHEREAS, the City of Albuquerque has the power to zone as authorized
22 by Section 3-21-1 et seq. NMSA 1978, and as allowed by its Home Rule
23 powers; and
24 WHEREAS, the Council recognizes the need for sector development plans
25 to guide the City of Albuquerque and other agencies and individuals to
26 insure orderly redevelopment and effective utilization of funds; and

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1 WHEREAS, the South Broadway Neighborhoods Sector Development Plan was
2 developed with the assistance of area property owners expressed through
3 public meetings; and

4 WHEREAS, the New Mexico legislation has passed the "Metropolitan
5 Redevelopment Code" (herein "Code"), Sections 3-60A-1 to #60A-48
6 inclusive, NMSA 1978 Comp., which authorizes the City of Albuquerque, New
7 Mexico (the "City") to prepare Metropolitan Redevelopment Plans; and

8 WHEREAS, the City Council, the Governing Body of the City of
9 Albuquerque, New Mexico (The "City Council") has adopted City of
10 Albuquerque, Seventh Council, Bill No. R-86, finding, among other things,
11 that the South Broadway Neighborhoods Metropolitan Redevelopment Area is a
12 blighted area within the Metropolitan Area, and that the rehabilitation,
13 conservation, development and redevelopment of and in the South Broadway
14 Neighborhoods Metropolitan Redevelopment Area is necessary in the interest
15 of the public health, safety, morals and welfare of the residents of the
16 City; and designating the South Broadway Neighborhoods Metropolitan
17 Redevelopment Area; and

18 WHEREAS, the City Council by R-86, has made certain additional
19 findings which determine the South Broadway Neighborhoods Metropolitan
20 Redevelopment Area to be blighted, has designated the Area as appropriate
21 for a Metropolitan Redevelopment Project, and has called for the
22 preparation of a Metropolitan Redevelopment Plan identifying the
23 activities to be carried out to eliminate the present conditions; and

24 WHEREAS, the City desires to promote redevelopment and industry and
25 develop trade or other economic activity by inducing profit or non-profit
26 corporations and commercial or business enterprises, among others, to
27 locate, expand or remain in such area, to mitigate unemployment and to
28 secure and maintain a balanced and stable economy in such area and to
29 promote public health, welfare, safety, convenience prosperity; and

30 WHEREAS, the Albuquerque Development Commission has held a public
31 hearing on the Plan, as required by Section 3-60A-9A NMSA 1978.

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

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1 Section 1. The South Broadway Neighborhoods Sector Development Plan
2 attached hereto and incorporated herein by reference is hereby adopted in
3 all respects.

4 Section 2. The South Broadway Neighborhoods Sector Development Plan
5 is a Rank III plan, as specified in Ordinance 43-1982.

6 Section 3. The South Broadway Neighborhoods Sector Development Plan
7 shall serve as the Metropolitan Redevelopment Plan for the South Broadway
8 Neighborhood Area.

9 Section 4. The City Council, after having conducted a public
10 hearing, finds that:

11 A. The Plan, and the proposed activities under the Plan, will
12 aid in the elimination and prevention of blight; and

13 B. The Plan conforms to the general plans of the City as a
14 whole, and to the South Broadway Neighborhoods Sector Development Plan;
15 and

16 C. The Plan affords maximum opportunity, consistent with the
17 needs of the community for the rehabilitation and redevelopment of the
18 South Broadway Neighborhoods Metropolitan Redevelopment Area by private
19 enterprise; and the objectives of the Plan justify the proposed
20 activities as public purposes and needs.

21 Section 5. No individuals, families or business will be displaced by
22 the activities outlined in the proposed Metropolitan Redevelopment Plan.

23 Section 6. The South Broadway Neighborhoods Metropolitan
24 Redevelopment Plan, which is the same as the Sector Plan for the South
25 Broadway Neighborhoods Metropolitan Redevelopment Area, attached and made
26 a part hereof, is hereby approved in all respects.

27 Section 7. If any section, paragraph, clause or provision of this
28 resolution shall for any reason be held to be invalid or unenforceable,
29 the invalidity or unenforceability of such section, paragraph, clause or
30 provision shall not affect any of the remaining provisions of the
31 resolution.


32 Section 8. All orders and resolutions, or parts thereof, in
33 conflict with this resolution are hereby repealed; this repealer shall

1 not be construed to revive any order, resolution or part thereof,
2 heretofore repealed.

3 PASSED AND ADOPTED THIS 7th DAY OF JULY, 1986.

4 BY A VOTE OF 7 FOR AND 0 AGAINST.

5 Yes: 7
6 Excused: Hill, Baca

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8 
9 VINCENT E. GRIEGO, PRESIDENT
CITY COUNCIL

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11 
12 KEN SCHULTZ, MAYOR
CITY OF ALBUQUERQUE

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14 ATTEST:

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17 CITY CLERK DEPUTY

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CITY of ALBUQUERQUE
SEVENTH COUNCIL

COUNCIL BILL NO. R-86 ENACTMENT NO. 107-1986

SPONSORED BY: Steve D. Gallegos

RESOLUTION

DESIGNATING THE SOUTH BROADWAY NEIGHBORHOODS METROPOLITAN REDEVELOPMENT AREA, MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE METROPOLITAN REDEVELOPMENT CODE, AND AUTHORIZING AND DIRECTING THE METROPOLITAN REDEVELOPMENT AGENCY TO PREPARE A METROPOLITAN REDEVELOPMENT PLAN FOR THE SOUTH BROADWAY NEIGHBORHOODS METROPOLITAN REDEVELOPMENT AREA.

WHEREAS, Section 3-60A-8 of the Metropolitan Redevelopment Code of the State of New Mexico Section 3-60A-1 through 3-60A-48 N.M.S.A. (1978 Comp.) states: "A municipality shall not prepare a Metropolitan Redevelopment Plan for an area unless the Governing Body has by resolution determined the area to be a slum area, or a blighted area, or a combination thereof and designated the area as appropriate for a Metropolitan Redevelopment Project(s)..."; and

WHEREAS, the City of Albuquerque (the "City") and the Metropolitan Redevelopment Agency of the City (the "Agency") and their employees and agents, have for some time engaged in a study of slum and blighted areas within the City, and have submitted their findings and recommendations concerning the designation of South Broadway Neighborhoods as a Metropolitan Redevelopment Area, hereinafter identified, to the City Council of Albuquerque (the "Council"), which findings and recommendations are set forth in Exhibit A attached hereto and incorporated by reference; and

WHEREAS, pursuant to Section 8 of the Metropolitan Redevelopment Code, the Council has caused to be published on May 25 and 26, 1986 in the Albuquerque Journal, a newspaper of general circulation in

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1 the metropolitan area, a notice containing a general description of
2 the area and the date, time and place where the Council will hold a
3 public hearing to consider the adoption of this resolution, and
4 announcing that any interested party may appear and speak to the
5 issue of the adoption of this resolution; and

6 WHEREAS, the Albuquerque Development Commission held an
7 advertised public hearing on February 24, 1986, took testimony from
8 the public, and recommended to the Council the designation of the
9 South Broadway Neighborhoods as a Metropolitan Redevelopment Area as
10 described herein; and

11 WHEREAS, the Council met on this 7th day of July, 1986, at the
12 time and place designated in the notice, to hear and consider all
13 comments of all interested parties on the issue of the adoption of
14 this resolution; and

15 WHEREAS, the Council has considered the findings and
16 determinations set forth in Exhibit A, attached hereto, and all
17 comments made at the public hearing concerning the conditions which
18 exist in the proposed South Broadway Neighborhoods Metropolitan
19 Redevelopment Area, including the conditions identified in Exhibit
20 A, attached hereto.

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

23 Section 1. The Council hereby finds and determines that the
24 proposed South Broadway Neighborhoods Metropolitan Redevelopment
25 Area is an area which, by reason of presence of a substantial number
26 of deteriorated or deteriorating buildings; predominance of
27 defective or inadequate street layout; faulty lot layout in relation
28 to size, adequacy, accessibility, or usefulness; unsanitary or
29 unsafe conditions; deterioration of site or other improvements;
30 diversity of ownership, tax or special assessment delinquency
31 exceeding the fair value of the land, defective or unusual
32 conditions of title, improper subdivisions or lack of adequate
33 housing facilities in the area or obsolete or impractical planning

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1 and platting, or an area where a significant number of commercial or
2 mercantile businesses have closed or significantly reduced their
3 operations due to the economic losses or loss of profit due to
4 operating in the area; low levels of commercial or industrial
5 activities or redevelopment; or any combination of the above
6 factors, substantially impairs and arrests the sound growth and
7 economic health and well-being of the City and the proposed South
8 Broadway Neighborhoods Metropolitan Redevelopment Area; constitutes
9 and economic and social burden; is a menace to the public health,
10 safety, morals and welfare in its present condition and use; is a
11 blighted area and is appropriate for a Metropolitan Redevelopment
12 Project(s);

13 Section 2. The Council hereby finds that the rehabilitation,
14 conservation, development and redevelopment of and in the proposed
15 South Broadway Neighborhoods Metropolitan Redevelopment Area is
16 necessary in the interest of the public health, safety, morals and
17 welfare of the residents of the City;

18 Section 3. The Council hereby declares the area identified in
19 Exhibit A, attached hereto, to be the South Broadway Neighborhoods
20 Metropolitan Redevelopment Area;

21 Section 4. The Agency is hereby authorized and directed to
22 prepare or to cause to be prepared a Metropolitan Redevelopment Plan
23 for the South Broadway Neighborhoods Metropolitan Redevelopment Area.

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1 PASSED AND ADOPTED THIS 7th DAY OF July, 1986.

2 BY A VOTE OF 7 FOR AND 0 AGAINST.

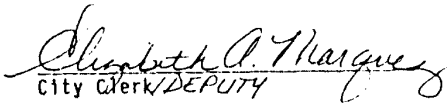
3 Yes: 7
4 Excused: Baca, Hill

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7 Vincent E. Griego, President
8 City Council

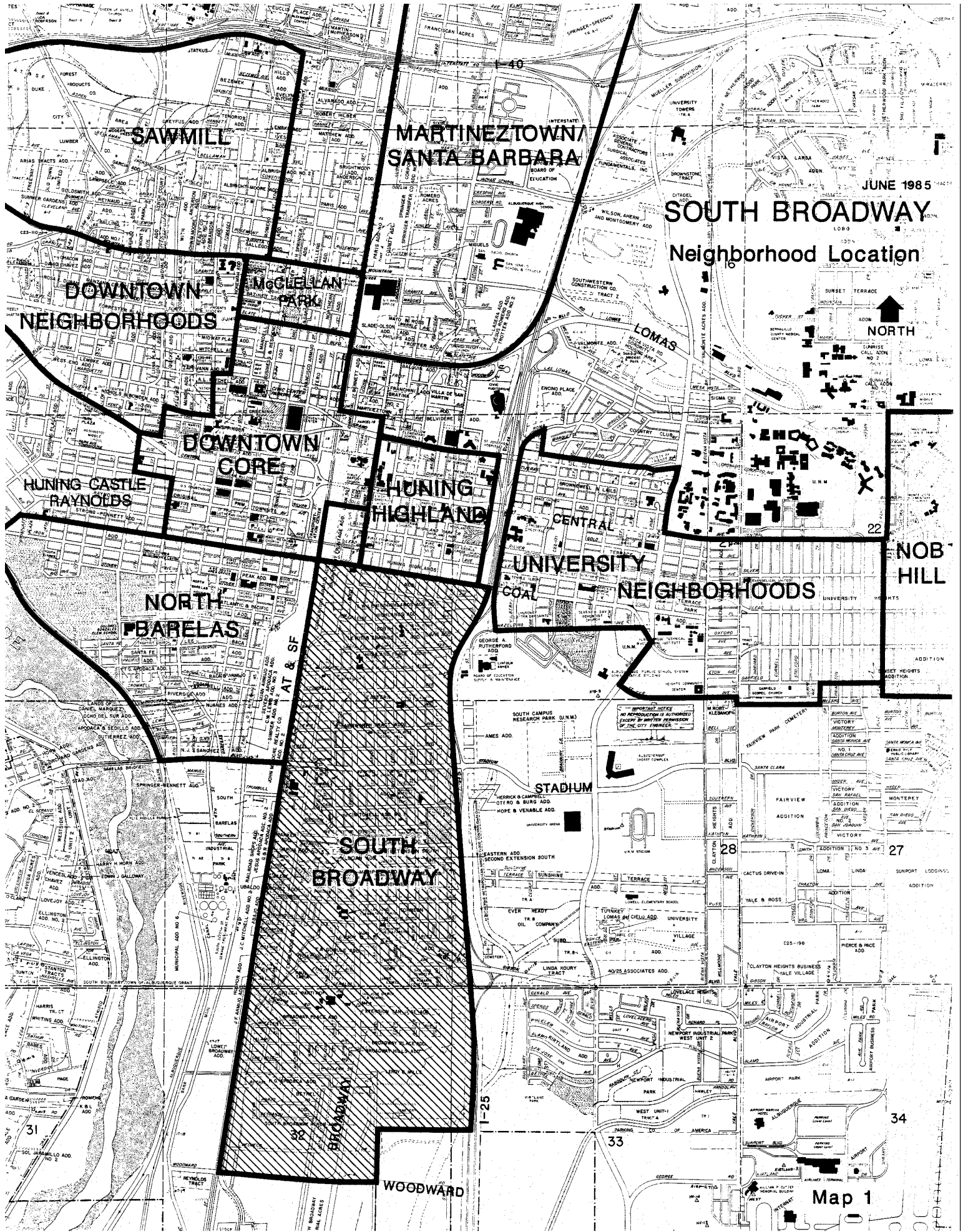
9
10 APPROVED THIS 29TH DAY OF JULY, 1986.

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12 
13 Ken Schultz, Mayor
14 City of Albuquerque

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16 ATTEST:

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19 Elizabeth P. Marquez
20 City Clerk/DEPUTY

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JUNE 1985

SOUTH BROADWAY Neighborhood Location



NORTH

NOB HILL

Map 1

II. INTRODUCTION TO THE PLAN

A. Existing Area Boundaries

The South Broadway Sector Plan Area is bounded by Coal on the north, Woodward on the south, the railroad tracks on the west and Interstate 25 on the east. The area south of Woodward Road to the City Limits is an extension by this plan, (See Map # 2). With the extension the total acreage included in the plan area is approximately 1,008 acres. The area encompasses three neighborhoods described in Section III.

B. Planning Process

The update of the South Broadway Neighborhoods Sector Development Plan was undertaken as a result of City Council allocation of Community Development Block Grant funds requested by the neighborhood. The previous plan, completed in 1979, is replaced by this document.

The planning process began with a general public meeting held in January 1985 to identify neighborhood concerns and suggestions for improvement of the area. The second meeting to identify specific neighborhood issues was held in the Eugene Field neighborhood. Two additional meetings were held in the John Marshall and the East San Jose neighborhoods.

Some of the problems identified at the meetings included: heavy and fast traffic in residential areas, poor lighting of parks and streets, code and zoning enforcement problems including landscaping between residential and non-residential areas, poor area image, vandalism and crime, lack of jobs and the need for economic development especially small neighborhood related businesses, and transients or street people in the area.

After the neighborhood meetings an Advisory Group was formed. Approximately fifteen members became active in Advisory Group meetings representing Neighborhood Associations, the South Broadway Business Association, the Citizen's Advisory Group (CAG), and other groups and individuals representative of the area. At these meetings, staff presented findings and gained further input which helped in the formation of draft recommendations.

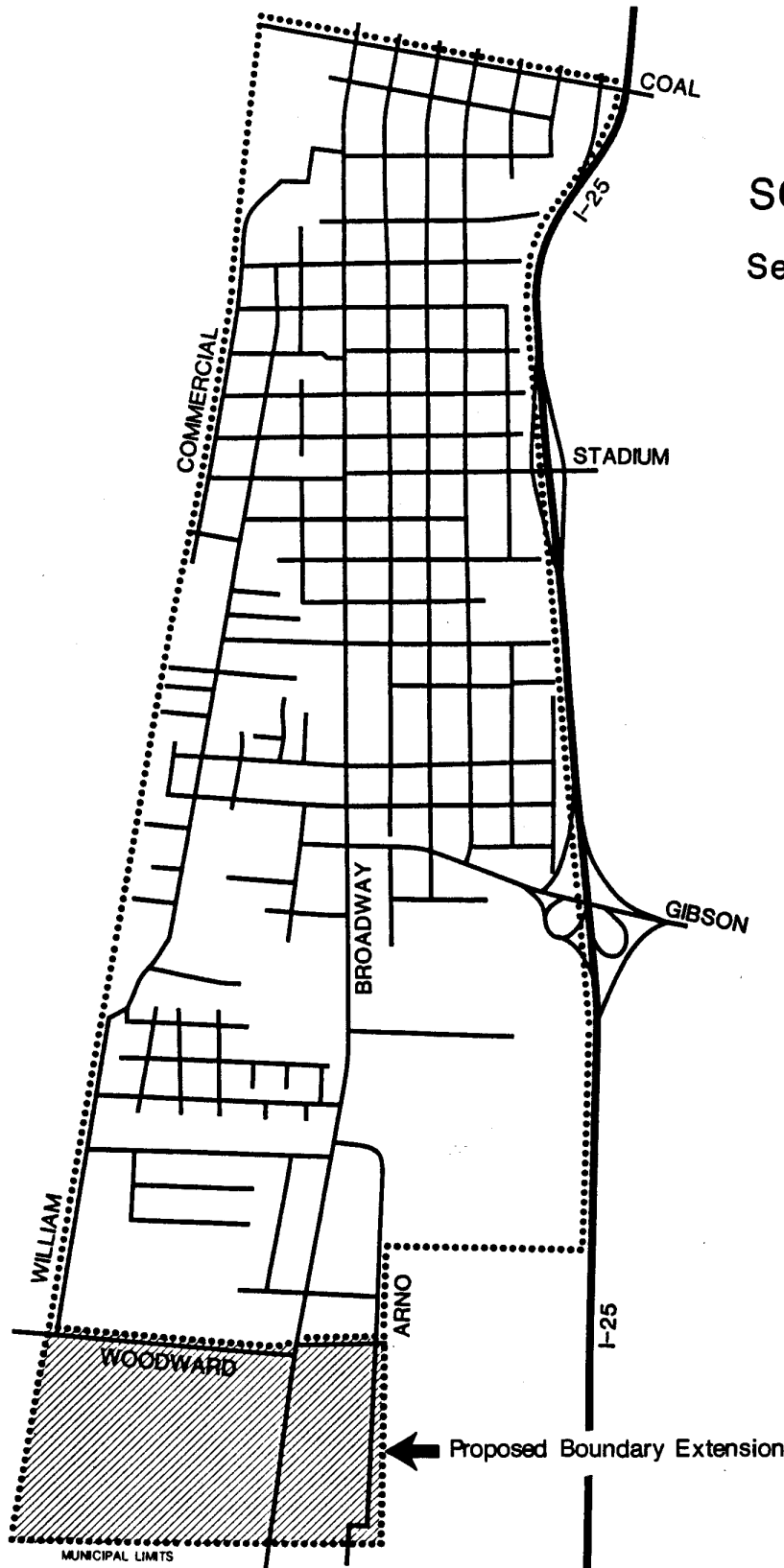
C. Plan Rank, Purposes and General Goals

The City of Albuquerque has adopted three ranks of plans to help guide the conservation and development of the City of Albuquerque and the County of Bernalillo. The Albuquerque/Bernalillo County Comprehensive Plan designated a rank one plan, the Facility and Area Plans designated rank two plans, and the Sector Development Plans designated rank three plans. Each plan requires that subordinately ranked plans be consistent with plans of higher rank.

The South Broadway Neighborhoods Area Sector Plan is identified as a rank three plan. The area is designated a Redeveloping Urban Area within the Comprehensive Plan. In conformance with its higher ranking plans, the Sector Plan serves as an official guide for new development, redevelopment and conservation of the South Broadway area.

JUNE 1985

SOUTH BROADWAY Sector Development Plan Boundary



Mutual cooperation between city and county agencies and neighborhood residents will be necessary for effective implementation. The plan is intended for use by the Mayor, the City Council, the Municipal and Economic Development Departments of Albuquerque, the Albuquerque/Bernalillo City/County Planning Department and other concerned governmental agencies, as well as residents, property owners and private organizations concerned with planning and neighborhood improvement.

The principal goals of this plan include the conservation and renewal of neighborhoods and the improvement of living conditions of low and moderate income families. 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 lifestyles, while creating visually pleasing architecture, landscaping and vistas to enhance the appearance of the community." The first policy adopted to attain this goal states: "Redevelopment and rehabilitation of older neighborhoods should be continued and expanded."

D. Specific Goals and Objectives

The South Broadway Neighborhood Sector Development Plan is intended to promote an arrangement of land use, circulation and services which will contribute to the economic, social and physical health and safety, welfare and convenience of the people who live in the area within the larger framework of the city and abutting County area.

The plan alone can not guarantee the accomplishment of these goals and objectives. It is clear that a wholehearted commitment and coordinated effort, combining public and private resources and actions are necessary if they are to be realized. Anything less will hasten the deterioration of the area and make preparation of the South Broadway Plan a mere exercise.

The following long term goals and objectives should be achieved in the South Broadway area:

Goals:

1. Elimination of conditions which are detrimental to the public health, safety and welfare;
2. Elimination of blight and prevention of blighting influences;
3. Conservation, improvement and expansion of the housing available to low and moderate income families until all housing in the area meets City Housing Code standards;
4. Improvement of economic conditions through coordinated City and private actions.

Objectives:

1. Promote positive public education and community awareness of available community services specifically identifying the departments responsible for their provision.
2. Increased awareness of neighborhood needs on the part of City departments and agencies.

3. Preserve, rehabilitate, upgrade and recognize the historic character of neighborhoods in the South Broadway Area.
4. Study the issues of social service provision especially daycare and the homeless.
5. Provide transportation and traffic improvements with sensitivity to and involvement of the neighborhoods.
6. Involve the neighborhood in the on-going planning process and promotion of the area in coordination with the City.
7. Improve public facilities including street lights, community centers, etc.
8. Stabilize the land use patterns to provide a separation and buffer between residential and industrial areas.

E. Key Recommendations

1. City Information Expand and create City outreach activities to provide information on services provided including police, housing and zoning code enforcement, animal control, environmental health, traffic control, and utilities. This shall include:
 - a) information manuals and/or
 - b) community lectures or presentations at neighborhood meetings.
2. Historic Recognition Establish a historic district in the Eugene Field Neighborhood to encompass the Highland Addition. Promote recognition of the historic character of the San Jose Neighborhood through an oral history program.
3. Implementation Committee Create an Implementation Committee to foster and promote economic development and carry out the major recommendations of this plan. The Committee should include representatives from:
 - a) area neighborhood associations whose by laws are on file with the City of Albuquerque;
 - b) the existing or expanded business association
 - c) other interest groups or interested individuals
4. Implementation Coordinator Create a City one-year term position for an Implementation Coordinator within the Economic Development Department to implement the Plan and respond to new issues.
5. Zoning Stabilize land use patterns by providing zoning more closely related to existing uses.
6. Crime Organize a Neighborhood Crime Watch program.
7. Metropolitan Redevelopment Designate the South Broadway Area as a Metropolitan Redevelopment Area.

III NEIGHBORHOOD HISTORY AND CHARACTER

A. History

The South Broadway area developed at different times and can be divided into several areas on this basis. The oldest settlement is San Jose which was settled around 1830 and was located along the Barelás ditch in the western and southern portions of the area. The later grid patterns of subdivision to the east and north of San Jose were laid out between 1880 and 1900 concomitant with the establishment and growth of the railroad industry.

The character of the San Jose community differs from these later subdivisions. San Jose is comparable in age to Barelás, its neighboring community to the west. Both Barelás and San Jose communities predate the railroad and were divided by the placement of the tracks.

Settlement of the area probably began around 1830 when Antonio Sandoval, a wealthy landowner, constructed the Barelás ditch to drain and irrigate that southern area. Property lines in the older San Jose area are oriented to the ditch unlike later grid pattern development. The landowners divided land between heirs into narrower strips of land ensuring that each parcel had access to irrigation. This created a distinctive pattern of narrow lots perpendicular to the ditch that is typical of older Hispanic development throughout New Mexico.

As agricultural use of the land declined, the land was divided into smaller and smaller areas with little or no orientation to either streets or the ditch. The resulting pattern is one of very irregular lot sizes often with limited access. While the land use in this area may be single family residential, the density may far exceed R-1 standards of one house per 6000 square foot lot.

The Barelás Ditch offers physical evidence of the primary economic importance of agriculture to the earliest residents of the San Jose area. In the late 1800's there were many 5 to 20 acre farms in the area growing corn, alfalfa, and fruit orchards. With the coming of the railroad that economic base shifted toward a dependence on wage labor. A 1941 survey revealed that agricultural activity was no longer a community function and that only 2.5% of families made an effort to grow agricultural products. At present no farm usage is evident in the area with the exception of some fruit trees and small family garden plots.

Most of the growth in the other neighborhoods of South Broadway took place between 1885 and 1925. Platting dates are as follows:

Huning Highland Addition, north of the present plan boundaries, 1880;

The C.W Lewis Highland Addition #1 between Iron and Hazeldine, 1882;

The Highland Addition South, on either side of Hazeldine, 1888;

The Lewis and Simonds Addition, on either side of Santa Fe, 1881;

The Eastern Addition from Pacific to Southern, 1882 and 1888;

The N.T. Armijo and Jesus Apodaca Additions, west of Broadway along William Street to San Jose, 1882 and 1892.

These subdivisions initially developed to the north and west, then gradually filled in to the south and east through 1920. The neighborhoods were primarily working class with residents employed by the railroad shops or the iron foundry, located along the tracks near Commercial and Pacific.

In the southern portion of the South Broadway area, south of Stadium to Miles (Gibson) and East of Broadway, development took place between 1910 and 1950 and most of the homes were built by owners. Later growth of industrial and heavy commercial uses took place in the area after the decline of the railroad.

From the period of agricultural use to the railroad era and after, the South Broadway area saw a massive urban transformation. The area changed from an agricultural based community to a commercial and industrial orientation. The railroad shops employed a large number of the area residents. With the decline of the railroading industry, the area suffered a subsequent economic and population decline. This gradual but steady decline, which began in the 1930's, is evident in the building conditions, the number of older stores now vacant, and the general deteriorated condition of portions of the area. Industries which located in the area after decline of the railroad tended to be auto related. Automotive shops and salvage yards are scattered throughout the area.

B. Character of the Neighborhoods

The three currently active neighborhood associations in the area are: Eugene Field, John Marshall and San Jose, (See Map # 3). Other groups which may represent interests in the area are: Central Cities Area Council, Southwest Organizing Project and the Citizen's Advisory Group (CAG) to the Mayor and Council.

Census Neighborhood statistics are available for the same areas with some variation in boundaries. The area figures are also available on the basis of Census Tracts 13 and 15.

Approximately 30.5% of families in the South Broadway Area are at or below the poverty level as determined by the 1980 Census. Income figures for the three census neighborhood areas show median household incomes of:

\$8567 in John Marshall Area
\$8793 in Eugene Field Area
\$9275 in San Jose Area

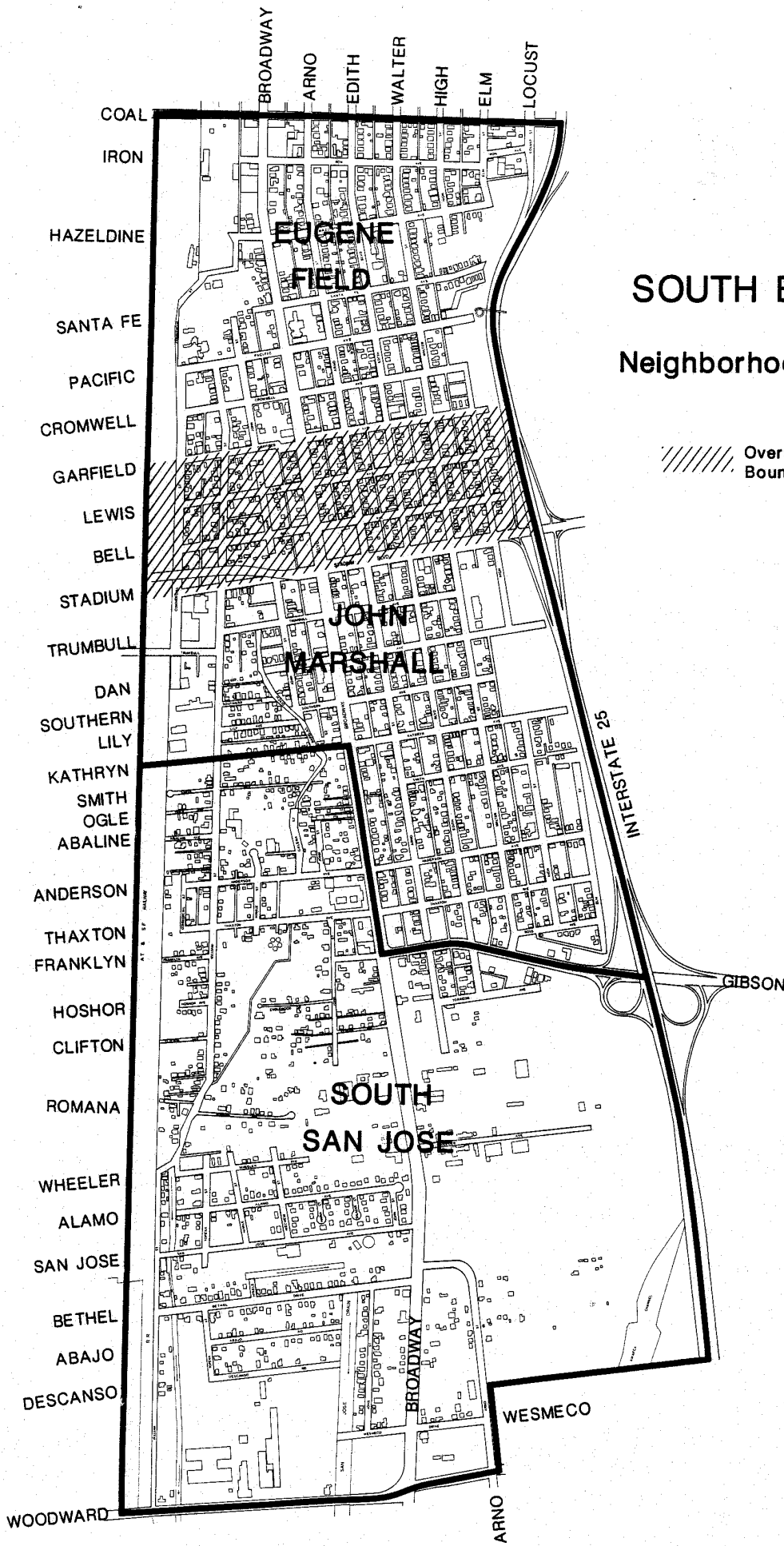
The County as a whole had a median household income of: \$12,226.

The physical character of the area is diverse. Broadway Blvd. retains much of the character of the surrounding neighborhoods with single family homes lining the street. There are houses, churches, and some neighborhood related businesses along the street while the blocks immediately east and west are residential. Further south heavy commercial and some industrial uses can be found interspersed with or contiguous to residential areas. This has created a conflict of uses that will be discussed in later sections.

SOUTH BROADWAY
CENSUS INFORMATION

<u>Area</u>	<u>Population</u>	<u>Median Age</u>	<u>No. of Households</u>	<u>No. of Housing Units</u>	<u>Race and Origin</u>				
					<u>White</u>	<u>Black (%)</u>	<u>American Indian or Asian</u>	<u>Other</u>	
Eugene Field (approximate area of "South Broadway Neighborhood" in 80 Census)	2731	25.4	866	941	1282	438 (16%)	66	995	1940 (71%)
<u>John Marshall</u>	2499	26	773	829	941	394 (15.8%)	52	868	1980 (79.2%)
South San Jose (approximate area of San Jose Neighborhood Association boundaries)	1838	25.7	555	584	941	58 (3.2%)	25	894	1708 (92.9%)
<u>Totals</u>	<u>7068</u>		<u>2194</u>	<u>2354</u>					

*who may be of any race.
Source 1980. Bureau of Census Neighborhood
Statistic Program.



JUNE 1985

SOUTH BROADWAY

Neighborhood Boundaries

Overlapping Neighborhood Boundaries



Some higher density housing has developed within the neighborhoods but in no regular pattern. Most of these uses are duplexes to fourplexes and there are no large apartment complexes in the area.

There are a number of old commercial structures in the otherwise residential areas that are now either vacant or converted to residential use. These were at one time occupied by small grocery stores and other neighborhood supported businesses. With the growth in popularity of larger shopping malls and supermarkets there uses declined. Under current zoning they may not be reused as commercial structures.

As mentioned earlier, the San Jose area has an older pattern of Hispanic development while the other areas are primarily developed on a grid of right angle streets. This gives the northern neighborhoods a very different feel from San Jose. There are areas where both patterns of development mix with later grid streets ending abruptly at intersecting property lines or creating odd property sizes and access problems. The pattern is complex and provides developers with a challenge in attempting to meet standard lot requirements.

North - south travel within the neighborhood is difficult. This is made worse by the lack of sidewalks and the general absence of pedestrian paths in the area. The pattern may also isolate places within the neighborhood. The church, for example, is removed from the community it serves by limited access from the north and west and no access from the south. Romana Street dead ends directly west of the church. Parishioners who drive must go around the neighborhood and enter the church grounds from Broadway Blvd. On the north, John Street dead ends at a parcel of private property separated from the church grounds by a fence. Those who walk to church by choice or necessity must either climb a fence or walk up a dirt slope.

Because of the area's size (1,008 acres) and diversity, the City should consider reexamining the Sector Plan boundaries to possibly divide South Broadway into smaller plan areas or incorporate the northern portion of the area into the Huning Highland Sector Plan.

Several factors contribute to the problems of crime and the poor image of the area. Two bars south of Stadium, (See recommendations in Section IV. B. 4.), and heavy truck traffic on both Broadway and William, in particular, detract from the residential character of surrounding neighborhoods. In addition, the development of heavy commercial and industrial uses adjacent to residential areas has contributed to the difficulty of maintaining the residential viability of the area.

C. Land Use and Zoning History

Map #4, Parts A, B and C show the existing land use for the South Broadway Neighborhoods area. This information is based on a windshield survey conducted June 1984. Map #5 shows the existing zoning.

The original zoning of the area, instituted in 1962 with the 1962-1980 Land Use Plan, allowed high intensity uses throughout the area. The Plan recommended that:









- (1) Industrial uses would locate between the railroad and Broadway Boulevard and south of Gibson Boulevard;

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SOUTH BROADWAY

Land Use

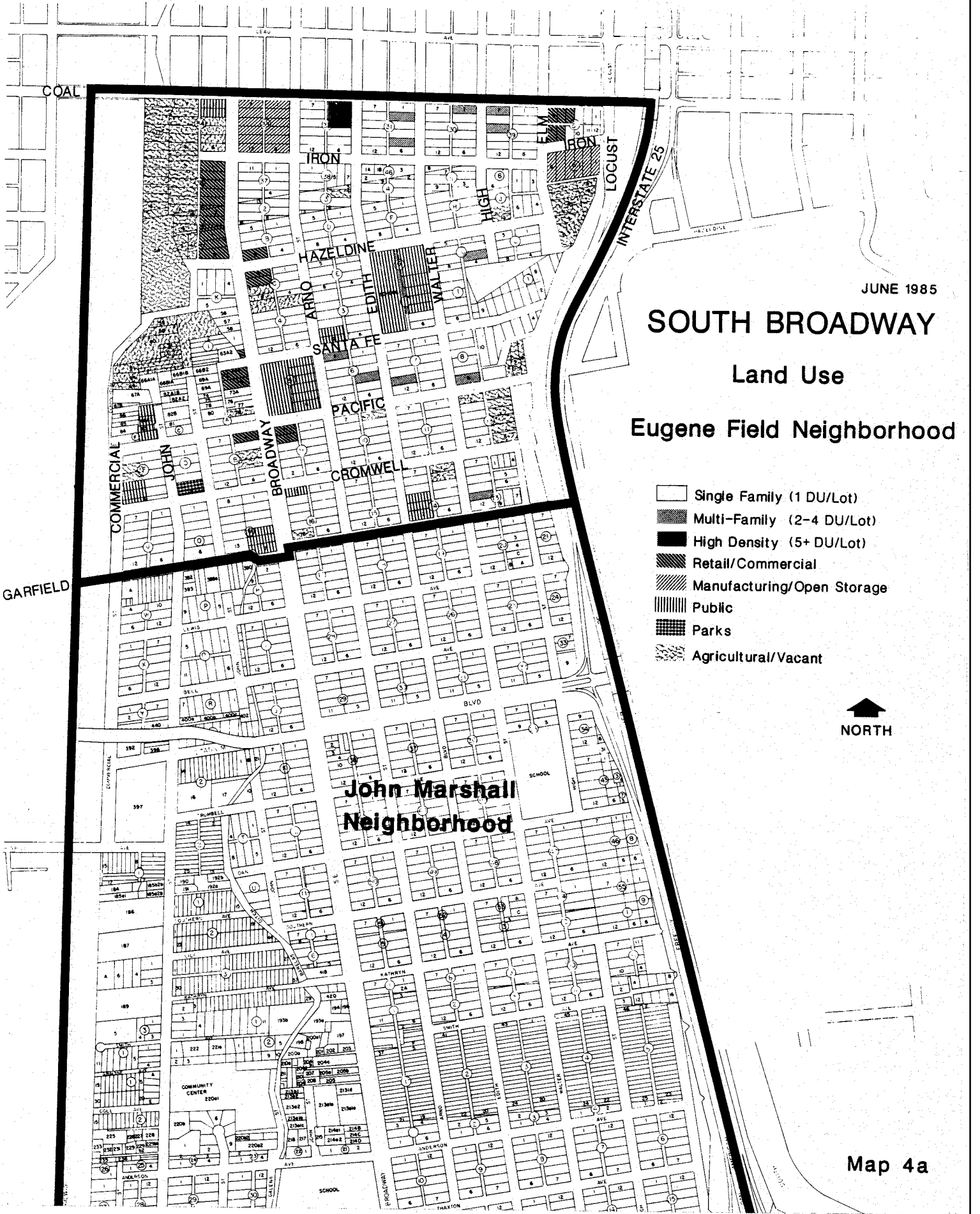
Eugene Field Neighborhood

-  Single Family (1 DU/Lot)
-  Multi-Family (2-4 DU/Lot)
-  High Density (5+ DU/Lot)
-  Retail/Commercial
-  Manufacturing/Open Storage
-  Public
-  Parks
-  Agricultural/Vacant



**John Marshall
Neighborhood**

Map 4a











JUNE 1985

SOUTH BROADWAY

Land Use

John Marshall Neighborhood

-  Single Family (1 DU/Lot)
-  Multi-Family (2-4 DU/Lot)
-  High Density (5+ DU/Lot)
-  Retail/Commercial
-  Manufacturing/Open Storage
-  Public
-  Parks
-  Agricultural/Vacant



GARFIELD

LEWIS

BELL

STADIUM

COMMERCIAL
TRUMBULL
WILLIAM

BROADWAY

ALCO

DAN

SOUTHERN

KATHRYN

SMITH

ANDERSON

THAXTON

BOSS

INTERSTATE 25

WALTER HIGH

ELM HIGH

GIBSON









South San Jose Neighborhood

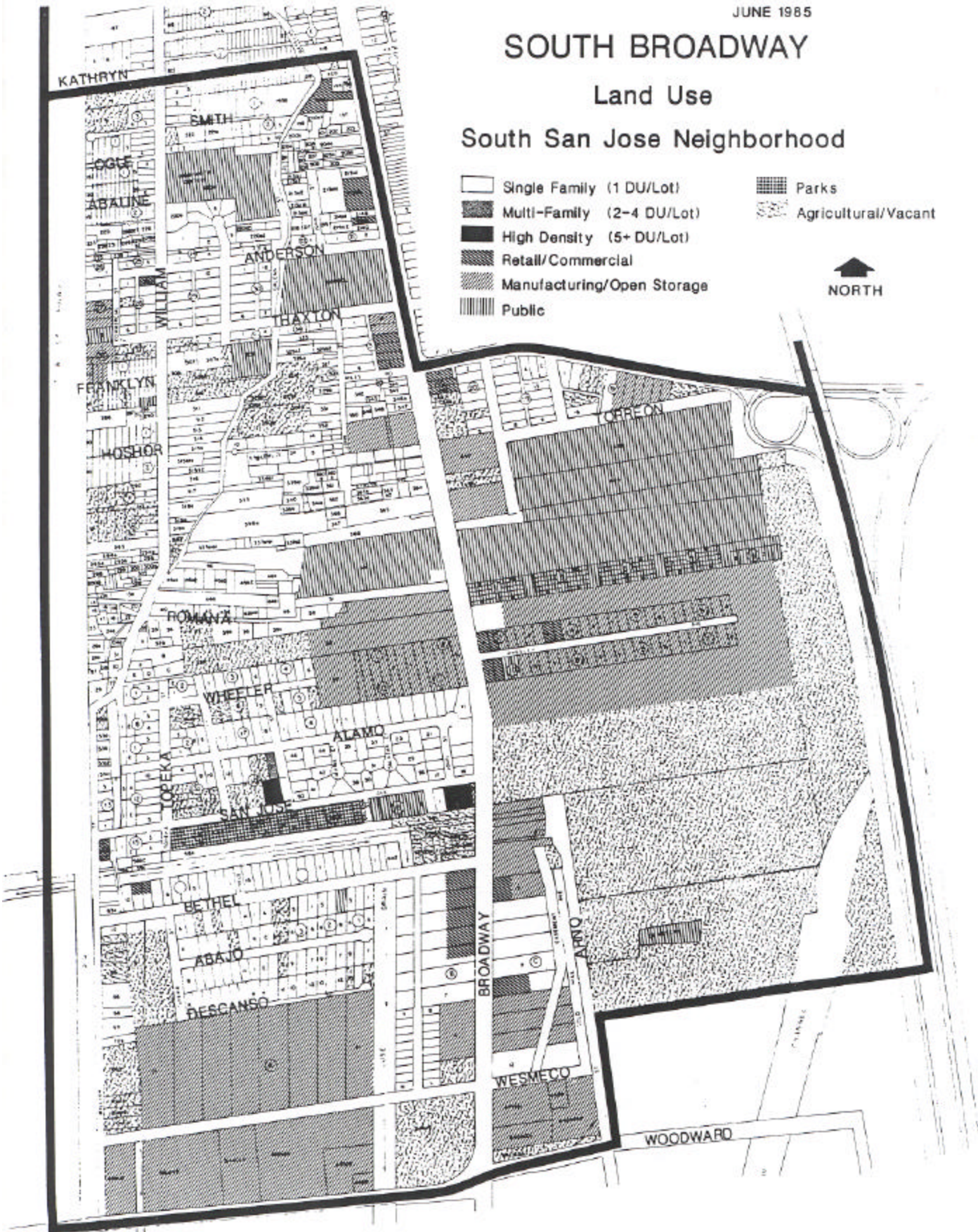
Map 4b

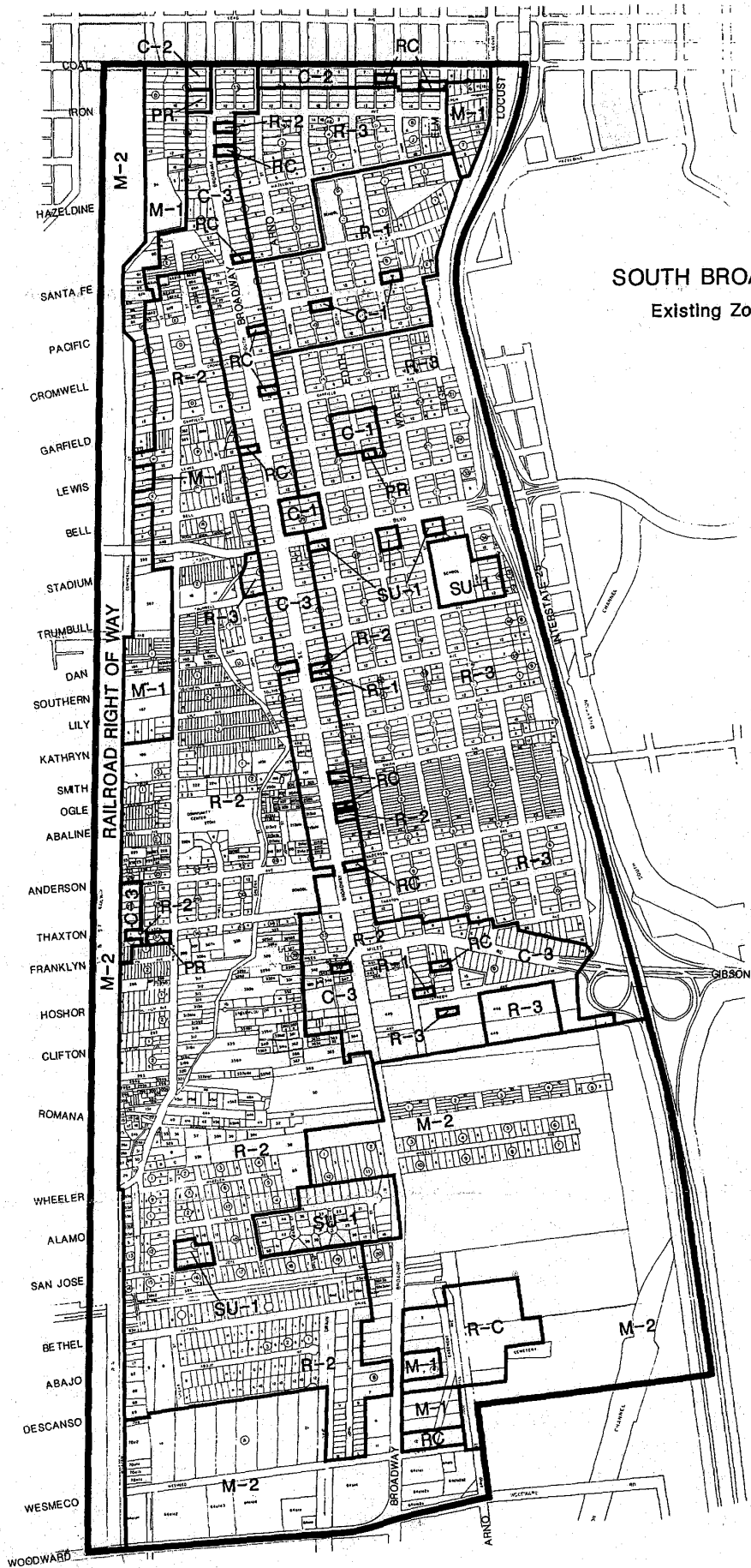
SOUTH BROADWAY

Land Use

South San Jose Neighborhood

-  Single Family (1 DU/Lot)
-  Multi-Family (2-4 DU/Lot)
-  High Density (5+ DU/Lot)
-  Retail/Commercial
-  Manufacturing/Open Storage
-  Public
-  Parks
-  Agricultural/Vacant





JUNE 1985
SOUTH BROADWAY
 Existing Zoning



- (2) The area east of Broadway and north of Gibson would develop as high medium density residential (12-20 Dwelling Units per acre);
- (3) Stadium, Gibson, and Broadway Boulevards would be major arterials.

The 1965 Land Use Plan again recommended that industry locate west of Broadway Boulevard and south of Gibson. The residential area was recommended for a substantially lower density (3-6 DU/A), comparable to existing development at that time.

The 1969 Model Neighborhood Area Plan (MNA) was adopted for compliance with the Model Cities Program and Neighborhood Development Program, two federally funded programs designated for the general area. The major difference between the MNA Plan and previous plans was citizen participation.

Planning for the MNA required that a "citizens board," representing all neighborhoods in South Broadway, actively participate in preparation and approval of the plan. Since both programs emphasized residential redevelopment and since the majority of residents did not wish to relocate, most of the area was designated for residential use with only a small portion south of Descanso Street recommended for industry.

None of these earlier plans automatically rezoned properties. After adoption of the MNA Plan, the Planning Department initiated two rezoning requests from C-3 and M-1 to R-2 for areas between Broadway Boulevard and the railroad tracks to allow for new housing and housing rehabilitation. Approximately 15 additional and/or similar requests had been submitted by individual property owners in order to qualify for housing assistance.

The 1978 land use plan proposed zoning changes but the zoning was not amended with the Sector Plan. The basic logic behind this effort was retention and/or reasonable expansion of existing businesses, while providing required zoning for residential redevelopment. It was felt that zoning should be changed at the request of individual property owners. In general, the proposal stated that the R-2 and R-3 areas were to be developed in this manner. The proposed R-C zoning along Broadway Boulevard and Coal Avenue would have permitted existing commercial and residential uses, except for some heavy commercial uses which could remain as non-conforming uses. Existing industrial uses adjacent to the tracks would have been zoned M-1. Three automobile dismantling yards provided for existing commercial uses. The IP zone between Interstate 25 and Broadway Boulevard would have provided for development of large, vacant parcels in such a manner as to protect residential uses to the west. The C-3 and C-2 zones on Coal Avenue would have allowed existing uses.

IV. PLAN COMPONENTS

A Physical Components

1. Housing

Census figures show that the largest percentage of housing in the South Broadway Area was built before 1939. The housing age, the relative low income of South Broadway residents and the development of incompatible commercial uses have contributed to deteriorating housing conditions throughout the area.

According to a housing conditions survey completed in March of 1985, there are approximately 936 housing units in standard condition; 420 with light deterioration; 256 moderately deteriorated and 206 units in an extremely deteriorated condition in the Area. See Map #6, parts A, B and C for housing conditions.

There are a number of issues related to housing that should be addressed in the South Broadway area. The amount of rental housing in the area is one such issue. The mix of housing types (single family, apartments, townhomes, etc.) and densities in a neighborhood has an impact on neighborhood stability. In areas with a high proportion of rental units there are problems associated with rapid population turnover. Such turnover makes it difficult for a neighborhood to initiate and carry out neighborhood improvement activities such as a crime watch program.

In South Broadway high density zoning has created pressure for apartment conversions in formerly single family areas. The recommended rezoning in residential areas will affirm single family development while providing for some higher density housing development.

Making the area more attractive to single family homeowners may cause the displacement of existing residents. Rehabilitation and general improvement of a neighborhood will raise property values and lower income residents may be unable to afford higher property taxes or rents. This concern should be addressed by the City through assessment of the needs and number of low income residents in redeveloping areas and the potential for suitable development to provide a proportion of low income housing in areas that have been "gentrified".

Home Improvement Loans

Community Development funded activities have included substantial efforts at rehabilitating existing housing stock in Community Development areas including South Broadway, North Baretas, Santa Barbara/Martineztown, and Old Town. Within these target areas rehabilitation loans are made available to qualified home owners. The amount expended for rehabilitation in the South Broadway Area has varied year to year since the program's starting date in 1976. (see Appendix I) A total of 298 units in the area have been rehabilitated with Community Development funds since that year.

Beginning in FY 86 the Community Development Department will administer loans in South Broadway on an area by area basis. By concentrating rehabilitation efforts in this way, the Housing Department foresees visible improvements to neighborhoods which will in turn stimulate other positive

improvements such as yard and vacant lot clean-up. A less concentrated approach of improving homes individually and in different areas, as done in the past, does not have the positive visual impact on the neighborhood or several block area.

Home improvement loans may also be available through local lenders. The New Mexico Mortgage Finance Authority this year made available \$750,000 for subsidy and administration of a home improvement loan program. Bank participation in such loan programs and willingness to lend in the South Broadway Area are both crucial to home improvement. Area residents have had difficulty in acquiring bank loans in the past. The image of the area among lenders, difficulties with the application process, and commercial zoning of residential properties may be factors in this problem. A potential role for the Implementation Committee (see recommendations in Section IV.C.) will be assistance to home owners with the loan application process and increased contact with the lenders to address reasons for the reluctance to lend in the area. Zoning recommendations which address the problem of inappropriate zoning of residences are made in Section IV C. 2. These changes may improve lender's attitudes about the area.

Building Code Enforcement

Building code enforcement is another issue related to housing conditions in the area. The Code Enforcement Division of the Housing and Community Development Department is implementing a code enforcement inspection program in the South Broadway Area. The recent reorganization of that Department has made housing code enforcement a higher priority by placing the responsibility for identifying and prioritizing structures in need of rehabilitation with the enforcement officer. Approximately \$40,000 in Community Development funds have been allotted to the South Broadway Area for code enforcement for each of the fiscal years 1985 and 1986. Owners of houses or apartments found not up to code will be notified by letter and given ten days to submit in writing a plan of action detailing what will be done to address the problem. If there is not adequate response from the owner, the City will begin condemnation proceedings. Some homeowners are financially unable to bring houses up to code. Under this process these individuals will be referred to the rehabilitation division to determine eligibility for loans.

Neighborhood residents identified the problem of poorly maintained multi-family housing units in the area. Properties owned and operated by absentee landlords are often not kept up and their condition is detrimental to the neighborhood as a whole. Code enforcement under the old system did not adequately address apartments because inspection was based on the rehabilitation loan procedure which was not applied to rental units. The new method of code enforcement entailing inspection separate from the rehabilitation loan application procedure will address this problem.

Neighborhood Involvement

As with other areas of concern to the South Broadway neighborhoods, the push for improved housing conditions must come from citizens in the area. The impact of any single action towards home improvement can be multiplied and expanded on through cooperative action among neighbors. This may be as simple as sharing tools or helping to mend a roof. The added effect of such

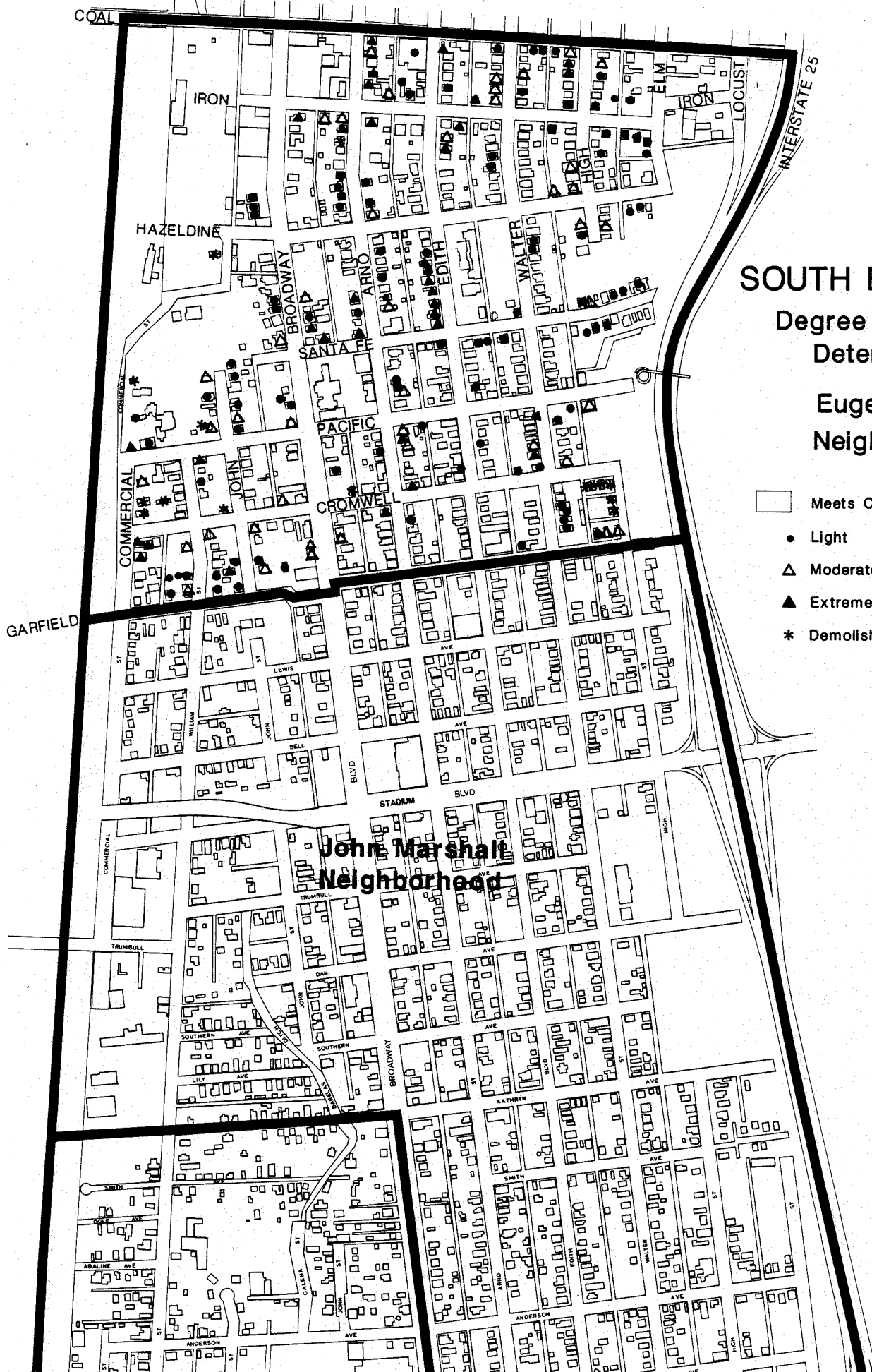
JUNE 1985

SOUTH BROADWAY

Degree of Housing Deterioration

Eugene Field Neighborhood

- Meets Code
- Light
- △ Moderate
- ▲ Extreme
- * Demolished



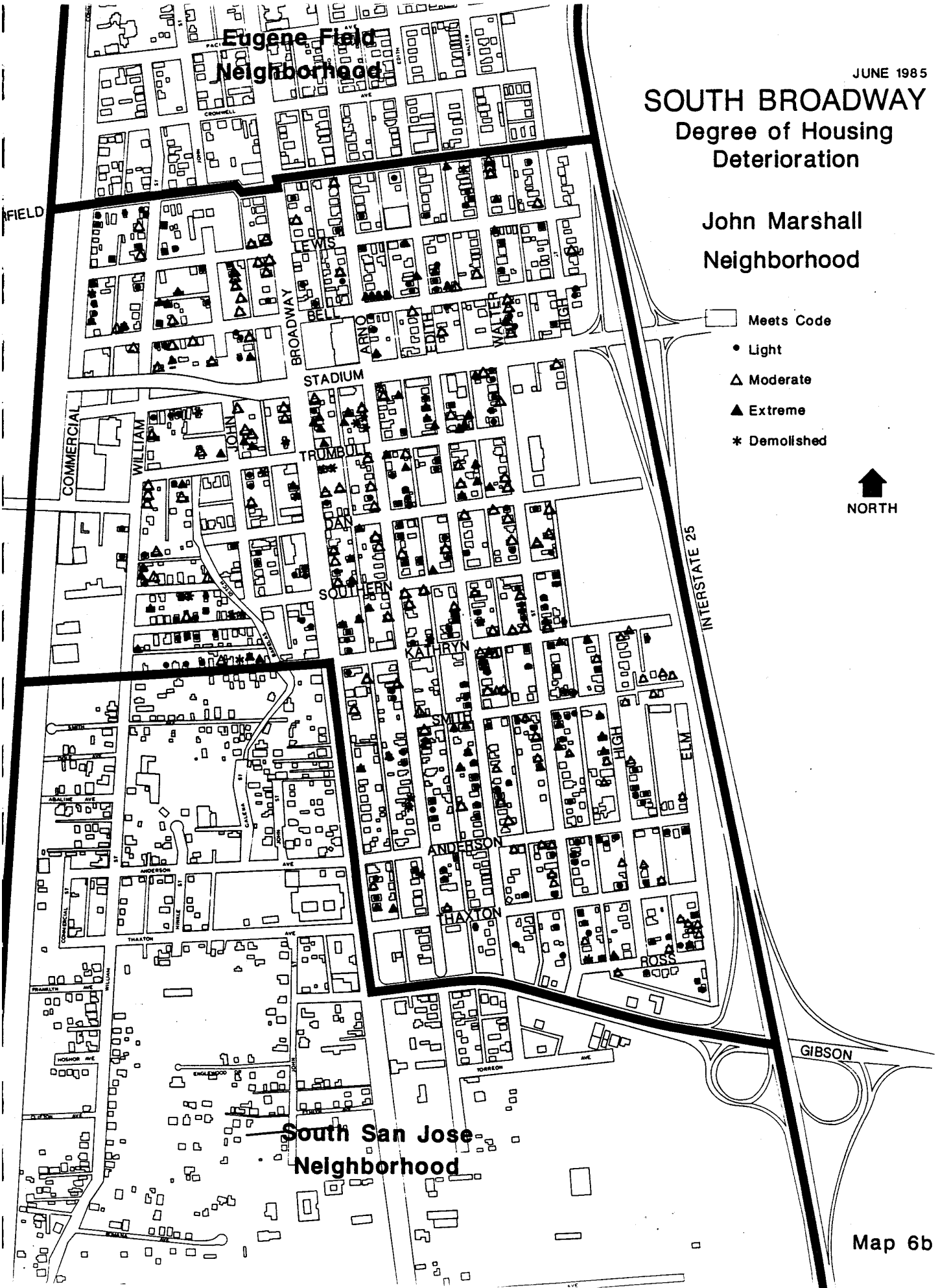
Map 6a

JUNE 1985

SOUTH BROADWAY Degree of Housing Deterioration

John Marshall Neighborhood

- Meets Code
- Light
- △ Moderate
- ▲ Extreme
- * Demolished



KATHRYN

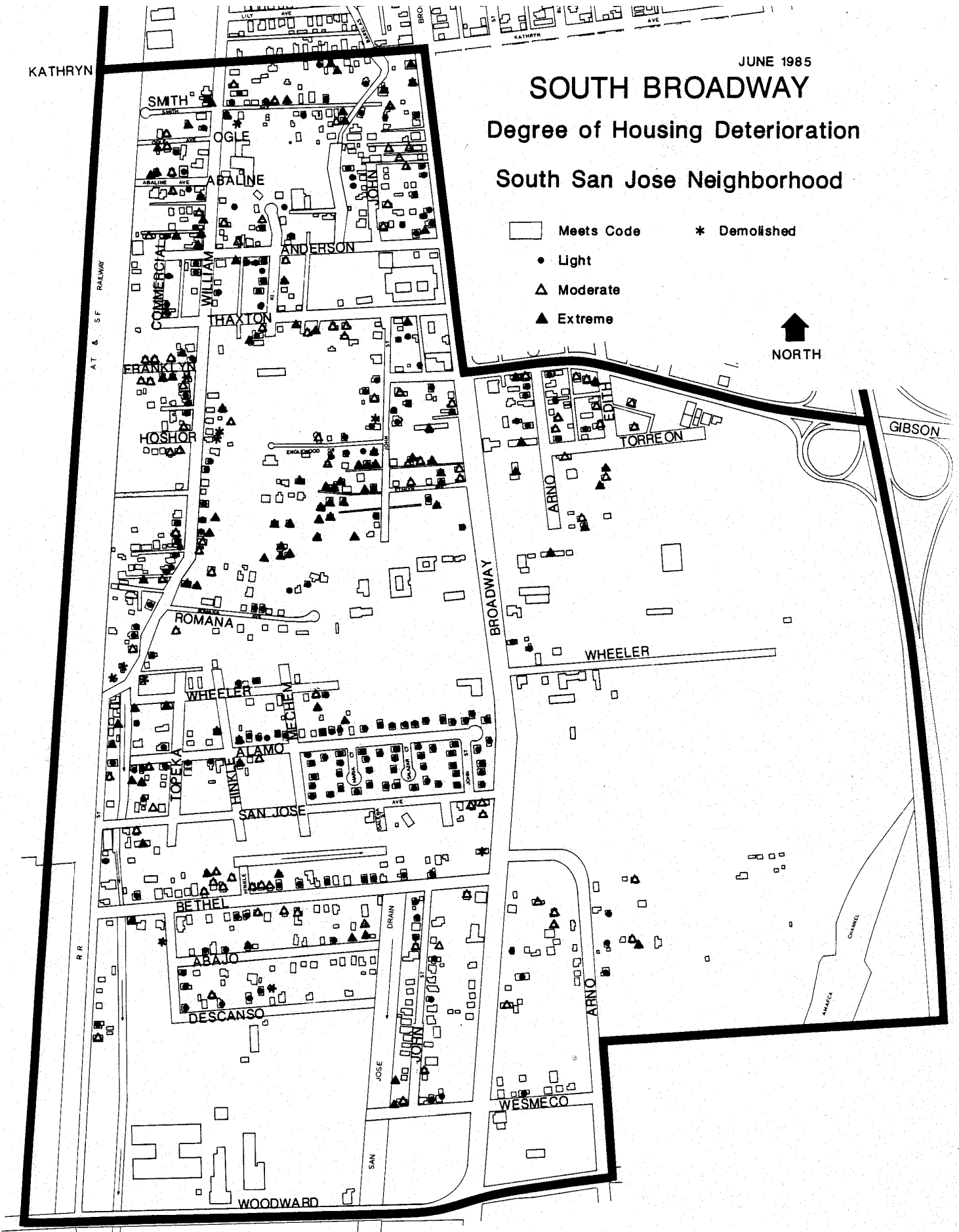
JUNE 1985

SOUTH BROADWAY

Degree of Housing Deterioration

South San Jose Neighborhood

- Meets Code
- Light
- △ Moderate
- ▲ Extreme
- * Demolished



Map 6c

exchanges will accomplish more than any one program. The City can assist the neighborhoods by providing technical aid, planning advice, and organizational support for neighborhood efforts through the Implementation Office.

RECOMMENDATIONS:

1. Housing Code Enforcement The City shall provide adequate funding for the enforcement of housing codes particularly in regard to rental units.
2. Low Income Housing The City shall assess the current and projected housing needs in redeveloping areas and develop a strategy for low income housing provision.
3. The Implementation Committee Coordinator (see Recommendation in Section IV C.) shall:
 - a. Identify and explain to area residents the various home loan programs and opportunities; and
 - b. Assist homeowners with loan applications;
 - c. Promote and support neighborhood self-help efforts through provision of technical advice, planning, and organizational support.

A. 2. Preservation

Because the South Broadway area has some of the oldest neighborhoods in the City, it includes historic buildings and areas which illustrate various stages of Albuquerque's history. Residents of the Eugene Field neighborhood have stated their wish to preserve their historic neighborhood, but historic buildings elsewhere have received little or no attention. The demolition or extensive remodeling of older buildings is likely as the area develops.

Placement of buildings on the State Register of Cultural Properties and on the National Register of Historic Places qualifies owners of buildings to apply for tax credits on rehabilitation expenses if certain criteria are met. Listing on the historic registers does not impose any restriction on the use or remodeling of the listed properties unless federal funds are involved either in their renovation or their demolition. While a relatively small number of buildings in South Broadway would qualify for historic register listing, their rehabilitation could encourage other residents to renovate their homes and businesses.

Not only does state and national historic designation qualify owners for tax credits, but such recognition also encourages a positive neighborhood attitude about the neighborhood as residents begin to recognize the important and valuable role their area has played in the history and development of Albuquerque. The renovation of historic buildings and neighborhoods has contributed to neighborhood revitalization in other older areas of the city, such as Huning Highlands directly north of the plan area and the Downtown Neighborhood Area west of downtown.

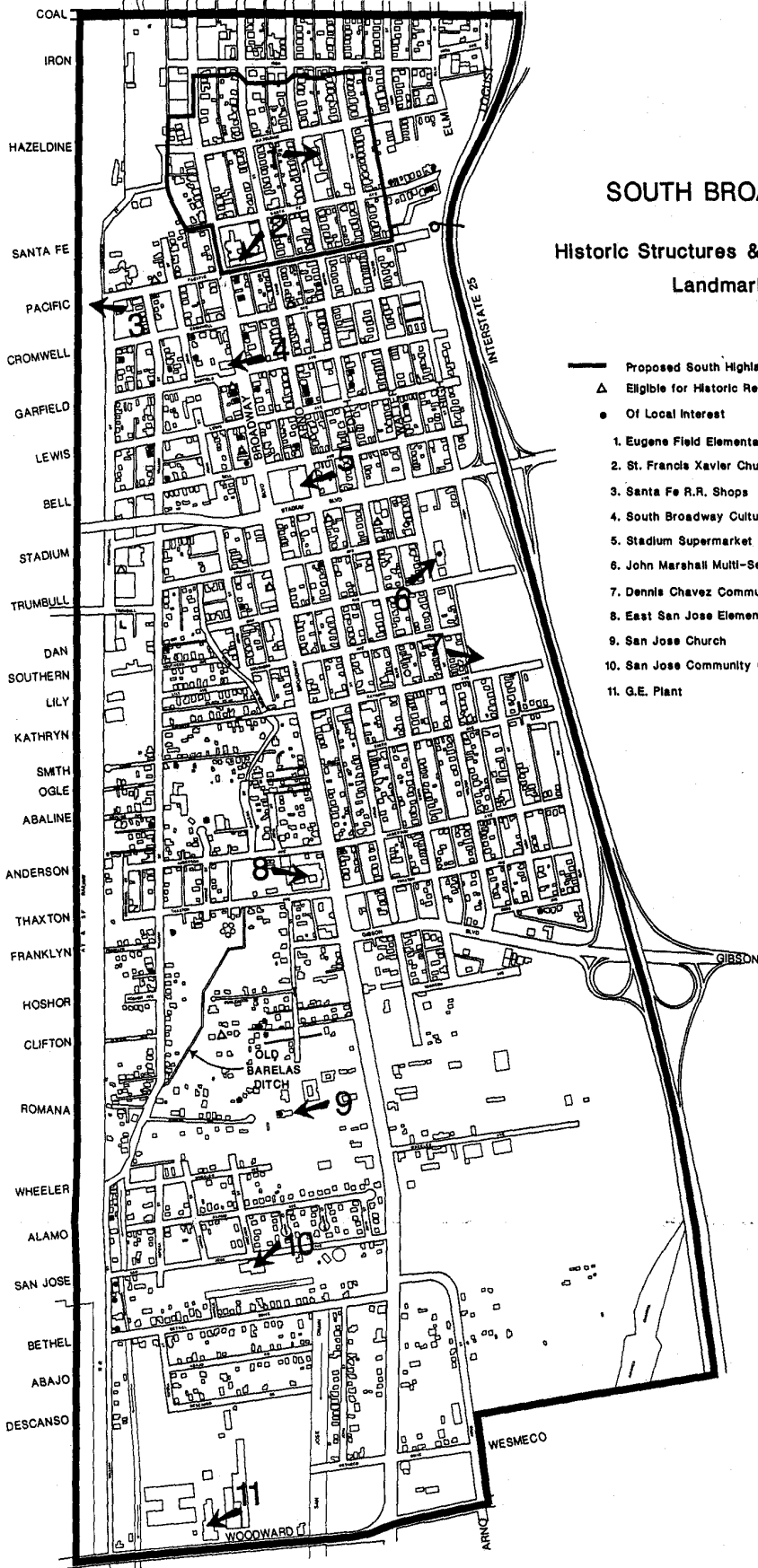
The City has legislation which can help preserve significant historic buildings or areas. This legislation enables the designation of an area as a Historic Overlay Zone or the designation of a building as a City Landmark. Recommendation for such a designation originates with the City Landmarks and Urban Conservation Commission (LUCC), a group of citizens appointed by the Mayor with demonstrated interest in and knowledge of historic preservation. After the LUCC recommends a designation, the City Council may approve it. If an area becomes an Historic Overlay Zone or a building a City Landmark, a set of guidelines for alterations, demolitions and new construction is drawn up specifically for the property or area; any building activity which is effected by the guidelines must be approved by the LUCC. This Overlay Zone or landmark designation regulates only the appearance of buildings; it does not control uses, which are determined by the City Zoning Code. The Huning Highland Historic District is a City Historic Overlay Zone (H-0); LUCC staff and Huning Highland residents agree that it has helped improve the appearance of the area. A portion of the H-0 zone lies within the South Broadway area encompassing properties from Coal south to either side of Iron.

The Historic Landmarks Survey of Albuquerque surveyed the South Broadway area in 1980; based on criteria of architectural integrity and quality and contribution to an understanding of the history of Albuquerque, the Survey identified ten buildings and one historic district as eligible for the historic registers. The ten buildings are 922 Arno SE, 1406 Arno SE, 1103 Broadway SE, 1211 Broadway SE, 1509 Broadway SE, 1200 Commercial SE, 1416 Edith SE, 2230 John SE, 117B Trumbull SE and 824 Williams SE (see Appendix H for further information on the properties). The historic district as indicated on Map #7 is the South Huning Highlands District, the approximate boundaries of which are Pacific Avenue, Walter Street and the west side of Broadway.

The Historic Landmarks Survey also identified over 50 other buildings which were called "of local interest" since they had some historic architectural merit or historic significance. These could be reexamined for eligibility for the historic registers. Whether they are eligible or not, they do contribute to an understanding of the history of the area and display some significant architectural features as well. These buildings are listed in Appendix H.

The Plan Area is bisected by the remnants of the Barelás ditch. This "acequia" is a historic asset and contributes to the area's sense of place. It has been filled in except in the extreme southern portion of the area where the actual ditch remains but is no longer used. The Draft Historic Preservation Plan 1985, recommends the study of the history, locations, ownership and use of various acequias in the Albuquerque area including recommendations for future use of the ditches. Possible uses include a pedestrian and bike path. Portions of the ditch are now in fact used by school children as a path. Funding for such a study might be obtained through the National Trust for Historic Preservation's Critical Issues Fund. If large scale transportation improvements such as the Gibson extension are constructed, related pedestrian improvements in the area might incorporate the ditch right-of-way as a community link. (See Section A. 3.).

The San Jose Neighborhood has a largely untold history of development. The recognition of this local history will be crucial in promoting the



JUNE 1985

SOUTH BROADWAY

Historic Structures & Neighborhood Landmarks

- Proposed South Highland Historic District
 - △ Eligible for Historic Registers
 - Of Local Interest
1. Eugene Field Elementary School
 2. St. Francis Xavier Church
 3. Santa Fe R.R. Shops
 4. South Broadway Cultural Center
 5. Stadium Supermarket
 6. John Marshall Multi-Service Center
 7. Dennis Chavez Community Center & Park
 8. East San Jose Elementary School
 9. San Jose Church
 10. San Jose Community Center
 11. G.E. Plant



preservation of various structures and places within the area. An oral history program, similar to those conducted in the North Valley and Atrisco areas, would enable historians to document places and events of significance to the neighborhood and would promote area cohesiveness and improvement. Sponsors of oral history programs have included the Museum of Albuquerque and the New Mexico Humanities Council, and the Southwest Hispanic Research Institute of the University of New Mexico.

The preservation of individual buildings, places and history of the South Broadway Area is important in the area's revitalization. New growth and development which recognizes and enhances the unique character of the area will benefit the community.

RECOMMENDATIONS:

1. Historic Nominations City historic preservation staff with the assistance of interested neighborhood residents and the Implementation Office shall prepare nominations to the State and National historic registers for the properties and the district considered eligible and reexamine the "of local interest" buildings for possible inclusion in the nominations.
2. History Pamphlet A pamphlet about the history and historic buildings of the South Broadway area with information on and photographs of the neighborhood historic buildings shall be prepared with the assistance of the Implementation Office and distributed through the area community centers and/or wherever such distribution is deemed feasible. The City shall encourage neighborhood association efforts to establish greater identity for each area, such as the placement of "Welcome" signs on the periphery of each neighborhood.
3. Historic District Landmarks and Conservation Commission staff shall supply residents of the South Huning Highland district with information on designation of their area as a City Historic Overlay Zone and encourage discussion with the Landmarks and Urban Conservation Commission regarding the feasibility of such designation.
4. Oral History City historic preservation staff and the Implementation Coordinator shall examine the possibility of conducting an oral history program in the San Jose Neighborhood. This examination shall include possible sponsors and funding sources and identification of various individuals in the area willing to contribute their time to the effort.

3. Transportation and Traffic

Traffic

Traffic concerns expressed by the neighborhoods generally included fast, heavy traffic on Edith, Walter, Arno and Williams Streets and specific intersection control problems like missing signs.

The Traffic Engineering Division is aware of the concerns of the neighborhoods and has taken action or proposed action on traffic

improvements. Traffic Engineering has also conducted traffic counts at the intersections of Walter, Arno and Edith with Stadium in response to residents' concern about heavy traffic at those intersections. Results indicate that the amount of traffic does not justify placement of traffic lights. The neighborhoods' perception of the need for traffic lights at some locations was also countered with Traffic Engineering's experience that new lights tend to increase the amount of traffic in residential neighborhoods.

The concerns of the neighborhoods were addressed by Traffic Engineering. The traffic improvements made or which are scheduled are listed in Appendix J. Remaining traffic problems identified by the neighborhoods include: heavy and fast traffic on Williams Street, truck traffic through residential areas, and enforcement of speed limits throughout the area.

Transportation

The Long Range Major Street Plan (LRMSP) for the Albuquerque Urban Area, reviewed and recommended annually by the Urban Transportation Policy and Planning Board of the Middle Rio Grande Council of Governments (MRGCOG) 22 July 1983, designates major streets according to their anticipated traffic service functions. According to this plan, Broadway and Stadium Streets are minor arterials, Gibson Blvd and Coal Avenue are principal arterials, and Woodward is a collector from Second to Broadway. LRMSP also identifies the Gibson West Location Study Corridor where a planning and location study is being conducted.

The major anticipated street improvements in the area are outlined in the Draft 1986 Transportation Program for the Albuquerque Urban Area, MRGCOG. The plan includes the Transportation Improvement Program (TIP) of projects scheduled for implementation. The Annual Element of the TIP lists projects for implementation within the 1985-1986 year. The remaining projects are programmed for the Five-Year element covering 1986 to 1991.

Projects listed in the Transportation Program for the South Broadway vicinity include:

1. Roadway improvement and landscaping on Broadway Blvd. from Central Avenue south to Ethlyn (one block south of Gibson);
2. Reconstruction to widen Rio Bravo from Coors to I-25 to four lanes (currently under construction); and
3. Advanced location and corridor study to identify proposed alignments, right-of-way, etc. for the Gibson West extension.

Broadway Improvements (See also Section IV 1. Design.)

The Broadway Boulevard Reconstruction and Rehabilitation Program Phase I: Central Ave. to Ethlyn Ave. is one of the most visible and significant improvement projects to take place in the area in a number of years. Construction started June 10 and is currently underway. The improvements involve various types of rehabilitation and reconstruction of the street

including: removal and replacement of concrete pavement, curb and gutter, sidewalk, and drivepads. The project also includes median landscaping and placement of an irrigation system. Funding for the project was provided by the State Highway Department and City General Obligation Bonds for "Major Paving Rehabilitation".

Several concerns regarding the median landscaping arose at the neighborhood meetings. The Eugene Field portion of Broadway Blvd. narrows between Coal and Bell Avenues. The Eugene Field Neighborhood Association in reviewing the proposed improvements found that there is no landscaping planned for that portion of the street. They noted in a letter to City Councillor Steve Gallegos that Broadway once had elm street trees which were removed when the street was widened. They suggested that placing new trees in the right-of-way would maintain the visual continuity of improvements. The Street Tree Ordinance, revised May 1986, allows tree placement of up to two feet from the curb when approved by the City Development Review Board, though normally street trees must be placed further from the curb. In the Eugene Field area, placement of trees closer to the curb should be approved, as regular setbacks would be prohibitively expensive.

Gibson Extension

The Gibson West Location Study Corridor is expected to contain a principal arterial extending from the existing Gibson Boulevard to the Paseo del Volcan Location Study Corridor on the west side. The extension would make Gibson a continuous east/west thoroughfare in the south part of the urban area. The alternative routes being explored by the Transportation Department Planning Division would; a) extend west from the existing alignment of Gibson, b) extend west and south of the current alignment from an improved interchange, c) extend west from a new interchange south of Woodward Road. Both the a. and b. alignments would cut through the San Jose neighborhood.

The facility as planned would be six lanes wide with a maximum allowable speed of 45 miles per hour and a capacity of 50,000 vehicles per day. Transportation planners estimate that the extension would require the removal of 100 structures, most on the west side of the river. The right-of-way that would have to be acquired in the San Jose neighborhood would be approximately 8 to 10 acres.

Citizen participation in the corridor study process is through the South Urban Area Citizens Advisory Committee. Neighborhood residents may remain informed of the planning proposals through this committee.

The impact of Gibson West on neighborhoods, including San Jose, is of major concern to area residents. The physical character of neighborhoods located along the preferred alternative will be permanently altered by the facility. Existing traffic patterns and residential and commercial

activities, including agriculture in some areas, will be affected. The project is currently in the preliminary stages of planning. The impacts on the neighborhoods cannot be determined with certainty until an alignment and preliminary design is proposed.

At the design stage of the project, measures to abate some disruptive changes to neighborhoods in the vicinity of the facility should be explored. Improvements to local streets, placement of bus benches and shelters, and construction of landscaping buffers and pedestrian and bicycle paths may help to balance the cost of neighborhood disruption. (See Bike Path Recommendation)

The Transportation Department estimates that it will be a year before the preferred alternative is determined. The final decision on whether or not the facility will be built rests jointly with the State Highway Department, the County Commission, the City Council and the Urban Transportation Planning and Policy Board.

Transit

The South Broadway-Gibson area is served by Sun-Tran Route 16S. This route operates 7 days a week at 30 minute intervals and represents one of the highest service levels in the City. Ridership is generally high (104% of the system average along Broadway Blvd.). Bus Stops are located approximately every two blocks along the Route.

The General Electric Plant is located on either side of Woodward at the southern end of the area. A significant number of employees rely on the City bus service. Representatives from GE have indicated that there is a problem since the first bus does not arrive in the area until 6:37 a.m. The morning shift starts at 6:30. The seven minute delay causes employees to be late for this shift.

The absence of shelters and benches along South Broadway was an issue identified by the neighborhoods. Placement of such facilities are determined by ridership and the availability of funding. The Transit Department will entertain proposals for placement of benches and shelters from private providers but cannot respond immediately to this city-wide need because of higher priority expenses like buying and maintaining buses.

The anticipated growth of the industrial area south of Woodward Road will warrant future extension of transit service southward to Rio Bravo Blvd. New service provision, however, is based on available transit resources and competing needs.

New industries locating in the area already served will find it to their advantage to coordinate shift times with SunTran's available service. Industries locating where service is not available should be prepared to demonstrate potential service usage.

Bikeways

South Broadway Blvd. has been designated as a bike route in the Bikeway Master Plan, 1985. A bike route is a "Class III" bikeway consisting of signage but no separate right of way or painted lanes for bike travel. Other classes of bikeways include lanes and trails. Lanes have signage and markings delineating a specific portion of the road intended for bike travel. Trails are separate right of ways specifically for bike travel or bike travel and pedestrian use.

The Barelás ditch right-of-way should serve as a pedestrian and bike trail connecting two of the focal points in the San Jose community: the East San Jose School and the San Jose Church, (see Map #8). Further examination into existing right-of-way widths, exact locations and cost will be necessary. Improvements should be considered in connection with the Gibson West extension.

Street Lights

The 1979 Plan showed locations of needed street lights in South Broadway. Traffic Engineering, responsible for street lighting, indicated that most of those lights have been installed. The condition of existing lights and the need for new lights should be assessed by Traffic Engineering. The procedure for placement of additional lights in residential areas is for property owners adjacent to a potential light location to request a light from the Traffic Engineering Division of the Transportation Department. For placement of a streetlight at a mid-block location, a petition must be circulated and signed by affected property owners. Traffic Engineering noted that property owners often support the idea of improved lighting on their block but object to actual placement which may light the interior of their homes at night or which requires additional poles and lines on their property. Lights in parks, identified also as a crime issue in section IV.B.4., are placed by the Parks and Recreation Department.

RECOMMENDATIONS

1. Broadway Improvements Approval of street tree placement to allow planting between Coal and Bell along Broadway is recommended.
2. Gibson West Planning for the Gibson West facility shall include measures to lessen the impact of the facility on the San Jose Neighborhood including improvements to local streets, construction of pedestrian and bike paths, landscaping buffers, and placement of bus shelters and benches.
3. Transit
 - A. The City Transit Department should continue efforts to coordinate with new and existing industries in the South Broadway area on the timing of bus routes to match, where possible, shift hours with service provision.

- B. The City Transit Department should encourage private industries locating in the area to finance or contribute to the financing of bus shelters and benches along the routes used by their employees.
4. Bike Path The City's Bikeway Committee with assistance from the Implementation Office should assess the feasibility of using the Barelás ditch right-of-way in the San Jose neighborhood as a bike trail.
5. Street Lights Traffic Engineering shall assess the condition and location of existing street lights and the need for new lights.

4. Utilities

Background

The Facilities Review Board (FRB) has identified the need for a coordinated inventory program to deal with the public infrastructure including streets, water, sewer and storm drainage. The Transportation Department is currently the only department with an officially sanctioned inventory program. There is an identified and demonstrated need for an Administrative Directive or Council Resolution to accomplish the coordination between departments responsible for public facilities. Towards this end, the Infrastructure Inventory and Implementation Plan (Phase 1) was transmitted to City Council in March 1985. No action has been taken on it yet by Council.

According to the FRB Plan, South Broadway is within Infrastructure Area C, indicating second priority for inventory. Determination of priority is based on age of infrastructure. First priority area is the North Valley.

In the FRB plan a lead department in each area would be specified on the basis of need and inventory required. In area C, which encompasses the South Broadway Area, the Water Resources Department would lead the inventory effort because of expected water and sewer replacement needs. This inventory would be complete in July 1986 and a development plan submitted to FRB in December 1986 including needs and requirements of all department members of FRB.

Water and Sewer

Some water and sewer lines were recently replaced prior to street improvements made by the Transportation Department, (see Map #9). The Water Resources Department will be conducting inventories in the area to assess the condition of lines beginning in July 1985.

Electric Service Transmission

The Municipal Development Department's Facility Plan: Electric Service Transmission and Subtransmission Facilities (1981 - 1991), shows the existing electric facilities network and describes a proposed action involving removal

of existing 46 kV line and construction of a new 115 kV subtransmission line in portions of the South Broadway Area. The preferred route for the new line would be east along Bridge and Stadium Boulevard from Sunset Road to an existing line at Arno Street. Construction would be in 1985. The new facility will include new steel poles, 80 to 100 feet, replacing existing wood poles that are 50 to 70 feet tall.

Flooding and Drainage

Some portions of the South Broadway Area have been subject to flooding. Generally the area slopes from east to west with a noticeable grade from Broadway Blvd. eastward. The railway bed and the freeway are both elevated and thereby act like dikes preventing westward runoff.

The State Highway Department, in building the freeway, elected to channel the runoff through culverts under the freeway rather than southward and then west to the river. These culverts discharge directly onto residential streets. According to City estimates made in 1978, approximately 28 acres of surface runoff from east of the freeway between Coal and Stadium Boulevard are diverted onto area streets.

According to the Flood Insurance Rate Map, (FIRM - October 1983), there are several flooding zones in and adjacent to the area. In these zones water depths would reach between one and three feet in the case of a 100 year flood:

1. Commercial north of Pacific.
2. West of the railroad at Stadium and Second.
3. South of the sector plan boundary, in large areas currently agricultural in use.

The Albuquerque Master Drainage Study of 1981 lists and prioritizes improvements to be made to existing storm sewers and drainage facilities. There are six proposed improvements in the South Broadway area that will address the identified flooding problems:

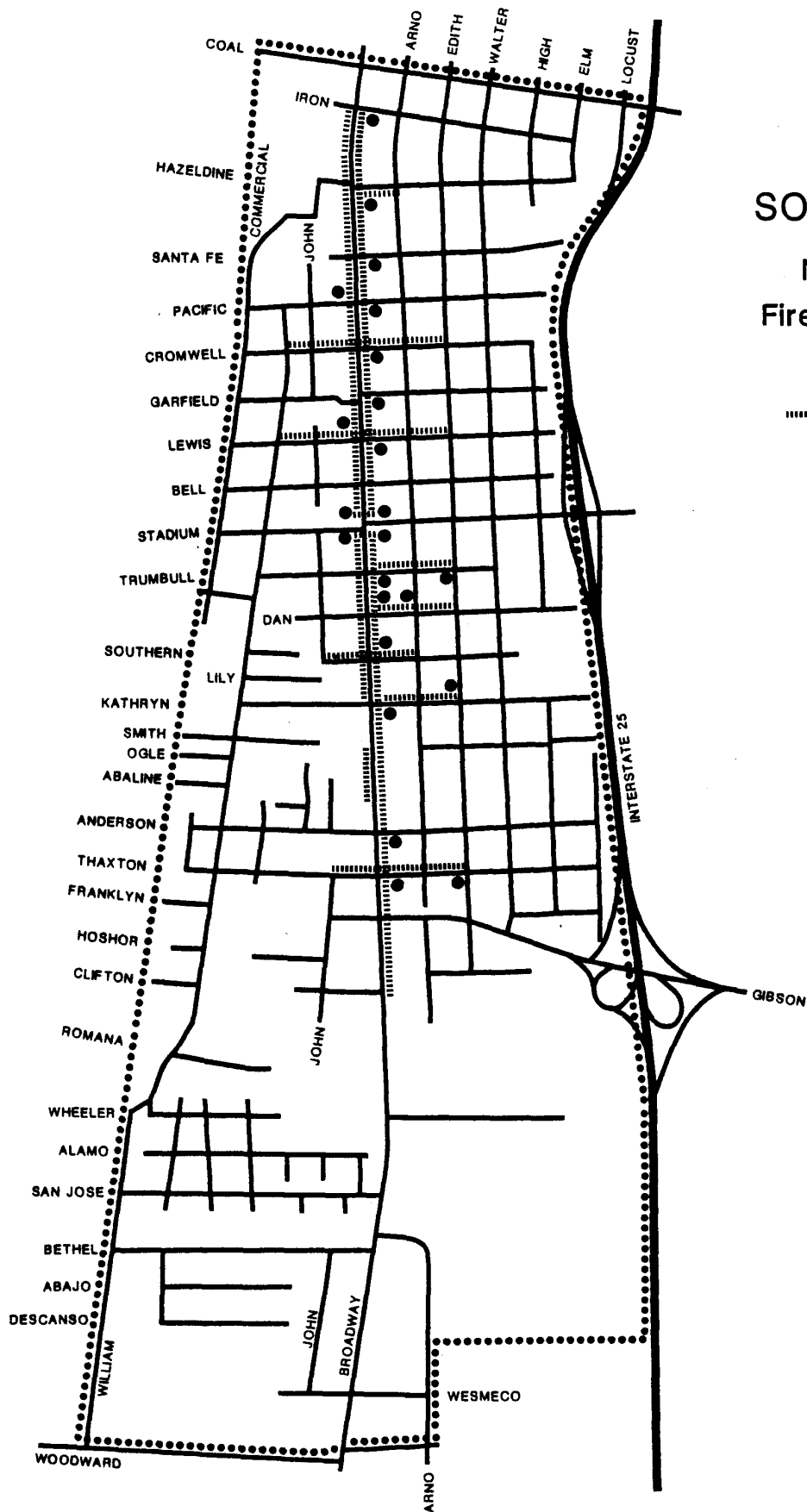
1. 24 inch storm drain system - Santa Fe to Crommwell along Commercial to relieve flooding;
2. 1.5 acre detention pond and 48 inch drain from Broadway to Williams;
3. 36 inch drain from Williams to the railroad property;
4. 24 inch drain 200 feet east of Williams to Williams;
5. 24 inch drain from Bethel to Descanso; and
6. 24 inch drain from Broadway to John.

The City Drainage Ordinance (63-1982) regulates development according to flood information provided by the National Flood Insurance Map (1983). The Engineer's Study on Storm Hazards in Community Development Areas, City of Albuquerque, April 1975 by Gordon Herkenhoff and Associates needs updating because of the changes that have occurred in the area since 1975.

JUNE 1985

SOUTH BROADWAY

New Water Line & Fire Hydrant Placement



..... New Waterline

● New Fire Hydrant



Mountain Bell

The main switching center for Mountain Bell service to the South Broadway area is located at 111 3rd Street, which also serves the downtown area. Service to this area was put in place in 1947 and Mountain Bell proposes to upgrade the existing facilities in 1986. The 1986 proposal to upgrade existing facilities provides for improvements including: replacement of copper facilities and modernization of the existing plant, including new cable and environmental planning hardware. Some of the proposed improvements may be done underground requiring excavation.

RECOMMENDATIONS:

1. City Water and Sewer The City should adopt an inventory and implementation plan for public facilities.
 2. Utility Information Public safety education for underground facilities and other utilities should be encouraged through provision of lecture material, pamphlets, etc. to South Broadway residents.
 3. Storm Hazards The City should update the storm hazards study for Community Development Areas.
5. Weed and Litter, Animal Control and Parks and Recreation

The South Broadway Neighborhoods identified the need for improved communication with the following City agencies: Weed and Litter, Animal Control, Parks and Recreation, and Police. It was clear from questions raised at community meetings that many residents do not know help is available or whom to contact when a problem arises. This plan identifies the need for improved communication between the residents and business people and departments identified above.

Weed and Litter

The Weed and Litter Department's recent activities in the area have been recognized and commended by residents. However, the area's image could benefit further from increased contact between residents and this department. In addition, an expanded effort to contact property owners living outside the area must be made to improve the appearance of rental units. Without involvement of these absentee owners, community cleanup programs will have a limited impact.

Animal Control

Some residents of the area did not know who to contact with problems related to stray or abused animals. The slow response time once calls were made to Animal Control was also noted. This could be attributed to the animal shelter's limited staff. Information on the individual owner's responsibility to maintain their animals and who to call with complaints would help to improve this situation.

Parks and Recreation

The Parks and Recreation Department has indicated that the number of existing Park and Recreation facilities in South Broadway are adequate in comparison to other areas of the City. The neighborhood is concerned about renovation and rehabilitation of existing facilities and the lack of adequate community center facilities in the Eugene Field area.

The question of whom to report problems to has also arisen in connection with parks and recreation facilities. This situation could be alleviated through community education and awareness programs.

The southern portion of the South San Jose Park has not been completed and lacks lighting. The residents have noted also that other facilities are inadequately lit.

Parks and Recreation Improvements scheduled for FY 1987 include:

1. Park development at John and Garfield SE which will serve the Eugene Field neighborhood;
2. Addition to Dennis Chavez Center;
3. Playground equipment at Dennis Chavez Park;
4. Insulation of the East San Jose Gym; and
5. Renovation of Guadalupe Park.

RECOMMENDATIONS:

1. Improved Communication The City shall provide more information to area residents on available City services including those provided by: Weed and Litter, Animal Control, and Parks and Recreation, as well as: Fire, Police, and Human Services including programs related to health care, elderly care, youth development, day care, shelters for the homeless, and alcohol and drug and rehabilitation. This information shall take the form of:
 - a) A public information manual describing the service or program, its hours, and phone number;
 - b) Lectures or presentations to neighborhood and business associations.
2. Parks
 - A. The City shall complete the southern portion of the South San Jose Park.
 - B. The City shall provide additional lighting to existing facilities.

B Social Issues

The problems of human service provision in the South Broadway Neighborhoods clearly extend beyond the immediate boundaries of that area. Funding and policy for health care, day care, youths, elderly, the homeless,

and emergency care programs are often determined at the state and federal levels and the availability and affordability of human services are pressing issues affecting the economy and vitality of the entire country. The problems of inadequate or inaccessible services however, are felt locally and it is at the local level that new methods and networks for providing those services and treating the ills are devised. Day care, elderly, and homeless issues were of particular concern to the South Broadway Neighborhoods.

Background

In the Human Services Plan - Long Range Goals 1981, the Department of Human Services staff made a series of recommendations related to social service provision in the South Broadway Area. The study identified the health needs of the following special populations:

1. Low income children in need of dental care and dental education;
2. Infants of low-income mothers born under high risk conditions;
3. Low income elderly in need of home health and homemaker services; and
4. Those at risk of exposure to conditions conducive to disease and illness or life threatening situations.

A major issue is affordability of services to these groups. Those whose incomes are too high to qualify for subsidized care or too low to afford private care are especially affected by the limitations in service provision. Social Service facilities located in the South Broadway Area are listed in Appendix G. Many of these facilities are not based on the specific needs of South Broadway residents and serve needy populations outside of the area as well.

1. Elderly

Transportation is the major problem of the aged (and handicapped) according to the Office of Senior Affairs, Elderly Services Planning Task Force Plan Update, July 1980. The City currently does not provide any transportation service with wheelchair accommodations and federal grants for such services are unlikely. Volunteer drivers are difficult to recruit because of liability insurance problems and gas costs. Those most affected by this problem are the seniors who cannot use buses and do not qualify for mobility-impaired service.

Recommendations for elderly transportation services in the Albuquerque area were made by the Planning Task Force of Elderly Services. These include:

1. Education of officials on the need for additional funds for transportation services;
2. Consolidating transportation services to increase coordination between providers; and
3. Increasing the role of volunteers in transportation.

The last recommendation can be applied at the neighborhood level through the associations and informal communication. Volunteer service does take place currently in the area. The Elderly Services Plan further recommends that "auxiliaries" of volunteers be formed and that agencies be encouraged to reimburse volunteer drivers for mileage where they use their own cars.

At the neighborhood level also, a network of individuals, families, churches and other contacts operates to provide services for elders. The Human Services Plan suggests that the social and medical support structures can further a "help-your-neighbor attitude." Changes to Medicaid and Social Service programs that might facilitate operation of local care networks and increased funding for such programs as Critical-In-Home-Care or Adopt-A-Senior Program were recommended by the plan.

The Coalition of Organizations for Resources for the Elderly (CORE) made up of State, County, City and health care agency representatives signed a written agreement to participate in case management, data collection and funding resource exploration. Provider agencies are encouraged to submit information on their individual activities to the publications Senior News and Senior Alert.

The Task Force also states that there should be a comprehensive documentation of unmet needs of the elderly. Assessment in the past has not directly involved the major agencies who deal with elderly issues. A comprehensive assessment would identify needs, give guidelines for expansion of programs and develop new programs to fill existing service gaps.

2. Day Care

The affordability and availability of day care are pressing issues in South Broadway as in other neighborhoods. The State of New Mexico allocates what is known as federal Title XX (Social Services Block Grant) funding for day care. This is a payment to day care providers to reimburse them for child care to low income families. The County limit on the program is 800 children. Eligibility for the program is determined by the State Human Services Department. One parent must be working or in job training and not earning more than minimum wage.

The State payment for each Title XX child as of July 1985 is \$7.50 per day. This is still not enough to fully cover the cost of care to most providers. Many centers do not take Title XX children because they are unwilling or unable to afford the additional cost.

There are currently three State licensed day care centers in the South Broadway area. In addition, there are an undetermined number of "family day care homes" providing day care in the area. Facilities with fewer than four children are not required to be licensed. There are problems of inadequate care and unsafe conditions of informal day care situations. Parents may be forced into less than satisfactory day care arrangements because of inability to pay for the higher cost of licensed centers with qualified staff.

The New Mexico Day Care Coalition distributed position papers in January 1985 on various issues related to day care. They noted the need to:

1. Strengthen and revise existing state licensing and programming requirements to include annual licensing and program evaluation of all day care providers;
2. Adjust vendor payments for Title XX day care based on actual costs;

3. Provide sufficient funds for vendor payments to meet the needs of all qualified families; and
4. Encourage employers, state, federal and local governments to provide incentives for the support of working families such as employer-sponsored day care.

3. Homeless

Residents of the South Broadway area have expressed concern over the location of facilities for the homeless or other "residential group care facilities" and their effect on adjacent neighborhoods. Neighborhood residents fear that establishing additional facilities in the downtown area will attract more transients and "undesirables". They point out that transients tend to move through neighborhoods from shelter to shelter on a daily basis, causing problems for residents. While residents recognize the need for facilities, they feel they should not be concentrated in the downtown and adjacent neighborhoods like Barelás and South Broadway.

Agencies providing services for needy individuals note that they locate where their services are needed and that they provide services for low income residents as well as the homeless. There are 15 agencies providing emergency care services for the needy in the City including rent and utility assistance, clothing, food boxes, meals, overnight shelter, job referral, and health care (see Appendix G.) They provide services for low income residents, the homeless, the near homeless (those in danger of eviction), and those in transitional living situations (temporarily living with friends or family).

There are an estimated 400 to 900 homeless in Albuquerque's metropolitan area and currently 119 beds available for homeless men and 28 beds available for homeless women. An estimated 40% of Albuquerque's homeless are originally from Albuquerque. Unemployment and personal upheaval are the main causes of homelessness. Individuals may be temporarily homeless due to eviction, abuse, chronic substance abuse, chronic mental illness, and by choice.

The Bernalillo County Human Services Coalition held a forum in May 1983. Some of the recommendations related to the homeless included:

1. Encouraging networking among agencies serving the homeless;
2. Developing more facilities for women and children;
3. Developing services and housing for the mentally ill homeless;
4. Coordinating donations of surplus from food companies, distributors and retail stores;
5. Publicizing limited availability of low income housing; and
6. Publicizing the targeted jobs tax credit (TJTC) program with potential employees.

The neighborhood is most concerned with the possible future location of facilities providing overnight shelter to transient individuals in the area. One facility for housing homeless, the Salvation Army, currently operates within the area boundaries at the very northern edge. Another facility existed in the area until recently, however, that did not provide the structure and regulated care that the Salvation Army's facilities provide. Unlicensed and unsupervised provision of shelter to transients disrupted the neighborhoods and caused disagreement between those responsible for providing facilities and residents who are concerned over their impact.

The City Zoning Code currently provides no definition for homeless facilities other than "group training home." Residential group care facilities were not common when the zoning code was drafted in 1975. "Rescue missions" or "halfway houses" are terms which are used in the code but not defined. There is a need to categorize and define them in the Code and to determine in what zones they are appropriate and under what conditions. Without definitions there will be continued confusion over types of facilities and where they belong. The City Council has addressed the problem by consideration of a procedure for study involving creation of an advisory committee to assist staff in drafting amendments to the Zoning Code.

The neighborhoods have suggested steps to address the problem including a restriction that would allow facilities no closer than one-half mile from one another. In addition, they proposed South Broadway zoning identify specific types of residential group homes as conditional uses which would require notification and a public hearing before approval. Another recommendation made by the neighborhood is to require state licensing of such facilities where applicable.

RECOMMENDATIONS:

1. Elderly Care

a. The Implementation Committee should lobby for additional senior programs and recommend changes to those existing programs which would make them more responsive to the needs of the informal local support network.

b. The current volunteer efforts in the area made to provide services like transportation to the elderly should be recognized and encouraged by agency providers and by the neighborhoods themselves.

2. Day Care

The day care needs in this area are significant; however, they can best be addressed as part of a study to determine day care needs throughout the City. The study would include an examination of:

- a. Existing facilities
- b. Informal facilities
- c. Needs of mothers
- d. Projected future need for day care in Albuquerque
- e. Options for dealing with identified problems
- f. Economic and social benefit of improved affordable day care

3. Homeless

a. The City Zoning Code shall be amended after research into issues of defining and locating types of residential group care facilities.

b. The neighborhood and business associations in the area shall be notified of and involved in discussions concerning residential group care facilities that might be located in the area. Discussions should involve the nature and type of the facility, its size, and who it would serve.

c. Residential group care facilities including group training homes as defined by the Zoning Code, and other related uses including but not limited to halfway homes, drug and alcohol abuse centers, residential care facilities for the handicapped, rescue missions and other shelters for the homeless shall be a conditional use in South Broadway in zones in which they are allowed and located no closer than one-half mile from one another (see Appendix A.).

4. Crime

The South Broadway neighborhood associations have identified several problems related to crime. These have been categorized into three general areas:

1. Crime and problem areas
2. Community relations
3. City wide perception

The types of crimes which occur repeatedly and have the greatest impact on the area, according to the neighborhoods there, include vandalism, burglary and drug related crimes. These crimes often take place in vacant lots, parking lots, parks, and residential areas near bars and clubs.

The City has little jurisdiction over the existing establishments and the police cannot permanently monitor those areas where crimes most often occur. However, the neighborhoods can begin work with the owners of the establishments and with the police to possibly identify problem individuals or groups. Residents in the area should also be aware of and report any potential liquor regulation violations. Copies of the liquor regulations are available from the State Liquor Control Board or from the establishment itself. Potential violations include sales to intoxicated persons and creating "public nuisances" including: "Loitering of habitual drunkards or intoxicated persons, lewd or indecent displays of profanity, rowdiness, undue noise, or other disturbances or activities offensive to the average citizen on the licensed premises, OR TO THE RESIDENTS OF THE NEIGHBORHOOD IN WHICH THE LICENSED PREMISES ARE LOCATED...". Penalties for violations include fines and/or license suspension. On the fifth violation, the Liquor Control hearing officer can revoke a liquor license. Violations should be reported to the Alcoholic Beverage Control Office, 841-6562.

Better lighting in parks and residential areas was also identified as an important need by neighborhood residents. New and replaced lights will discourage loitering and some types of vandalism in parks and parking lots. It is interesting to note however that graffiti is often painted on lighted walls where it will be visible at night. The issue of new street lights is also addressed in the Transportation Recommendations.

The organization of a crime watch program should have an impact on some of these problems. Crime watch will help people get to know one another and create a sense of community and territoriality that should improve area appearance. The issues of improved lighting, clean up programs, and trimming shrubbery and trees can be addressed by this program. If participation by a certain percentage of neighborhood is shown, neighborhood crime watch signs can be placed in the area to publicize the program.

A crime or "neighborhood watch" program would involve community assignment of block captains and regular meetings with Police Department representatives to discuss problems. A successful neighborhood watch program might be started on an area or block by block basis beginning with a model block where existing resident support is strong. The initial success could be used to encourage other blocks to begin meeting.

The second major issue identified by the neighborhoods was related to police-community relations. Area residents and business people currently have little personal contact with officers assigned to the area. Increased individual contact and departmental attention will improve relations. The "ride along" program which enables citizens to accompany officers on their patrols may also create better understanding between police and residents. In addition, police could present a more visible image by spending some portion of patrol time on foot, motorcycles or stopped at local establishments.

Many crimes go unreported because of confusion over what constitutes an emergency situation or because people don't think calling will do any good. Allocation of police resources is determined by the number of calls received from an area. Because of this, it is crucial that residents and business people promptly report crimes. Life threatening situations should be reported to the emergency number, 911, and all other crimes reported to the 766-7700 number.

The citywide perception of crime in the South Broadway area has an effect on many other problems including the viability of area businesses. South Broadway is generally perceived as a high crime area, however, 1984 statistics indicate that only 2% of all reported crimes occur in South Broadway. The per capita crime rate in South Broadway is comparable to the City as a whole.

Development of community gardens on vacant lots in the area would improve the area image and discourage some types of crime related to vacant properties. This suggestion was made in 1979 but was not carried out. Problems with this idea include difficulty with contacting owners of the lots and lack of coordination between area residents. The idea has however been successfully implemented elsewhere in the City.

RECOMMENDATIONS:

The Crime Recommendations are divided into two categories of direct short term and indirect long term action. Direct measures such as establishing a neighborhood crime watch program, are immediately tangible and would occur over a short term period. Indirect actions include longer term efforts such as improved communication between area residents and police.

Short Term

1. Crime Watch Program The City shall help the neighborhood and business associations institute a South Broadway Neighborhood Crime Watch Program.
2. Neighborhood Curfew The City should better enforce the neighborhood curfew requiring minors to be off the streets after 10:00 p.m.

3. Police Patrols The City Police Department should reanalyze the area patrol map if service and manpower are currently limited and should investigate the possibility of motorcycle police or foot patrol in the area.

Long Term

1. Communication The City shall improve communication between police and the neighborhood residents, bar owners, and landlords in areas where recurring problems exist. Residents should be encouraged to spend a shift with an officer as a ride-along to improve communication.
2. Vacant Properties The City and neighborhood groups should encourage owners of vacant properties in problem areas to fence them off and/or to allow their use as community gardens.
3. Private Properties The City and neighborhood groups should encourage improvement of private property such as tree trimming, cleanup, etc. to improve the visual image and city-wide perception of the area.
4. Residential and Commercial Edges The City should encourage the creation of physical and psychological barriers between residential areas and commercial and manufacturing areas through landscaping and placement of neighborhood identification signs.

5. Education

The schools which serve the South Broadway Neighborhoods Sector Area include Eugene Field Elementary School, East San Jose Elementary School, Washington Mid-School, and Albuquerque High School. The two elementary schools are located within the Sector Development Plan boundaries.

The Eugene Field School is located at 700 Edith Blvd., S.E., and serves the area's population south of Central to Kathryn. The East San Jose School is located at 415 Thaxton Avenue, S.E. and serves the remaining Sector area from Kathryn to the city limits. The total population of the two elementary schools during the 1984-85 school year was 940 students, 491 at East San Jose and 449 at Eugene Field. Both schools have equally high attendance rates; the turnover rate at Eugene Field, however, is 8% higher than at San Jose. A few years ago test scores at Eugene Field were the lowest in the city, but a concerted effort by the APS Area Council and the Eugene Field School PTA has altered this situation significantly. The school still has a poor image among some parents in the area who would prefer their children attend Longfellow Elementary to the north.

Data from Albuquerque Public Schools on area literacy in English and educational level completed as well as the observations of the principals at East San Jose and Eugene Field indicate that training in basic communication skills and societal skills may be needed in the community for both students and adults. For a large percentage of students at both schools, 65% at Eugene Field and 86% at East San Jose, Spanish is the language used at home. These

figures reflect the ethnic make up of the school and community population which is primarily Hispanic. Over 82% of East San Jose students are Hispanic as are 72.7% at Eugene Field, which has a higher percentage of Anglo (17.4%) and Black (8.7%) students. Thirty percent of the Hispanic population at Eugene Field are Mexican immigrants. Over half the adults in the East San Jose and Eugene Field areas did not graduate from high school.

The elementary school principals say that much of their time is spent in providing basic societal skills to students' families. The amount of non-duty hours the staffs and principals of the schools contribute to the community is evidence that more family-oriented programs, especially in literacy training, are needed. Although programs which help develop the societal skills of the community operate in the area, such as training programs in the schools and at the John Marshall Community Center which offer programs in nutrition, home health care, and job skill training, etc., the need is far greater. An effective learning environment cannot occur if the interaction of the home and community is deficient.

The three year projection figures for enrollment at both elementary schools is 1036 students, an increase of approximately 96 students. Eugene Field School has already felt the pressures of increased enrollment. A current concern in this area is whether to upgrade the old school, which at 58 years is the oldest school in use in the Albuquerque school system. Alternatives being considered by the School Board and the neighborhood include renovation and expansion of the existing school building, demolition and construction of a new facility or construction of a new facility, and retention and remodeling of the old school into a community center. To some, the Eugene Field School appears outdated and represents general area neglect. For others, it is a positive contribution to the identity of the neighborhood, a community resource which is part of the quality and unique character of the area.

RECOMMENDATIONS:

1. Community Education Additional community-related education classes for parents/adults and/or children should be undertaken, including literacy training, parenting, social skills, in-job training, nutrition, health, etc. and should be coordinated by A.P.S., U.N.M. and the City.
2. Eugene Field Renovation Area residents and the Albuquerque Public School Board should consider the positive impacts of retaining and renovating the Eugene Field School. Its demolition would mean the loss of an important structure which defines the neighborhood's character as well as loss of the opportunity for its use as a community center, (See Preservation Recommendations).

C Economic Development

1. Development Potential

Factors which guide the locational decisions of industries include availability of land, transportation facilities, proximity of skilled labor, proximity to other similar industries and area image. The South Broadway

industrial area, located generally between Gibson and Rio Bravo, can provide potential industries with many of these components and has an advantage over some other industrial areas with the amount of relatively low cost vacant land and the location of the area with respect to transportation facilities and the downtown area.

The cost of industrial land in the South Broadway area is generally lower than that of land in other industrial areas. Property in the county just south of the Plan boundaries ranges from \$20,000 to \$35,000 per acre. Industrial land in South Broadway is also in this price range. Comparable property north of the City can be three times as expensive.

The South Broadway industrial area has both railroad and freeway access. Additional transportation improvements currently underway or anticipated for the area include the widening of Rio Bravo Blvd., the Rio Bravo Bridge and the extension of Gibson Blvd. The South Industrial Sector Development Plan and the Airport Expansion Master Plan recommend placement of an additional interchange on I-25 at Woodward Road. These improvements would have impacts on land values and would further improve commercial and industrial development potential in the South Broadway Area.

Much of the currently undeveloped industrially zoned land in the area south of South Broadway is already served by electric utilities. If the scale of development proceeds as planned by the current owners of that land, extension of City services, such as water, may be necessary. City annexation will probably be required in the case of water and sewer extension. (Note also that this plan recommends an extension of the plan boundaries south to the City limits).

A number of factors may constrain the development of industrially zoned land in the area. A significant portion of the area south of Woodward and north of Rio Bravo is "prime farmland" as defined by the Soil Conservation Service of the United States Department of Agriculture. The major crops are alfalfa and perennial grasses which are grown on irrigated fields between the river and Broadway Blvd. The City and County Comprehensive Policies Plan states as a land use goal the maintenance of the separate identity of rural areas. Some types of heavy industry that might locate in this area would not be compatible with farming activities in adjacent fields.

The areas slated for industrial development are also adjacent to the river bosque and lie along the river bottom. Environmental questions related to the suitability of this area for heavy (M-2) industrial use including the susceptibility to 100-year flooding and water table depth, should be noted by developers and planners before actual development begins. Preliminary recommendations in the Southwest Area Plan note these concerns for farmland, open space and environmental impacts of new industry.

2. Development Strategy

The approaches to successful community-based economic development are varied. Past efforts have been directed toward the treatment of the results of economic decline through provision of services to support lower income or unemployed residents. Other methods provide incentives for the business community to invest in the area. A combination of methods in a comprehensive

approach tailored to specific needs and concerns of the South Broadway area is recommended. This strategy involves two parts:

1. Promotion and support for business development.
2. Stabilization of land use and zoning patterns.

A. Promotion of Business Development

Past Attempts

The various attempts to improve the South Broadway community in the past have included the Housing Improvement Program from 1965 to 1975, Urban Renewal from 1970 to 1975, Model Cities from 1969 to 1976, and Community Development Block Grants from 1975 to the present. All of these programs were aimed at improvements that would be of overall benefit to the area.

One important effort made through Community Development funding was the short-lived South Broadway Economic Development Corporation (SBEDCo). SBEDCo was formed in 1980 as Albuquerque's first community development corporation and was intended to generate economic revitalization for the South Broadway target area.

A net outflow of dollars from the South Broadway Area was noted by the South Broadway Economic Development Corporation "Plan of Action, 1981-1984." SBEDCo estimated that only 12.3% of the goods consumed in South Broadway were purchased there. According to that study, the largest percentage of goods consumed in the area were purchased in the northeast heights. This outflow of dollars from the community might otherwise be spent to support local stores and, in turn, local jobs.

The idea behind SBEDCo and other federally funded community development corporations was to provide a tool for local level development through a community entity with the legal and corporate ability to create and run subsidiaries and ventures. The emphasis of the South Broadway corporation was on housing rehabilitation. The program also explored the feasibility of establishing a credit union and shopping facilities in the area. Industrial development alone was not seen as a means to achieve overall area improvement. Development, should entail not only economic growth, but also local control of the dollars that development might bring to the area. Emphasis was placed on smaller scale, labor intensive projects of direct benefit to those in need of jobs and housing.

SBEDCo ceased operations July 1, 1982 as the result of a Council decision not to extend funding. The reasons were related to political and jurisdictional concerns, particularly the overlap between some City and SBEDCo. functions in the area.

Problems with SBEDCo's operation were identified in an independent study of the organization, "Survey of the SBEDCo," November 1981, by Peat, Marwick, Mitchell and Co. This study pointed out SBEDCo's narrow emphasis on housing over direct but more difficult efforts at business development. Lack of ties to the business community and to individuals with financial and planning expertise hindered the organization's effectiveness. Such contact would have been necessary to successfully initiate demonstration projects in areas other than housing.

Current Needs - South Broadway Implementation Committee

Three specific problems have been cited as impediments to commercial development in the South Broadway area:

1. lack of business capital;
2. inability of small businesses to compete effectively with larger retail facilities;
3. negative perception of the area by:
 - a. potential business people;
 - b. lenders;
 - c. customers.

These problems may be addressed through a comprehensive program that goes beyond the past attempts made in South Broadway.

According to the National Main Street Center, which has led over 150 successful commercial revitalization attempts in older small city urban areas, programs for commercial revitalization must be comprehensive, quality, and oriented to and based on an overall positive attitude of those involved. Public/Private partnerships are essential and programs must be oriented towards implementation of incremental changes based on each area's unique assets.

An "implementation committee" in the South Broadway Area intended to carry out a revitalization program could provide the foundation for economic development. It would involve a coordinated mixture of commercial, industrial, and neighborhood components. The committee would require effective representation from the areas targeted for programs, commitment from the City for support and technical assistance, active and ongoing communication with financial institutions, developers, and area residents.

The Main Street revitalization approach involves four components which address impediments to development. These are: organization, promotion, design and economic restructuring. Organization entails achieving commitment from the business community, neighborhood residents and others who can develop effective goals for the area. Promotion requires developing a marketing approach to encourage new commercial activity. Design components of the process entail improving the visual and physical aspects of the area. The approach also emphasizes preservation of historic structures. While this would be relevant in some portions of the area, a primary focus in South Broadway would be on the final component of the revitalization process, economic restructuring. Economic restructuring requires exploration of various funding alternatives and ways to finance new and expanding businesses. Emphasis must also be given to job development. Employment of the area's labor force was identified by residents as being vital to successful development of the South Broadway Area.

The commercial revitalization and implementation effort in South Broadway should address the issues of; business involvement in the process, promotion of the area, design and appearance of the area, economic incentives for development and job development.

Involvement of the Business Community

The improvement of economic conditions through coordinated City and private action is a key component of this strategy. That coordination to date has been difficult because of the limited involvement of businesses in the planning process. The analysis of SBEDCo noted that the lack of involvement of developers and individuals with business expertise in that organization's efforts was a stumbling block to the corporation's success. The involvement of businesspeople in the area is crucial to improvement of the business climate of South Broadway.

One tactic for increasing business involvement is the expansion of the existing business association in South Broadway to include smaller establishments and to build consensus for area development goals. The process of this planning effort has provided a starting point for this by providing a forum for discussions about development.

Promotion

The services and commercial activities provided in the South Broadway area are not well known to the city's general population. Any new commercial businesses relying on customers from outside the area must widely advertise and promote their services. This is difficult for smaller establishments because of the expense involved in effective advertising. Joint promotional activities between several businesses could however, provide small businesses with the opportunity to advertise their services city-wide.

Commercially active areas in other parts of town have the advantage of steady trade related to the concentrations of similar businesses in one area. Many stores choose to locate in these areas for this reason. Lighter commercial uses (C-1 equivalent) located in the northern portion of South Broadway have the potential for promotion as part of a Broadway commercial district. Scattered individual stores which developed in a random pattern do not lend themselves to this approach. A plan for land use stabilization which would provide for location of neighborhood commercial uses along Broadway will help eliminate the problem of scattered and inappropriate commercial use on Broadway Blvd.

Heavy commercial activities in the southern portion of the South Broadway Area also have the potential to increase sales through joint promotional activities. Presently these uses are generally concentrated south of Gibson Blvd. and could benefit from marketing their services on the basis of positive location features such as freeway access and proximity to industrial sites.

Design and Appearance

The visual image of the South Broadway area has an affect on business activity. The unique and often historic character of the neighborhoods as well as of individual buildings should be recognized, enhanced and preserved. This will improve the area's image and be of benefit to both the residential and business communities.

South Broadway Blvd. currently is seen as an unattractive, anonymous truck route, particularly in the portion south of Gibson Blvd. This southern portion is lined with industrial uses, has no curbing, no paved right of way, no landscaping and no consistent pattern of buildings. Within the next ten years it is likely that development will expand southward. An influx of new industrial uses is expected in connection with the development of the Schwartzman properties purchased by Jack Clifford and Company. The increased traffic on this portion of Broadway will increase its visibility and make improvement of this streetscape an important component for encouraging infill development.

The portion of Broadway north of Gibson is undergoing street and landscaping improvements that will have a positive impact on surrounding commercial and residential areas. This City effort can be built upon by addressing the condition and appearance of structures along this portion of the street. Some older residences can be altered for commercial use or rehabilitated for continued residential use.

The concerns expressed by the neighborhood residents for the improvement of South Broadway's image can be addressed through the treatment of the visually blighted Broadway streetscape south of Gibson and the individual structures in the neighborhood commercial section to the north.

Economic Incentives

Any attempt to address economic development made by either the City or through an organization must examine the available funding sources for new or expanding businesses.

The importance of a strong organization supportive of business expansion and retention has been stressed with reference to funding availability. Banks may be more likely to lend where this support is demonstrated. In some other cities, banks have formed partnerships with neighborhood organizations to form loan pools for local ventures. The committee can provide the bank with screened applicants and program monitoring. The initial phase of such a program will require committee expertise, knowledge of the financing needs in the area and effective communication between the committee and potential lenders.

Economic development incentives which may be available include:

- a. tax benefits and tax increment funds
- b. small business loan guarantees and subsidies
- c. building and land "write downs".

Tax benefits include tax advantages for rehabilitation. A tax increment fund is created by putting the increased taxes from redevelopment of a project into a special fund for a five-year period to finance other area improvements. This approach first requires new businesses and so assumes some initial growth in the area. In order for these tax benefits to be established, the project area must be designated a "Metropolitan Redevelopment Area".

One example of a loan guarantee and subsidy program is the Downtown Development Loan Pool. The Loan Pool uses Community Development funds to subsidize a recipient's principal on a new project. Currently the boundaries of the area eligible for the loans does not include South Broadway. This boundary would have to be extended or a separate loan pool established specifically for the South Broadway Area.

The U.S. Small Business Administration (SBA) offers assistance to new or growing businesses through a loan program. The two types of loans are those available through a private lender and guaranteed by SBA, and direct SBA loans. This loans are available only to applicants unable to secure private financing. An applicant must have been turned down by two banks before applying.

Other SBA loans may aid firms dealing with energy conservation measures or "Small Business Investment Companies" who in turn supply equity and regular loans to small firms with unusual growth potential. This second special loan program should be explored by the area's development organization to determine the eligibility requirements and the possibility of becoming a "non-bank lender" in the South Broadway area.

"Write downs" enable potential developers to buy vacant land or buildings from the City at minimal cost for projects that they might otherwise be unable to undertake. The City has the ability to acquire, own, lease, improve or dispose of property in designated Metropolitan Redevelopment Areas.

SBEDCo examined the feasibility of creating a Credit Union for the area to provide a source of low interest loan money for business expansion. Their study identified potential problems with getting assets estimated at \$500,000 to make the venture self-supporting. The loan demand would exceed the available deposits making careful management critical to success. The committee should examine whether any conditions have changed which might make the establishment of a credit union feasible.

The City can also provide financing aid in the form of Industrial Revenue and Metropolitan Redevelopment Bonds. Industrial Revenue Bonds are currently available for industrial development projects in the area. Metropolitan Redevelopment Bonds require designation of the area as a Metropolitan Redevelopment area by the Albuquerque Development Commission and the City Council. See recommendation 4. in this section. Under this designation developers may qualify for property tax exemption and lowered interest rates for office and retail projects.

Designation of the area as an "Enterprize Zone" may be another method of encouraging new development. Such a zone would provide businesses locating there with state and local tax write-downs, exemptions. Designation would first require enabling State legislation.

Job Development

1980 Census figures for the South Broadway area show an unemployment rate of 14% for the area neighborhoods when the City-wide unemployment rate was 6.3%.

A neighborhood needs assessment done by SBEDCo in April 1981 identified those needs which were most important in the view of area residents. The need for jobs was the primary concern of those surveyed. Neighborhood residents also stressed the need for job development at the meetings held in conjunction with this planning effort. Job training, creation of new jobs and industries to provide them were major issues identified.

The City's role in job development activities such as these has varied with the federal and state governments' provisions for the purpose. The Job Training Partnership Act (JTPA) of 1982 was created by the federal government to benefit both employers and the unemployed through incentives for hiring low income and unemployed workers. It replaced the CETA program in 1983. The State job development program is the New Mexico Development Training Act which was designed to help new and expanding businesses train new employees. The Act provides for two types of training projects including in-plant or on the job training (OJT) and pre-employment training.

The agency with responsibility for carrying out the JTPA and the Development Training Act is "Work Unlimited." Work Unlimited offers free hiring services to qualified industries, on the job training, customized training, targeted jobs tax credits, and youth job development. Through Work Unlimited, some new industries locating in the South Broadway Area can benefit from pre-training of employees. Neighborhood and businessmen's groups can encourage local recruiting of qualified area residents. This effort involves communicating the need for jobs in the South Broadway area and coordinating that need with available job opportunities and qualified local area workers.

RECOMMENDATIONS:

1. Broadway Blvd South of Gibson Develop an improvement plan for South Broadway Blvd. south of Gibson to the specifics of sidewalk, curb and gutter treatment, repaving, and widening if necessary. Such improvements should take place in conjunction with any planned improvements or extension to Gibson Blvd. (See Utilities Recommendation). The improvement plan should incorporate elements from successful treatments of other heavy use roadways in the City.
2. Metropolitan Redevelopment Declare the South Broadway Area a Metropolitan Redevelopment area eligible for Metropolitan Redevelopment Bond financing.
3. Development Zone Incentives Investigate the possibility of establishing an Enterprise Zone in the Area.
4. Adjacent Area Zoning Zone the area south of the plan boundaries SU-2/IP if and when it is annexed to ensure site development review because of the potential detrimental impacts of unregulated heavy industrial use adjacent to the bosque and agricultural lands.
5. Business Promotion A South Broadway Implementation Committee with a half time Implementation Coordinator and an Area office shall be established to facilitate business development in the area.

2. Stabilization of Land Use

The second major component of economic development in the South Broadway Area is the stabilization of land use patterns. Physical improvements, social issue recommendations, economic development strategies, and zoning recommendations all have a direct and cumulative effect in achieving desirable goals.

Summary

Zoning which is consistent with existing land uses and which takes into account the potential for new development will help to stabilize development in the area and encourage uses which are appropriate to the area's character. The land use categories are sensitive to the area's diverse land use pattern and promote development in suitable locations.

The zoning outlined in this Plan is SU-2, the Special Neighborhood Zone. This zone allows a mixture of uses that are combined to create appropriate land use categories in a given neighborhood, where conventional zone categories are inadequate to address special needs. SU-2 zoning is controlled by the description of land use categories in the Sector Development Plan; Site Development plan approval is required only when written into a specific land use category.

The South Broadway zoning is comparable with the zoning in adjacent Sector Plan areas. The North Barelvas Sector Plan establishes HC/Heavy Commercial and HI/Heavy Industrial land use categories along its eastern boundary, which is compatible with the HC/Heavy Commercial and HM/Heavy Manufacturing zone categories in South Broadway. The Huning Highland Sector Plan includes MR/Mixed Residential and NCR/Neighborhood Commercial Residential uses which correspond to the MR/ Mixed Residential and NCR/Neighborhood Commercial Residential land use categories in the South Broadway Plan area.

In general, only pockets of development conform to the existing zoning in South Broadway. Single family residential uses exist in much of the area, now zoned for M-1, C-3, and R-3 or R-2 use. That original zoning was instituted in the belief that zoning for all uses would encourage development, and that any development was better than none at all. The manufacturing and heavy commercial uses that did develop have been, for the most part, unattractive and poorly buffered from residences. This has had the effect of destabilizing residential areas by creating pressure for conversion to more intense uses and impacting negatively on surrounding residential areas. The nature of some of the heavy commercial uses in the area have also made it less desirable to developers of lighter commercial uses seeking to locate in attractive areas with similar light commercial uses.

Owners of residential properties zoned for more intense uses may count on higher resale values for those properties. As a whole, this belief has not been substantiated. In many cases the size of a residentially developed parcel is inadequate for the more intense use. In general, commercial developers are more likely to acquire vacant land in other parts of the city which will not require demolition or replatting to develop. This, in part, accounts for the limited development of C-3 uses on Broadway Blvd., and M-1 uses on Commercial.

RECOMMENDATION: The SU-2 zoning shall be adopted as part of the 1985 South Broadway Sector Plan Update, with specific land use categories. (See Appendix A.)

Understanding the reasons for each land use category is crucial in the adoption of the SU-2 zoning for the South Broadway area. The general land use categories include:

1. Residential Uses:
 - a. MR/Mixed Residential Use
2. Commercial Uses:
 - a. LCR/Limited Commercial Residential
 - b. NCR/Neighborhood Commercial Residential
 - c. HC/Heavy Commercial
3. Manufacturing Uses:
 - HM/Heavy Manufacturing
4. Special Use:
 - SU-1 Special Use
5. P-R (Reserve Parking)

The rationale for these uses is as follows:

RESIDENTIAL AREAS

1. High Density Zoning in Single-family Development

Issue: Areas currently zoned for R-2 or R-3 (apartment zones) where actual use is predominantly single family in nature.

Discussion: Overzoning is a disincentive to home improvement and allows high density development which changes the existing character of the neighborhood. Negative impacts of such development include large numbers of units on small lots intended for individual homes.

Recommendation: Change zoning in to reflect the lower density use. (SU-2/MR - Mixed Residential Zone)

2. Small Lot size in San Jose

Issue: Many lots in the southern portion of the plan area are too small for development under current lot size requirements.

Discussion: Because of historic development patterns, the land in the San Jose area frequently does not meet the lot size requirements stipulated for residential development.

Recommendation: Allow for residential development that meets the smaller lot size requirements of the RT zone, 2,200 square feet, as conditional. (SU-2/MR - Mixed Residential Zone)

3. Appropriate Higher Density Residential Development

Issue: The potential for continued higher density development within residential development exists.

Discussion: Throughout the residential areas there have been some apartments built and there is the potential for additional small apartment infill projects.

Recommendation: Allow higher density residential development that meets the R-2 requirements as conditional. (SU-2/MR - Mixed Residential Zone)

4. Industrial Zoning where use is Residential or Commercial

Issue: Areas currently zoned for industrial use (M-1, M-2) exist where actual use is residential or commercial in nature.

Discussion: This overzoning creates pressure for higher density intensive uses in otherwise single family or commercial areas. Many lots zoned for industrial uses are too small to accomodate industry.

Recommendation: Change zoning to reflect current use or nature of surrounding uses. (SU-2/NCR - Neighborhood Commercial Zone, SU-2/HC - Heavy Commercial Zone)

5. Industry Within Residential Areas

Issue: Pockets of industry exist in areas residential in nature.

Discussion: Continuing to allow the most objectionable industrial uses has a negative impact on surrounding areas.

Recommendation: Zoning should be designed to restrict the types of uses allowed in otherwise residential areas. (SU-2/HC - Heavy Commercial Zone)

COMMERCIAL AREAS

1. Coal Avenue Development

Issue: Land on the south side of Coal Avenue is zoned C-2 for community commercial uses, but is primarily developed with single-family homes and apartments. The area from Coal to the south side of Iron Avenue between Broadway and Elm is also included in the Huning Highland Historic Overlay Zone. This Overlay Zoning requires review and approval for new building, additions, alterations and demolitions.

Discussion: In addition to the single-family uses and apartments which have developed in this area, there is potential for recycling of existing properties to light commercial and office uses. Because the Historic Overlay Zone makes demolitions and property assembly for new development very difficult, the larger land area needed for heavier-scale commercial uses is impractical in this area. The Limited Commercial Residential zone allows uses which can be developed within the small residences of the area, or in available vacant tracts. It is also more compatible with the Mixed Residential (R-1 based) zoning now in effect on the north side of Coal Avenue in the Huning Highland Sector Plan area. The Historic Overlay

Zone was created in 1980, when the C-2 zoning of this area was already in place; the new regulations and requirements of the Overlay Zone constitute a change in neighborhood conditions which justifies this zone.

In addition, a lower intensity commercial zone will clearly be more advantageous to the community. In analyzing the land use patterns of the area directly south of Coal, it has become clear that the area is basically residential. Since the current C-2 zoning has been in place for some time without prompting C-2 level development, it is reasonable to conclude that the market for residential uses in this area is stronger than the market for commercial use. Future development at the C-2 level would be in conflict with the stable residential character of the area. Lighter intensity commercial uses, however, will be compatible with the existing residential development.

Recommendation: Allow limited commercial uses and residential development along Coal. (SU-2/LCR - Limited Commercial Residential Zone)

2. Commercial Storefronts

Issue: Numerous older small buildings designed for commercial use are located within residentially zoned areas.

Discussion: The potential for local commercial activity to meet the needs of residents is restricted by zoning which only allows residential use. Many vacant storefronts exist which were once used for commercial purposes.

Recommendation: Allow limited commercial uses within residential areas. (SU-2/LCR - Limited Commercial Residential Zone)

3. Broadway Blvd. Development

Issue: Development along Broadway includes single family residences, neighborhood commercial, heavy commercial and in some cases light manufacturing. The current C-3 zoning has encouraged this diversity of incompatible uses.

Discussion: The uses allowed in the existing C-3 zone discourage a focus on neighborhood related business development and improvement of residences. Heavy commercial activities inflate land values and have a negative impact on adjacent residential and neighborhood commercial uses. The impacts include parking problems, noise and visual blight. The shallow lot depth (less than 150 feet) along South Broadway and the prevalence of existing single family homes make C-3 development inappropriate.

Recommendation: Neighborhood commercial activity should be supported through a Neighborhood Commercial/Residential (SU-2/NCR) Zone. Existing uses and their expansion would be allowed as conditional uses. Medium density residential uses would also be allowed.

4. Stadium Development

Issue: The area along Stadium is primarily zoned R-3 with C-3 at the intersection of South Broadway. Much of the land is now vacant and the potential exists for some infill.

Discussion: Some commercial activities along Stadium would be appropriate because of existing freeway access and the proximity to the planned UNM Office and Research Park. A commercial zone allowing commercial and higher density residential uses would provide a development buffer between Stadium Blvd. and lower density residences to the north and south.

Recommendation: Neighborhood Commercial Zoning (SU-2/NCR) which allows residential development should be adopted to allow development of more intense uses along this arterial.

5. Gibson Development

Issue: Gibson Boulevard is a major arterial which generally separates residential areas to the north from industrial and heavy commercial uses to the south.

Discussion: The area can and does support heavy commercial and manufacturing uses. Freeway access creates the potential for more development activity to occur.

Recommendation: A SU-2/HC/Heavy Commercial Zone should be instituted in the area of Gibson Blvd. This zone would allow existing uses, heavy commercial uses and some light manufacturing. Existing homes in the area should be considered approved conditional uses.

MANUFACTURING AREAS

1. Industrial Zoning Abutting Residential Use

Issue: Several areas currently zoned for industrial use border on residential areas.

Discussion: Such zoning provides no transition between the highest and lowest intensity uses. Abutting industrial zoned property provides a disincentive for home improvement in surrounding residential properties as homeowners are unlikely to make substantial changes to homes which would be negatively impacted by future industrial development. In many cases property zoned for industrial is used for commercial purposes.

Recommendation: Heavy Commercial Zoning (SU-2/HC) would provide a commercial transition between manufacturing and residential uses.

2. Light Industrial Uses

Issue: There are some light industrial/manufacturing uses that currently exist in otherwise heavy commercial areas.

Discussion: Many light manufacturing activities are not particularly incompatible with residential uses and may be less offensive than heavy commercial uses.

Recommendation: Allow light industry (M-1) uses as conditional in heavy commercial areas. (SU-2/HC - Heavy Commercial Zone)

3. Intense Industrial Uses

Issue: The highest intensity industrial uses are currently allowed.

Discussion: Much of the industrial zoned land is relatively close to residential areas.

Recommendation: Provide a manufacturing zone for M-1 uses with M-2 uses as conditional. (SU-2/HM - Heavy Manufacturing Zone)

EXISTING USES

Issue: Zoning changes in this plan make some existing uses non-conforming. Non-conforming status may have a negative impact on existing uses.

Discussion: Non-conformance might stifle potential expansion and growth of some existing uses that generally contribute to the economic vitality of the area. Plans for new development on currently vacant properties would also be negatively impacted by the institution of zoning which did not allow the proposed use. Under some conditions the development of these properties for uses allowed in the zoning that applied before the adoption of this Plan may be appropriate. Zoning applies to a specific property not an individual owner. Sale of a property does not change the zoning.

Recommendations: The Sector Plan should allow existing uses not permitted in the proposed zoning as approved conditional uses. Such uses would not require a hearing to become conditional. Expansion of existing uses not permitted in the proposed zoning would be conditional and would require review in a public hearing. For a period of two years from the adoption of this plan, the owner of a vacant or unimproved parcel may apply for a conditional use permit for uses which were permissive in that parcel's zoning designation prior to the adoption date of this plan. The Zoning Hearing Examiner's decisions on such requests shall be guided by the City's criteria as set forth in Section 42.C.1 of the Comprehensive City Zoning Code. (See Appendix A)

South Broadway Extension and Zoning

The area south of Woodward Road, west of Arno Street, and east to Hill Street, is included in the Sector Plan. This area is presently zoned for M-2 uses and is located within the city limits. The extension incorporates land uses similar to those within the Sector Plan boundaries. The General Electric facility is split by the existing sector plan boundaries with one part of the plant north of Woodward and administrative offices south of Woodward, outside of the Sector Plan boundaries. The extension would incorporate all of the plant.

The zoning in this area is HM/Heavy Manufacturing which is similar zoning to the abutting area within the current boundaries. HM zoning restricts some heavy manufacturing uses and requires landscaping where those uses abut existing residential uses and streets.

Recommendation: The extension shall be included within the South Broadway Sector Plan Boundaries, and SU-2 zoning for HM uses shall be implemented as part of this plan.

V. PLAN IMPLEMENTATION

A significant problem identified by the neighborhoods was the lack of an implementation strategy in the 1979 Plan. Development of an Implementation Program to carry out the major recommendations of this plan will foster commitment from the neighborhoods and the City toward improving the area and create a measure of accountability to ensure that the recommendations of this Plan are accomplished.

The responsibility for carrying out Plan recommendations should be a cooperative effort on the part of the community and the City. The Eugene Field, San Jose and John Marshall Neighborhood Associations, South Broadway Business Association, Southwest Organization Project, Eugene Field and East San Jose Schools, CAG, various city agencies and other organizations, and individuals have been involved in formation of the draft recommendations. These people have a special stake because of their involvement with the area. It is therefore necessary and appropriate that they become part of the continuing implementation effort.

RECOMMENDATION:

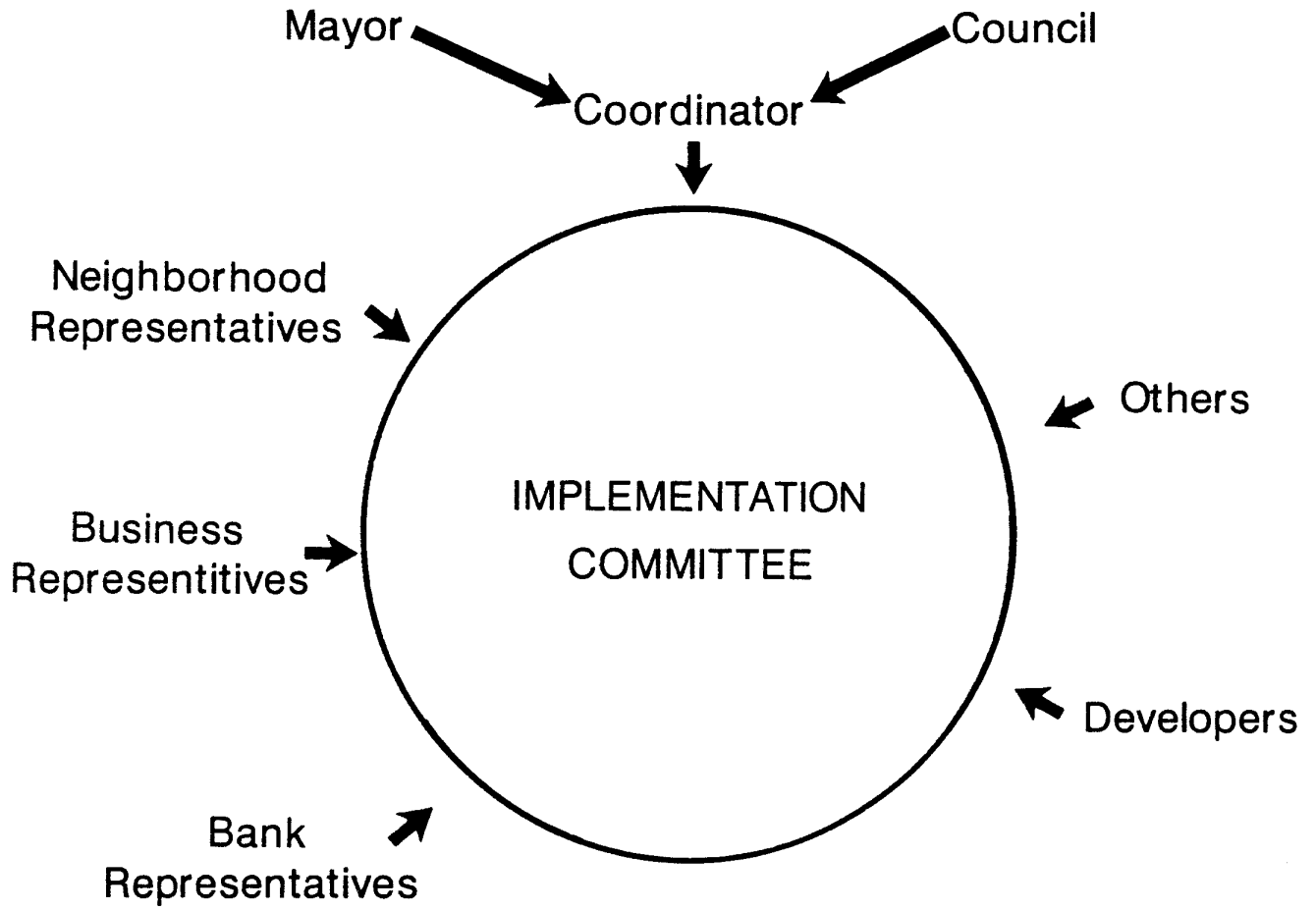
Implementation A South Broadway Implementation Committee with a half time Implementation Coordinator and an Area office shall be established within six months of the adoption date of this Plan to operate for a period of four years.

Guidelines:

- a) Committee members shall be initially appointed by the Mayor's Office in consultation with the City Councillor for District 3. Representatives from area neighborhood associations, the business associations, industrial organizations, financial institutions, and the City should be included. Additional representatives should be appointed to provide financial and marketing expertise and to balance representation of residents, merchants and property owners, and of age, gender and social groups.
- b) The Implementation Coordinator position shall be chosen by the City and the Committee and hired for a City term position for a period of one year. In subsequent years funding for this position and the entire program should be increasingly derived from neighborhood sponsored efforts and alternative sources such as Community Development Block Grants and private foundations such as The Albuquerque Community Foundation.
- c) The primary activities of the Implementation Program shall include implementation of Physical, Social, and Economic Recommendations of the Plan including:
 - 1) Housing Recommendations. Provide technical advice, planning, and organizational support for housing activities. Assist homeowners and potential homeowners with loan applications and financial advice through contact with area lenders.

- 2) Preservation/History Recommendations. Assist area residents with historic register nominations, and provide information on area history to promote recognition of the historic character of the area.
 - 3) Transportation/Traffic Recommendations. Ensure installation of neighborhood improvements With construction of the Gibson West arterial street, including possible use of the Barelax Ditch right-of-way as a bike trail.
 - 4) Social Issue Recommendations. Institution of a Crime Watch Program in the area, as well as other recommendations.
 - 5) Economic Development Recommendations. Promotion of business development in the area.
 - 4) Miscellaneous recommendations regarding improved communication between City Departments and area residents.
- d) The Committee shall make all meetings open and accessible to the public.
 - e) The Committee shall monitor development in the South Broadway Area and submit an annual report to the Mayor and the City Council at the end of each year on its progress including proposed changes or amendments to the Sector Development Plan.
 - f) At the end of the Committee's forth year of operation, it shall submit a report to the Mayor and the Council which summarizes its activities, sets priorities and makes recommendations for the next update of the South Broadway Neighborhood Sector Development Plan.

South Broadway Implementation Committee



SOUTH BROADWAY SU-2 ZONING LAND USE CATEGORIES

MR - Mixed Residential

LCR - Light Commercial Residential

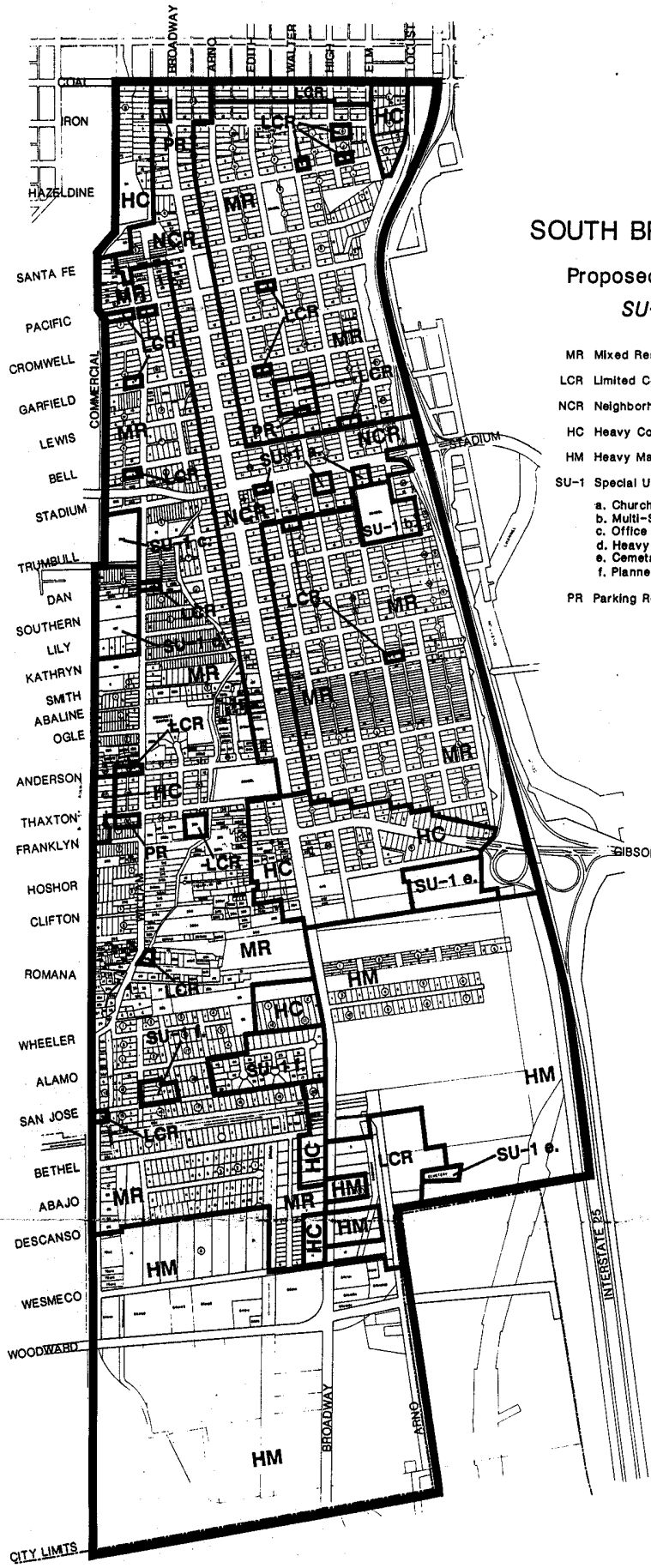
NCR - Neighborhood Commercial-Residential

HC - Heavy Commercial

HM - Heavy Manufacturing

SU-1 - Special Use

P-R - Reserve Parking



JUNE 1986

SOUTH BROADWAY

Proposed Zoning SU-2

- MR Mixed Residential
- LCR Limited Commercial Residential
- NCR Neighborhood Commercial Residential
- HC Heavy Commercial
- HM Heavy Manufacturing
- SU-1 Special Use
 - a. Church & Facilities
 - b. Multi-Service Center
 - c. Office & Warehouse
 - d. Heavy Commercial
 - e. Cemetery
 - f. Planned Residential Development
- PR Parking Reserved



APPENDIX A

ZONING
South Broadway
(SU-2)

The South Broadway Neighborhoods 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 South Broadway Area are governed by the land uses shown on the attached map.

I. The Mixed Residential /MR land use corresponds to the R-1 Residential Zone in the Comprehensive City Zoning Code with the following exceptions:

A. Conditional Uses:

1. Conditional uses shall include uses listed as conditional in the R-1 zone, and in addition:
 - a. Uses listed as permissive and as regulated in the R-2 Zone and as regulated except Group Training Homes.
 - b. Churches and other places of worship, including incidental recreational and educational facilities.
 - c. Nursing or rest home with a maximum of six people (provided that there is a resident caretaker, and it is licensed by the State).
 - d. Libraries.
 - e. Fire Stations.
2. Group Training Homes as defined for conditional use by the City Zoning Code are not allowed.
3. Existing churches and other places of worship and incidental facilities shall be considered an approved conditional use.

B. Lot Size:

Minimum lot area shall be 6,000 square feet except for lots developed with houses shall be 5,000 square feet per house; a house lot shall have a width of not less than 50 feet.

II. The Limited Commercial Residential/LCR Zone corresponds to the RC /Residential Commercial Zone in the City Zoning Code with the following exceptions.

Permissive Uses:

Non-Residential uses listed as permissive are not limited by floor area.

Conditional Uses:

1. Existing legal non-conforming uses or uses which become non-conforming upon adoption of this plan are approved conditional uses (see text, page 41, "EXISTING USES").

2. Expansion of uses existing as of adoption date of this plan are conditional uses.
 3. For a period of two years from the adoption of this plan, the owner of a vacant or unimproved parcel may apply for a conditional use permit for uses which were permissive in that parcel's zoning designation prior to the adoption date of this plan. The Zoning Hearing Examiner's decisions on such requests shall be guided by the City's criteria as set forth in Section 42.C.1. of the Comprehensive City Zoning Code.
- III. The NCR/Neighborhood Commercial Residential land use corresponds to the C-1 Neighborhood Commercial and R-2 Residential Zones in the City Zoning Code with the following exceptions:
- A. Permissive Uses:
Retail sale of alcoholic drink for consumption off-premise is not a permitted use.
 - B. Conditional Uses:
 1. Uses permissive in the C-2 Zone except:
 - a. Retail sale of alcoholic drink for consumption off-premise is not a conditional use.
 - b. Outside storage is not conditional use.
 2. Existing legal non-conforming uses or uses which become non-conforming upon adoption of this plan are approved conditional uses (See text page 39 "EXISTING USES").
 3. Expansion of uses existing as of adoption date of this plan are conditional uses.
 4. For a period of two years from the adoption of this plan, the owner of a vacant or unimproved parcel may apply for a conditional use permit for uses which were permissive in that parcel's zoning designation prior to the adoption date of this plan. The Zoning Hearing Examiner's decisions on such requests shall be guided by the City's criteria as set forth in Section 42.C.1 of the Comprehensive City Zoning Code.
- IV. The Heavy Commercial/HC land use corresponds to the C-3 Heavy Commercial Zone in the Comprehensive City Zoning Code with the following exceptions:
- Conditional Uses:
1. Uses conditional in the C-3 Zone.
 2. Uses permissive in the M-1 zone are allowed as conditional.
 3. Existing legal non-conforming uses or uses which become non-conforming upon adoption of this plan are approved conditional uses (See text page 39 "EXISTING USES").
 4. Expansion of uses existing as of adoption date of this plan are conditional uses.
 5. For a period of two years from the adoption of this plan, the owner of a vacant or unimproved parcel may apply for a conditional use permit for uses which were permissive in that parcel's zoning designation prior to the adoption date of this plan. The Zoning Hearing Examiner's decisions on such requests shall be guided by the City's criteria as set forth in Section 42.C.1 of the Comprehensive City Zoning Code.

V. The Heavy Manufacturing/HM land use corresponds to the M-1 Heavy Manufacturing Zone in the Comprehensive City Zoning Code with the following exceptions:

A. Conditional Uses:

1. Uses permissive in the M-2 Zone.
2. Existing legal non-conforming uses or uses which become non-conforming upon adoption of this plan are approved conditional uses (See text page 39 "EXISTING USES").
3. Expansion of uses existing as of adoption date of this plan are conditional uses.
4. For a period of two years from the adoption of this plan, the owner of a vacant or unimproved parcel may apply for a conditional use permit for uses which were permissive in that parcel's zoning designation prior to the adoption date of this plan. The Zoning Hearing Examiner's decisions on such requests shall be guided by the City's criteria as set forth in Section 42.C.1 of the Comprehensive City Zoning Code.

B. Landscaping Requirements:

A minimum landscaping strip of five feet shall be provided along all perimeter property lines where they abut residentially zoned property and the public right-of-way for major streets. A landscaping plan adhering to requirements listed in Section 40.J. of the Comprehensive City Zoning Code shall be submitted and approved by the Zoning Enforcement Officer, prior to issuance of a building permit.

VI. The SU-1 land use corresponds to the SU-1 (Special Use) Zone in the Comprehensive City Zoning Code.

A. Existing SU-1 Zoning will remain unchanged and zoned SU-1.

B. Existing cemeteries will be zoned to SU-1 for cemeteries.

C. In areas zoned SU-1 for Office and Warehouse and SU-1 for Heavy Commercial Uses/HC, individual premises shall be evaluated for design of their site development and landscaping plans when new development is proposed. In making decisions on such plans, special care shall be taken to minimize adverse effects on nearby residences.

VII. The PR land use corresponds to the P-R (Reserve Parking) Zone in the Comprehensive City Zoning Code.

APPENDIX B.

FUNDING SOURCES

Below is a list of possible funding sources which may provide the means of implementing proposed recommendations in this plan.

1. Housing and Community Development Funds (HCDA) - money granted by the Federal Government to the City used primarily for housing and community development. Such funds permit the City some latitude on dispersement.
2. Capital Improvement Program (CIP) - These funds are distributed by the City Capital Improvements office on a priority basis.
3. Albuquerque Community Foundation - This foundation is building its endowment through matching large local grants from national foundations. Through a competition application process, ACF channels funds to programs of local non-profit organizations or public agencies.
4. Community Reinvestment Act of 1977 - This Act requires that private lending institutions to meet the credit needs of mid and lower income customers.
5. City Business Innovation Center - A non-profit agency developed specifically for development of small businesses which is publicly and privately funded. The program is designed primarily for industrial businesses.
6. Community and Economic Development Action Fund (CEDAF) - Loans developed for beginning or expanding businesses, distributed through Housing and Community Development.
7. Urban Enhancement Fund - City Council Enactment #65-1983 (establishing the Urban Enhancement Trust Fund) specified that Trust Fund project areas would include but not be limited to:
 1. Landscaping and otherwise beautifying the City's major streets.
 2. Developing and landscaping paths for bicycles and pedestrians.
 3. Developing and landscaping major parks.
 4. Public improvements which promote neighborhood identity and pride.
 5. Promoting the development of the City's downtown core.
 6. Conserving historic buildings and historic districts.
 7. Landscaping and beautifying existing public buildings and other public facilities.

-
8. Matching Funds - joint funding programs designed on a 1 - 1 or 2 - 1 basis using public and private money.
 9. Neighborhood Incentive Fund - a fund created by the City to allocate money to redeveloping neighborhoods
 10. Local Economic Redevelopment Main Street Program - funding designed to parallel the National Trust's Main Street Program focusing on commercial revitalization. Example - 1/3 City funded, 1/3 Community Development funds, and 1/3 local.
 11. Metropolitan Redevelopment Bonds - appropriated in designated as Metropolitan Redevelopment Areas. (See Economic Development Section)

APPENDIX C.

ANIMAL CONTROL

The goals of the Animal Control Division are to protect citizens from annoyance and/or injury by animals; and to protect animals from cruelty, abuse, or neglect by citizens.

The Animal Control Division of the Environmental Health Department is responsible for the enforcement of the Albuquerque Animal Control Ordinance under Article II of the New Mexico State Laws, which deals with animals and rabies control. This Division is charged with the protection of the citizens from animals and the protection of animals from cruelty and abuse. The Animal Control Division employs a staff of 56. The staff consists of administrative and clerical workers, animal control officer, veterinary staff, a publicity person, and kennel workers. The Division provides kennel facilities on a contractual basis to Kirtland Air Force Base and Bernalillo County Animal Control, in addition to the animal population of Albuquerque.

The Animal Control Division has a staff of twenty three animal control officers, with approximately six to eight on duty on any shift. These officers are required to patrol all areas within the City limits. The average response time to priority calls is approximately twenty minutes. Priority calls induce response to animal bites, injured and vicious animals, and animal nuisance complaints.

The animal control center provides services between the hours of 6:00 a.m. to 9:00 p.m. on all matters regarding animal control law. Between 9:00 p.m. and 6:00 p.m., there is emergency response only. Emergency response is response in life threatening situations.

Public Services Offered

1. Impoundment of stray animals.
 - a. 6:00 a.m. to 9:00 p.m. impoundment
 - b. 24-hour public impoundment
2. Dead animal pickup 8 hours/day from 6:00 a.m. to 2:00 p.m.
3. Euthanasia of owner animals and unwanted strays.
4. Complaint abatement - The Center answers all complaints dealing with the Animal Control Ordinance.
5. Public information - The Center provides tours of its facilities and will provide lectures, leaflets and films on Animal Control.
6. Adoption of animals - The Center encourages adoption of available animals from 10:30 a.m. to 5:00 p.m., Tuesday through Saturday.
7. Reunion of owners with lost animals - The Center will call or write the registered owners of animals wearing rabies tags.
8. The Center rents cat traps to help citizens with stray cat problems.
9. The Center maintains comprehensive rabies vaccination records on animals vaccinated in the Albuquerque metropolitan area.

APPENDIX D.
WEED AND LITTER

The City of Albuquerque, Weed and Litter Division is continuously involved in the South Broadway area. It is an area from which many resident complaints are received by the Division. Complaints are directed to the Code Enforcer who in turn verified the violation and contacts the property owner or responsible party to correct it. The Code Enforcer is authorized to note areas of violation that a complaint has not been received on, and takes the necessary steps to get it corrected. Failure to comply may result in the violator receiving a citation, or City crews cleaning the property and a lien being placed on it. The Code Enforcer makes regular inspections and re-inspections on an average of three days a week.

Other services to this area include the use of summer youth employment programs. The Division coordinates with Youth development, Inc. to assist their summer youth program with equipment and transportation. The Division also utilizes Community Service workers assigned through the courts to assist Weed and Litter crews in clean up efforts; this is a regular service provided to this area.

The Refuse Division conducts a special large item pick up in the area every April, August, and December. Every Wednesday during these months, a special collection truck hauls away large items free of charge. The only requirement is that residents place items to be hauled off at the curb. The Code Enforcer has acted as a liaison between residents and the Refuse Division to assist in this operation.

One area that has required special attention is that which is located between Broadway and the Railroad tracks. Several transients have been known to live there, in tents and/or cars. This area is cleaned once a week by Weed and Litter Personnel and by Community Service Crews.

Twice a week on Monday and Thursday, weed and Litter Crews service the 55 gallon trash receptacles that are set up at Edith and Iron, and Garfield and Edith. Three others were set up in the area, but they are now missing. Other trash receptacles have been removed from Broadway and Trumbull at the property owners request. Graffiti removal as a service to this area has been discontinued as federal funds have been lost.

APPENDIX E.
FIRE

Fire Station #2, located at 301 High Street, is the fire station which currently serves the South Broadway area. Emergency Rescue is served by Fire Station #1 located at 724 Silver, S.W. Average response time for fire and rescue service in South Broadway is four minutes, which is comparable to average response time for the City. The Capital Improvements Program is proposing relocation of Fire Station #2 southward to Stadium and Arno in the next several years.

APPENDIX F.
PARKS AND RECREATION

The facilities available to the South Broadway Neighborhood are as follows:

Community Centers - Dennis Chavez, East San Jose, South San Jose
Parks - Dennis Chavez, South San Jose, East San Jose, Guadalupe, Fred
Calkins
Pools - South Broadway
Tennis Courts - South San Jose (2), Dennis Chavez (1)

Most of these improvements were funded either totally or in part by various Federal programs such as: Community Development, the Land and Water Conservation Fund, HUD's: "Legacy of Parks" and "Urban Parks."

Park Maintenance Contacts:
Community Centers - Building and Grounds
Community Center Division - 766-7427

Swimming Pools and Grounds
Aquatics and Special Programs Division - 766-7430

Regular Parks
Park Management Division - 823-4062

APPENDIX G.
SOCIAL SERVICE FACILITIES IN THE SOUTH BROADWAY AREA

Health Care Facilities

COMMUNITY DENTAL SERVICES (AND DAY CARE)

Gloria Candalaria
2116 Hinkle SE
265-4683

Services: Three Dentists; one full time and one part time providing dental care.

Use (approx): _____

Funding: Community Development, State Health and Environment, Sliding scale.

EXPANDED FOOD AND NUTRITION PROGRAM

Joanne Roman
John Marshall Center
242-8176

Services: food and nutrition education to low-income families, 4-H youth club, Home vegetable garden Project, School presentations.

Use (approx): County-wide, 500 families, 2000 youth last year

Funding: Federal through cooperative extension, USDA

ALBUQUERQUE FAMILY HEALTH CENTER

1316 Broadway SE
766-4334

Services: General medicine, immunizations, fees on sliding scale, Title 19 accepted.

Use (approx): Area residents, 46 each day

Funding: Patient fees - 30%, Federal 330 funds - 70%

SOUTH BROADWAY MATERNAL AND INFANT CARE

Janet Kelton
John Marshall Center
277-2156

Services: Family Planning, Prenatal Care, Infant Clinic, Birth Control, two part time doctors, one registered nurse, one LPN

Use (approx): Area residents, 130 per week

Funding: Bernalillo County Medical Center, Federal, State and private.

In the Human Services Plan - Long Range Goals 1981, the Department of Human Services staff made a series of recommendations related to social service provision. They noted that medical services were not affordable to many who are either too rich to qualify for subsidized care or too poor to afford private care. The study identified the needs of the following special populations:

1. low income children in need of dental care and dental education,
2. infants of low-income mothers born under high risk conditions,
3. low income elderly in need of home health and homemaker services
4. those at risk of exposure to conditions conducive to disease and illness or life threatening situations.

Elderly Care

HOME CARE HOME MAKERS
Marlene Haines
John Marshall Center
842-0511

Services: Homemakers with experience in working with the elderly and disabled provide services for those groups such as grocery shopping, housework, etc.
Use (approx): City-wide, 318 per month
Funding: City and State and some client fees

NUTRITION PROGRAM FOR THE ELDERLY
John Marshall Center
766-4913

Services: Daily hot meals, Arts and Crafts, Legal services, Housegreeting, Transportation aid.
Use (approx): Area residents, 155 each day
Funding: City

MI CASITA
416 Arno SE
242-3019

Services: Home for elderly and disabled
Use (apprx): City-wide, 16 residents
Funding: State supplemental income

Youth Related Programs

SOUTH BROADWAY YOUTH DEVELOPMENT
Maimie Watson
John Marshall Center
247-9194

Services: Counseling for youth and families, Drug and alcohol counseling, tutoring, Workshops and Seminars, Scouting
Use (approx): Area residents, 250 for counseling yearly, 40 drop ins daily
Funding: Community Development, State Health and Environment Dept.

YOUTH DEVELOPMENT INC.
Janet Schafer
John Marshall Center
766-5074

Services: GED preparation program, work under JTPA (Joint Training Partners Act, Work Unlimited)
Use (approx): City-wide, 100 yearly
Funding: City Employment Development Office

Day Care

Telephone interviews were conducted with the three day care facilities in the South Broadway area.

SOUTHSIDE DAY SCHOOL
Susan Dixon, Director
1200 Edith SE
243-6288

Capacity: 53

Number Enrolled: Reaches capacity most of the time

Funding: Percent receiving Title XX subsidies - 50%

Ms Dixon, the school director, feels the more day care centers are needed in the South Broadway area. She sees a special need for a program for pre-school children whether or not the parents are working. She is extremely concerned about the number of unattended pre-school children, often neglected, that are in this area. "If these children could be in a pre-school program two days a week, it would make better persons (of them) by providing a positive environment."

NEIGHBORHOOD NURSERY
Verena Smith
1224 Walter SE
842-8986

Capacity: 19

Funding: Percent receiving Title XX: 0

Number enrolled: Full to capacity

Ms. Smith, center Director, said she has to turn children away every day because she can't take them due to insufficient space. She is considering renting a larger facility in order to accomodate more children.

Ms. Smith is concerned about the number of children (school age) who are not attending school. This includes elementary, mid-school, and high school age children. She couldn't comment on specific cases of pre-school children who are unattended.

CHRISTINA KENT DAY CARE NURSERY
Katrina Huffaker - Director
423 Third NW
242-0557

Capacity: 50

Number enrolled: Full to capacity

Funding: Not Title XX - The program is for low-income families and is funded by United Way. IT always has a full waiting list (approximately 50) and receives about five calls a day.

Ms. Huffaker, school Director, sees a great need for good quality day care in this area of the city. Although she can not comment on specific cases, she

feels there are children of working mothers who are unattended during the day because there are no options. The mother must work and there is no day care available that they can afford. Many have no transportation to the day care centers because they bus to work.

SHELTERS FOR THE HOMELESS:

Good Shepard Refuge
601 2nd SW

Kirtland AFB Family
Chapel, Kirtland AFB

Albuquerque Rescue Mission
509 2nd SW

Jail Annex
1304 4th NW

Salvation Army
400 John St. SE

Haven of Love
4025 Isleta SW

Reach Out To Jesus
521 8th St. SW

Halfway House for Ex-Offenders:

La Pasada
2209 Fourth NW

Shelter For Victims of Domestic Violence: Address Confidential

Food, Clothing and Other Services:

First Baptist Church
101 Broadway NE

The Storehouse
106 Broadway SE

First Methodist Church
4th and Lead SW

Roadrunner Foodbank
1119 Edith SE

Baptist Neighborhood
Center 1020 Edith SE

St. Vincent de Paul
714 4th SW

The following agencies are located in the South Broadway Sector Development Plan Area:

Salvation Army Emergency Lodge
400 John St. SE
242-1416

Services: 24 hour a day emergency services including food and shelter, information and referral, crisis counseling, limited grocery orders, clothing, household items, rent and utilities assistance, clearing bureau.

Use: Usually the unemployed, 1000 local and 500 transient needy served monthly.

Roadrunner Foodbank
1119 Edith SE
247-2052

Services: Provides salvage food (edible but not saleable) from stores, homes

and foodbroker to the needy. Works with other agencies and direct services to families referred by agencies for emergencies.
Use: 111,000 people statewide.

Baptist Neighborhood Center Foodbox
1020 Edith SE
247-2552

Services: Provides foodboxes for needy residents in the SE area of Albuquerque.
Use: Distributes approximately 12 foodboxes per day.

Other

ALBUQUERQUE MEDIATION CENTER
Barbara Levi, Director
John Marshall Center

APPENDIX H

HISTORIC STRUCTURES

BUILDINGS AND DISTRICTS IDENTIFIED AS PROBABLY ELIGIBLE FOR THE STATE AND/OR NATIONAL REGISTERS OF HISTORIC PLACES

These properties are those which appear to have been little changed since they were built. They are "visible history" in that they are excellent examples of the kinds of homes and commercial or community buildings being built many years ago in this area. The history of these buildings has not yet been investigated; knowing their builders and who lived in them or how they were used will add even more to their contribution to the the distinctiveness of the South Broadway neighborhood.

922 Arno SE -- Built around 1900, this is an especially fine example of the elaborate wood decorations popular in Albuquerque for over 30 years after the railroad came in 1880. Many of the well-to-do citizens of Albuquerque during these years built their houses along Arno and Broadway for six or seven blocks south of Railroad Avenue, as Central was called then. 922 Arno is an elegant remnant of this period.

1406 Arno SE. This modest Queen Anne style home was probably built around 1904, as it appears on a 1907 map of the area. Its fine details include the round classic columns on the porch, original clapboard, a fine bay window on the south and dormer windows displaying a single pane of glass surrounded by small individual panes. This amount of detail and the age of the house stand out in a area of more recent and less elaborate structures; research into its history may reveal why it was built in this location.

1103 Broadway SE. This solid square house was probably built around the time of the First World War when Broadway was still a residential street. Its well-crafted doors and windows and detailed rafters and trim on its welcoming front entry porch make it a fine example of residential building during this era.

1211 Broadway SE. This large bungalow is one of the few houses of this type in the South Broadway area and was built around 1923. Like 1103 Broadway, its neighbor to the north, 1211 Broadway displays very fine details, such as the 12-paned upper sash on the front windows and the massive tapering porch columns.

1509 Broadway SE. This is a rare house style in this area and may have been moved to this site since its details suggest an earlier building date than 1914 when a house is first listed at this address in the Albuquerque city directories. It has a very fine "Palladian" window (a round-arched center window with a shorter flat-topped window on either side) accented by the curving shingles on the front gable. Its double front entrance - a pair of original decorated wood panel doors flanked by matching windows - suggest it was an early duplex.

1200 Commercial SE. This 1907 house has some special unique touches such as the gables decorated with half timbering and inset colored stones. Although some of the windows are missing, a number of those which remain have diamond-shaped panes on the upper sash. Its arched front porch is probably an early addition and adds to its charm.

1416 Edith SE is one of two known cobblestone houses in Albuquerque. Given its style and location, it was probably built around 1922, much later than the cobblestone house in the Huning Highland neighborhood which was built in the 1880's. However, the rare use of this building material and its relatively unaltered condition makes this house important.

2230 John SE is a unique older house in the southern part of the Plan area. It is located near the old Barelás Ditch and may be an early farm house. Although a majority of early architectural details are in place, the house does appear to have been remodeled, since one wall is clapboard while the rest are stuccoed. Further research on this house will be necessary to ascertain its historic significance.

117B Trumbull SE is a rare intact warehouse which was built by the Continental Oil Company in the 1920's. It is an excellent example of industrial building from this period.

824 William SE dates from the turn of the century and is similar in style to 922 Arno SE, although simpler in appearance. It appears to have been remodeled many years ago, but still displays some fine detailing, including its bay window, turned wood porch posts and original screen door.

The South Huning Highland Historic District outlined on Map ___ includes a group of the best examples of houses built in imported eastern and midwestern styles during the early railroad years, 1885 - 1910. It is composed of three subdivisions which were platted soon after the Huning Highland addition to the north was platted in 1880. An important structure in the district is the Eugene Field School, which replaced the old Victorian style Second Ward school on the same site in 1927. Eugene Field is one of very few Spanish Colonial style schools in the city and has a particularly impressive entrance.

BUILDINGS IDENTIFIED AS "OF LOCAL INTEREST"

These buildings do not exhibit the same degree of rarity, integrity (i.e. more remodeling) or excellence of craftsmanship as the properties listed above. However, because of their shape or use or type of construction, they can contribute to an understanding of the history and growth of the South Broadway neighborhoods. If further research is done on these buildings and we find that the building illustrates an important historical theme in the growth of the neighborhood or the city, that building should be considered for the state and national historic registers.

1118 Arno SE is a good example of an early 20th century house; the original brick walls have been covered with stucco.

1120 Arno SE is one of the earliest houses in the area, since it was probably built around 1898. Porch has been remodeled.

1122 Arno SE was built around 1910 and displays a fine colonial revival porch.

1217 Arno SE - Although this is an early (c. 1915) and nicely-detailed house in the area, its most noticeable contribution to the neighborhood is its delightful and unique decorations and front yard.

1406 Arno SE is a good local example of early 20th century building with its original clapboard intact.

1503 Arno SE was probably built just before the First World War. Its textured stucco is especially noteworthy.

900 Broadway SE is an early cast stone corner store joined to the cast stone residence on south; its historic value is lessened by the unfortunate remodeling of store front.

914 Broadway SE is a good example of simple pre-1900 house; porch has been remodeled and the brick covered with stucco. An attractive detail is the "horseshoe" shaped hood molds over the front windows..

1004 Broadway SE is an early frame home built before 1907, with its only alteration being the enclosure of its front porch.

1105 and 1109 Broadway SE are good examples of WWI era homes, built when Broadway was primarily a residential street; these have been little changed since they were built.

1110 Broadway SE was built before 1898; many details are in place, although recent stuccoing has obscured its original brick.

1205 Broadway SE - Although siding has covered this house's original walls, its rare (in the area) wrap around porch is still visible. Probably built around 1905.

1217 Broadway SE is also covered by siding, but its shape and "Palladian" window indicate that it is an older house, probably built around 1910.

2000 Broadway SE displays a very rare use of elements from the International style - rounded corners, glass brick windows - in the South Broadway area.

2301 Broadway SE - The San Jose Church is the local parish church in East San Jose. It has been a neighborhood landmark since its construction in the early 1940's.

1002 Commercial SE - This frame house appears on an 1898 map of Albuquerque and is one of the less remodeled early homes in the area.

911 Edith SE is a rare cast stone house in the area, built around 1912.

1112 Edith SE - Probably built around 1930, this house is noteworthy for its repeated roof lines and stepped cut out porch openings which make a compelling street facade.

1120 Edith SE - This striking house has the typical large front porch of a bungalow, which is very well executed on this building. However, the porch may be a later addition to a house built around 1905.

202 Hazeldine SE is a well-maintained frame house which appears on the 1898 map of Albuquerque. The front window has been noticeably altered.

710 High SE is a good example of a "shot-gun" house, so named because a bullet fired from the front door would go straight out the back. This was a common style in early Albuquerque.

1908 Hinkle SE is a rare local example of what is called the Southwest Vernacular style - a combination of details from Pueblo Revival, Mission, and Mediterranean styles. Especially noteworthy is its unique parapet.

1000 John SE is an early frame house, carefully constructed and maintained, which was probably built around 1910.

1510 John SE - Originally a small cast stone house probably built around 1912 and then added to several times, this house is a good example of a common local building process.

2309 1/2 and 2311 John SE appear either to be remnants of an early settlement in this area or were built later in an old style. Their proximity to the Barelás Ditch suggests an early settlement. They display traditional flat-roofed adobe construction with few windows and doors.

2407 1/2 John SE was probably also part of the early settlement noted above, since its west wing appears quite old.

247C Romana SE also appears to have been part of an early settlement; the flat roof, thick walls and few windows and doors are typical of traditional adobe building. This entire area was part of the 19th century settlement of San Jose.

900 Ross SE - This house displays a rare use of red sandstone block as a building material.

619, 708, 710 and 713 Santa Fe SE are all good examples of "shot gun" houses, similar to the house at 710 High (see above), which is nearby. This type of house appears almost exclusively in this area.

1204 Walter SE is a well-preserved example of a solid brick home from the period 1910-1915.

1500 Walter SE - John Marshall School is most important as the neighborhood school where many residents of the area first learned to read and write. It has some architectural importance as well, since it was designed by the firm of Trost and Trost, who also were the architects for the First National Bank, the Rosenwald, and the Sunshine Building. This firm designed many schools in the Southwest including Albuquerque; among them here were the main building at old Albuquerque High, and Lincoln and Washington Junior High Schools. The elementary schools designed by this firm were usually done in a standard pattern, so John Marshall is not one of their better efforts.

901 and 1025 William SE are well-preserved corner stores, significant for their role in the life of this neighborhood.

1016 William SE is a well maintained brick house built early in this century. Especially noteworthy is the brick "hood mold" over the front window. Porch has been enclosed and stuccoed.

1207 William SE is two buildings joined; the earlier structure is the small pitched-roof house on the north which appears on a 1907 map of the area. With the unusual angled addition on the south (probably added around 1915), 1207 is a good example of traditional add-on construction.

1209 William SE is a well-maintained hipped roof adobe house in the area, probably built before 1907. Especially noteworthy are the diamond-paned windows and the symmetrical placement of the front door and windows.

1222 William SE is a rare use of a gambrel roof above a traditional vernacular style adobe house; its building date is uncertain.

1400 William SE is a corner store built out from an existing dwelling probably around 1910. It is well preserved with little remodeling.

1606 William SE was probably an old dance hall which appears to have been built around 1920. Its brick-capped mission style parapet is especially noteworthy.

1818 William SE was built by the present owner's father in 1922. It is a well-maintained vernacular version of the Hipped Box style with a most unusual roofline.

1909, 2203, 2323, 2514, and 2726 William SE are good examples of the modest pitched-roof L-shaped houses which were built in the old San Jose area between 1900 and 1920. Although the houses vary in their degree of preservation, enough of their original shape and detailing is present to contribute to an understanding of how this neighborhood appeared 70 years ago.

2108 William SE appears to be an older house much remodeled. Given its location near the old center of San Jose, this house may be a remnant of this mid-19th century community.

American Legion Post 113 at Williams and San Jose was probably used as a dance hall or as a mutual aid society building and is significant for its role in the neighborhood.

1712 William SE, although added onto over the years, still displays its fine wood gable decoration; this house appears to have been built around 1900 and it, too, was probably part of the early San Jose community.

APPENDIX I

HISTORIC DESIGNATIONS

There are three possible historic designations for a building or an area: 1) local landmark or overlay zone; 2) listing on the state Cultural Properties Register, and 3) listing on the National Register of Historic Places. Each designation has different incentives available for rehabilitation and different protective regulations. The following chart lists the type of designation, the designating agency, available rehabilitation incentives and applicable regulations. It is possible for a building or a district to have several designations since one designation does not preclude the other.

<u>Designation</u>	<u>Designating Agency</u>	<u>Rehabilitation Incentives</u>	<u>Regulated Activities</u>
LOCAL			
City Landmark	Landmarks & Urban Conservation Commission (LUCC) recommends; City Council approves. City, owner, or private citizen may request designation	none	Major alterations, construction, demolition requires approval from LUCC; minor work requires LUCC staff approval
Historic Overlay Zone	same as above	same as above	guidelines prepared individually; may require approval for exterior work, new construction
Urban Conservation Zone	same as above; requires submission by area property owners & approval by 2/3's of property owners	same as above	same as above
STATE			
Individual listing, State Cultural Properties Register	State Cultural Properties Review Committee (SCPRC); any individual or agency can submit nomination.	state income tax credit for approved rehab work; amount: least of 5-years' tax indebtedness, \$25,000, or 1/2 cost of project.	project review by SCPRC & staff for tax credit projects; review by state preservation office of state-funded projects.

Historic district,
State Cultural
Properties Register

same as above

state income tax credit
as above available for
"contributing" buildings

same as above

NATIONAL

Individual listing,
National Register
of Historic Places

Keeper of National Register,
submission of nomination
to National Register must be
approved by SCPRC (see above)

investment tax credits
for 25% of rehab costs
on commercial or rental/
residential projects;
eligibility for some
private grants

approval of work by State
HP Division and National
Park Service for tax credit
projects; federally-funded
or licensed projects require
federal review if project
impacts NR property;
demolition disincementives

Historic District,
National Register
of Historic Places

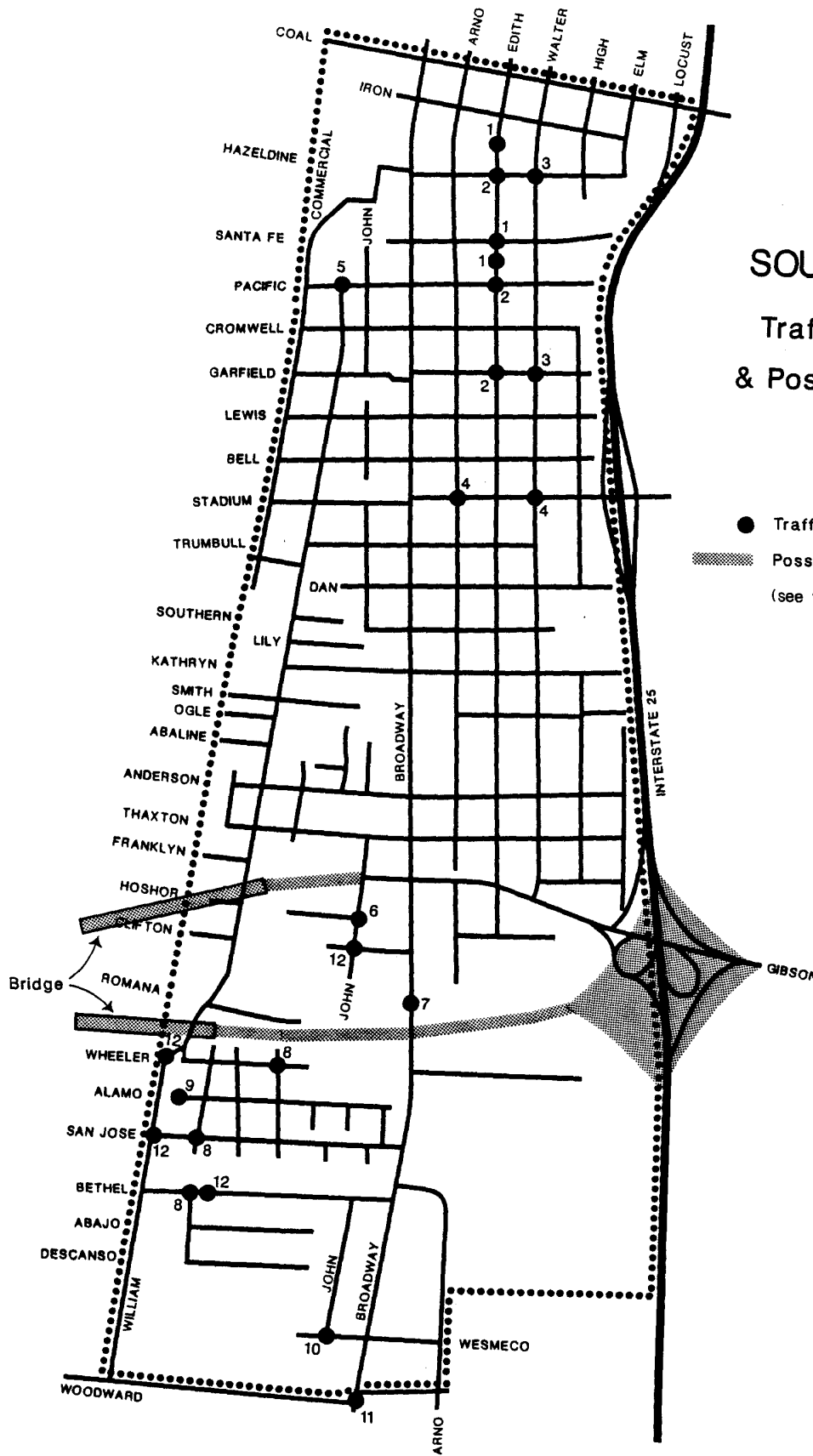
same as above

same as above for
"contributing" buildings
in district

same as above for
"contributing" buildings
in district

JUNE 1985
SOUTH BROADWAY

**Traffic Improvements
 & Possible Gibson West
 Alignments**



- Traffic Improvements Key
- ▨ Possible Gibson West Alignments
 (see text for others not shown)



APPENDIX J.
TRAFFIC IMPROVEMENTS - JUNE 1985

<u>Map</u>	<u>Key</u>	<u>Location</u>	<u>Action Taken or Proposed</u>
(1)		Eugene Field Elementary School	Have ordered international symbol signs: - Edith, N & S of school. - Edith and Santa Fe crossing. - Broadway and Pacific signal.
(2)		Edith	Have ordered 4-way Stop's for the intersections of Edith at Hazeldine, Pacific and Garfield.
(3)		Walter	Have ordered: - 4-way Stop at Walter and Hazeldine. - Reverse Stop's to N & S at Walter and Garfield.
(4)		Stadium @ Arno,	4-way Stops within the neighborhood (#2 and #3 above) will discourage through traffic, eliminating need for partial street closures here.
(5)		Pacific & William	Have ordered Yield's changed to Stop's.
(6)		John & Englewood Dr.	Have ordered eastbound Stop and street name signs.
(7)		Broadway Access to Church	The existing curb cut at the County Yards could be provided with a Northbound turn lane if funds could be located.
(8)		as noted	Dead End signs have been ordered: - Mechem & Wheeler - Topeka & San Jose - Topeka & Bethel
(9)		Alamo west of Topeka	Reflective panels and "Road Ends" signs have been ordered.
(10)		John & Wesmeco	Studying the possibility of closing John: Cul-de-sac.
(11)		Broadway & Woodward	Will be installing additional equipment to lengthen green time during shift change.
(12)		Various	Have ordered missing Stop's replaced: vandalized signs repaired or replaced.

APPENDIX K

HOUSING REHABILITATION

The availability of loans for housing rehabilitation in South Broadway as in other areas is largely based on a first come first served basis. Homeowners must have lived in the home for at least one year and neither the applicant nor the dwelling may have had previous loans to qualify. The maximum that can be borrowed is \$27,000 per dwelling unit or the amount required to rehabilitate the unit, whichever is less.

Federal Community Development funds were used for housing rehabilitation in the South Broadway Area from 1976 to the present. Listed below are the number of units rehabilitated and funds used in each year.

YEAR	UNITS COMPLETE	REHAB \$	RELATED \$
1976	34	\$183,146	\$75,000
1977	65	\$524,445	\$200,000
1978	33	\$291,280	\$175,000
1979	16	\$167,720	\$120,000
1980	11	\$219,900	\$125,000
1981	7	\$109,950	\$25,000
1982	44	\$885,049	
1983	31	\$663,785	
1984	27	\$567,536	\$20,000
1985	30	\$750,000	\$40,000
1986		\$750,000	\$40,000

APPENDIX L

SOUTH BROADWAY AREA CD FUNDED ACTIVITIES (EXCEPT HOUSING)
FY 1976 THROUGH FY 1986

FY 76 - First Year

Public Facilities and Improvements

1. Street Paving and Related Installations	\$ 175,000
2. Low Rending Housing Site Improvements	15,000
3. Dennis Chavez Construction	165,000
4. South San Jose Recreation Equipment Purchase	10,000
5. South Broadway Library/Cultural Center Support	<u>42,200</u>
Sub-Total	\$ 407,200

Public Services

1. Dental	70,000
2. Elder's Meals Program	35,000
3. Maternal and Infant Care	15,000
4. Child Care	<u>49,000</u>
Sub-Total	\$ 169,000

FY 76 TOTAL \$ 834,345

FY 77 - Second Year

Public Facilities and Improvements

1. Street Paving and Related Installations	\$ 180,000
2. Low Rent Housing Site Improvements	35,000
3. South Broadway Library Support	25,161
4. John Marshall Center Renovation	<u>11,234</u>
Sub-Total	251,395

Public Services

1. Recreation	\$ 30,000
2. John Marshall Youth Counseling	22,137
3. Youth Development	42,418
4. Dental Service	33,875
5. Maternal and Infant Care	25,000
6. Elder's Meals Program	40,000
7. Child Care	<u>52,503</u>
Sub-Total	\$1,266,773

Fy '78 (Third Year)

Public Facilities and Improvements

1. Public Housing Improvement	\$ 84,137
Sub-Total	\$ 84,137

Public Services

1. South Broadway Youth Counseling	\$ 38,120
2. Elder's Services	45,787
3. Child Care	46,410
4. Youth Development, Inc.	43,358
5. Afro American Studies	2,392
6. Dental Services	94,950
7. Maternal and Infant Care	<u>15,000</u>
Sub-Total	\$ 286,017

FY 78 TOTAL \$836,774

FY 79 - Fourth Year

Public Facilities and Improvements

1. Street Paving and Related Installations	\$ <u>40,000</u>
Sub-Total	\$ 40,000

Public Services

1. Elder's Services	43,917
2. Child Care	41,000
3. Youth Development, Inc.	51,666
4. South Broadway Youth Development, Inc	32,731
5. Dental	89,000
6. Maternal and Infant Care	15,000
Sub-Total	\$ 286,017

FY 78 TOTAL \$836,774

FY 79 - Fourth Year

Public Facilities and Improvements

1. Street Paving and Related Installations	\$ <u>40,000</u>
Sub-Total	\$ 40,000

Public Services

1. Elder's Services	43,917
2. Child Care	41,000
3. Youth Development, Inc.	51,666

4. South Broadway Youth Development, Inc.	32,731
5. Dental	89,000
6. Maternal and Infant Care	10,000
Sub-Total	\$ 267,314

FY 79 TOTAL \$ 596,040

FY 80 - Fifth Year

Public Facilities and Improvements

1. Street Paving and Related Installations	\$ 200,000
2. South San Jose Recreation Center	300,000
Sub-Total	\$ 500,000

Public Services

1. Dental Services	\$ 72,500
2. Elder's Services	36,000
3. Child Care	35,000
4. South Broadway Youth Counseling	<u>40,000</u>
Sub-Total	\$ 183,500

FY 80 TOTAL \$ 628,400

FY 81 - Sixth Year

Public Facilities and Improvements

1. Street Paving and Related Installations	\$ 200,000
Sub-Total	

Public Services

1. Dental Services	\$ 73,225
2. Elder's Services	\$ 38,428
3. Child Care	26,200
4. South Broadway Youth Development, Inc.	36,000
Sub-Total	\$ 173,853

Economic Development

1. South Broadway Economic Development Corporation	<u>\$ 100,000</u>
Sub-Total	\$ 100,000

FY 81 TOTAL \$ 903,803

FY 82 - Seventh Year

Public Facilities and Improvements

1. South San Jose Center	\$ 40,000
Sub-Total	\$ 40,000

Public Services

1. Dental	\$ 90,845
2. Child Care	27,689
3. Elder's Services	43,033
4. South Broadway Youth Development	<u>30,150</u>
Sub-Total	\$ 191,717

Economic Development

1. South Broadway Economic Development Corporation	\$ 100,000
Sub-total	\$ 100,000

FY 82 TOTAL \$1,216,766

FY 83 - Eighth Year

Public Facilities and Improvements \$ 52,500

1. Expansion John Marshall Senior Mealsite	\$ 52,500
2. South San Jose Recreation Center	200,00
3. Renovate Dennis Chavez Park Play Area	<u>15,000</u>
Sub-Total	\$ 267,500

Public Services

1. Dental	\$ 66,953
2. Child Care	20,924
3. Elder's Services	55,780
4. Youth Services	29,191
Sub-Total	\$ 152,848

FY 84 - Ninth Year

Public Facilities and Improvements

1. South San Jose Recreation Center	\$ 225,000
2. Renovate East San Jose Gym	25,000
3. Roof Repair at John Marshall Center	25,000
4. Culvert Modification at I-25 and Cromwell	69,500
5. Paving Parking Area at John Marshall Center	30,000

6. Dennis Chavez Park Play Equipment	30,000
7. Baptist Center Improvements	14,253
8. Roadrunner Foodbank Improvements	9,000
Sub-Total	\$ 428,253

Public Services

1. Dental	\$ 66,953
2. Child Care	20,924
3. Elder's Services	35,780
4. Youth Services	<u>29,291</u>
Sub-Total	\$ 152,848

FY 84 TOTAL \$1,168,637

FY 85 - Tenth Year

Public Facilities and Improvements

1. Landscaping Community Dental Clinic	\$ 10,000
2. South Broadway Sector Plan Update	<u>40,000</u>
Sub-Total	\$ 50,000

Public Services

1. Dental Services	\$ 66,953
2. Child Care	20,924
3. Elder's Services	35,780
4. Youth Services	<u>30,000</u>
Sub-Total	\$ 153,657

FY 85 TOTAL \$ 993,657

FY 86 - Eleventh Year

Public Facilities and Improvements

1. Eugene Field Niehghorhood Park	
2. East San Jose Gym Insulation	10,000
3. South Broadway Pedestrian Improvements	41,500
4. Renovation of Community Dental Child Care Centers	21,500
5. Dental Clinic Passageway	<u>45,000</u>
Sub-Total	\$ 209,000

Public Services

1. Dental	\$ 66,953
2. Child Care	20,924
3. Elder's Services	35,780

4. Youth	<u>30,000</u>
Sub-Total	\$ 153,657
FY 86 TOTAL	\$1,152,657
Total (approximate) 11th Year Allocation	\$9,518,348

Note: The figures developed in this report are about 90% accurate.
Information provided by the Community Development Department, June 1985.