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6.1 Summary of Comments from Imaging Workshops

1. **May 15, 1999** - No. of attendees - 7 (includes 2 CAC members)

Main issues discussed:

- "Rural character" does not mean density; it means no sidewalks, no street lights, horses, ditches.
- Development approval should be based on impacts (i.e., traffic, noise, lighting) rather than use.
- Zoning should allow for mixed character; mix of lot sizes desirable.
- Some proposed 4th Street improvements may be unnecessary and go too far.

2. **May 19, 1999** - No. of attendees - 15 (not including CAC members)

Main issues discussed:

- Speeding a problem - speed bumps largely ineffective; need police enforcement.
- Property taxes vs. gross receipts taxes for providing services.
- Destination businesses on 4th Street desirable.
- Need to make 4th Street safer for pedestrians; 'humanize' street.
- Curb/gutter undesirable in residential areas.
- Street lighting undesirable in residential areas.
- Alternate transportation modes already in village via ditches.
- Enhance acequias; prevent closing of ditches.
- Conflicts in ditch use; unsuitable for all uses.
- Few access points to Bosque.
- Specialty crops should be encouraged; expand Grower's Market.

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3. May 25, 1999 - No. of attendees - 11 (including 3 CAC members and 1 staff person)

Main issues discussed:

- Conservancy doesn't encourage recreational use of ditches.
- Frequent use of ditches will cut down on crime.
- Access to ditches not provided in new developments.
- Clustered housing is in keeping with Valley traditions.
- Greenbelt assessment should be retained.
- 4th Street traffic is dangerous; traffic areas around schools dangerous.
- Improve appearance of 4th Street - remove powerlines, provide landscaping.
- Promote both specialty stores and small scale stores serving everyday needs on 4th Street.
- Need a critical mass of commercial uses before street can become successful.
- Need pedestrian ways but reinforce rural qualities.
- Use performance zoning: establish clear criteria, developer can choose among several options for meeting; will encourage diversity.
- Village needs to invest in improvements to 4th Street.
- '92 Master Plan had a lot of public input; plan wasn't enforced; it's weakness was that it only looked at residential areas.
- Don't want to see '92 Master Plan thrown out rather than just updated.
- Zoning decisions have not been consistent.
- Need to improve the participation process for this update; give people the vocabulary to talk about planning; take plan to where people are - churches, schools, etc.

4. June 5, 1999 - No. of attendees - 20 (not including CAC members)

Main issues discussed:

- Access to Bosque is there, won't impact neighborhoods, parking available.
- Crime not a problem on ditches, can occur anywhere.
- Ditches not appropriate for all types of use.
- Maintenance of ditches a problem.
- Speeding needs to be enforced.
- Traffic calming devices can be improved on.
- Support for 3 lane option - turn lane and shoulder for pedestrians/bikes.
- 4th Street a destination for shopping not a thoroughfare.
- Can't have pedestrian use until businesses improve.
- Need to concentrate on improving Northdale Shopping Center before rest of street will begin to thrive.
- Support for small scale businesses, Ma/Pa grocery.
- Support for some design guidelines.
- Zoning should allow for variation in lot size.

6.2 Minutes from CAC Meetings

Minutes and handouts from all CAC meetings are on file at the Village Hall for review.

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6.3 Socio-Economic Data

Population Trends

The Village of Los Ranchos has almost tripled in population over the past 30 years. Growth rates have averaged about 4 percent annually during that time. The increase between 1990 and 1995 is due largely to annexations, however. Population projections provided in this report assume that annual growth rates will average one percent over the next 10 years.

Exhibit 6-1: Population Projections

Population	1970	1980	1990	1995*	2000	2005	2010
Los Ranchos de Albuquerque	1,900	2,702	3,955	5,700	6,049	6,397	6,663
North Valley**			48,729	50,292	51,080	53,015	54,568
Albuquerque	243,751	331,767	384,736	418,000	448,668	476,270	502,665
Bernalillo County	315,774	419,700	480,577	524,820	558,107	586,592	616,322

* Increases due largely to annexations
** Includes both incorporated and unincorporated portions
Source: MRGCOG, 1995; BBER, 1997

Demographic Characteristics

Of the 3,955 Los Ranchos residents counted in the 1990 Census, 85 percent were White. About 36 percent of residents were of Hispanic origin.

The Los Ranchos population is generally older than elsewhere in the state. The median age of Los Ranchos residents is 37, compared to 32.2 for New Mexico.

The average household size is 2.7 persons, nearly the same size as the state average of 2.8.

Village residents are formally educated. About 60% have some college education or degree, including graduate and professional level.

Exhibit 6-2: 1990 Socio-economic Data

Los Ranchos de Albuquerque 1990 Census Data		Census Tract 35.02 Block Groups†				
Village Limits		3	4	6	7	
Population	3,955	1,437	1,336	1,293	978	
Housing Units	1,581	509	500	543	391	
Occupied	1,454	498	487	477	367	
Households	1,436	492	422	496	381	
Household Size	2.72	2.9	2.7	2.7	2.7	
Race & Ethnicity						
White	3,346 84.6%	1,123	1,297	884	923	
Black	17 0.4%	0	0	0	0	
Indian	35 0.9%	36	9	8	18	
Asian	22 0.6%	16	0	22	0	
Other	535 13.5%	262	30	379	37	
	3,955 100.0%	1,437	1,336	1,293	978	
Hispanic	1,420 35.9%	591	314	823	147	
Age						
0-5	281 7.1%	71	122	79	41	
6-17	747 18.9%	316	279	257	153	
18-24	300 7.6%	46	106	95	73	
25-39	789 19.9%	398	259	279	207	
40-64	1,447 36.6%	384	445	447	408	
65+	391 9.9%	222	125	136	96	
	3,955 1	1,437	1,336	1,293	978	
Educational Attainment*						
Not HS graduate	443 16.9%	164	117	225	58	
HS graduate	616 23.4%	278	153	268	98	
some college, no degree	425 16.2%	191	190	101	163	
Associate degree	140 5.3%	75	11	55	37	
Bachelor's degree	551 21.0%	124	257	79	185	
Graduate or Professional	452 17.2%	121	101	134	170	
*aged 25 and over	2,627 100.0%	953	829	862	711	
Household Income (1989)						
<\$10,000	243 16.9%	30	29	134	37	
\$10,000-\$20,000	186 13.0%	91	56	60	66	
\$20,000-\$30,000	201 14.0%	80	43	92	31	
\$30,000-\$40,000	122 8.5%	106	50	53	20	
\$40,000-\$50,000	97 6.8%	86	48	21	47	
\$50,000-\$60,000	134 9.3%	28	58	32	9	
\$60,000-\$75,000	108 7.5%	25	40	13	44	
\$75,000-\$125,000	143 10.0%	46	51	15	66	
\$125,000-\$150,000	100 7.0%	0	6	68	8	
\$150,000+	102 7.1%	0	41	8	53	
	1,436 100.0%	492	422	496	381	
Median Household Income	\$37,167	\$32,722	\$45,938	\$24,470	\$43,750	
Below Poverty Level	426 10.8%	189	22	205	87	

† Census Tracts and Block Groups do not conform to incorporated boundaries.

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6.4 Definitions

AMAFCA - Albuquerque Metropolitan Arroyo and Flood Control Authority.

Build-to Line - a defined distance from the right-of-way that all buildings shall be built to align to. The purpose is to establish a consistent relationship of buildings to the street.

CAC - Citizens Advisory Committee.

Character Area - Distinct sectors or neighborhoods, identified by unique characteristics such as lot patterns, density, prevalent uses, street character, historic structures, etc.

Cluster Development - a development style designed to preserve open space in perpetuity. Housing is concentrated on one part of a parcel while the remainder is left as open space use for active or passive recreational use.

Collector Street - designed to carry short range traffic primarily originating in residential areas and to provide access to arterials from these areas.

Community Focal Point - plazas, parks, or other open areas at the intersection corners of Village and Neighborhood Centers with the purpose of directing one's attention outward to the public sphere and relating diverse commercial buildings through design.

Conservation Easement - a tax incentive for landowners to preserve property in agricultural or open space use. In return for giving up the right to develop property, the owner is rewarded with significant deductions on his or her state and federal income taxes.

Corridors - Distinct roadways and adjoining properties identified for their unique characteristics,

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such as width, curvature, level of improvements, setbacks, prevalent uses, historical significance, architecture, etc.

Density Bonus - an incentive provision usually coupled in a zoning ordinance with cluster housing. In return for preserving a specified amount of open space in a cluster development, the developer is allowed to increase density by a certain percentage.

Density - DU/A - Dwelling Units per acre- a figure derived by dividing the total number of housing units in an area by the number of acres. Streets, ditches, and other lands that are not developable are included within the area's acreage.

Design Guidelines - optional design concepts to help the developer meet the intent of a Village policy.

Design Standards, Criteria, or Requirements - specific design requirements that all developers must comply with before receiving site plan approval.

Extraterritorial Zone - that portion of the village's planning jurisdiction that lies outside the corporate limits of the village.

Floor Area Ratio (FAR) - the ratio of a building's gross floor area to the the buildable area of the lot. The higher the ratio, the more lot coverage required. FAR is often used for commercial uses as a density requirement is for residential uses to limit the intensity of development. FAR is sometimes used to limit 'big box' retail and to discourage large areas devoted to parking.

French Drain - small depressions filled with rocks and gravel that allow water to collect and percolate into the ground slowly.

Greenbelt Tax Assessment - a provision in the state laws of New Mexico and several other states whereby

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lands in agricultural use are taxed at a different (and usually lower) rate than the market value of these lands.

Home Occupation - a commercial activity that: (i) is conducted by a person on the same lot (in a residential district) where such person resides, and (ii) is not so insubstantial or incidental or is not so commonly associated with the residential use as to be regarded as an accessory use, but that can be conducted without any significantly adverse impact on the surrounding neighborhood.

Land Trust - local and regional non-profit organizations dedicated to protecting important recreational, agricultural, and historic resources through voluntary land conservation.

Local or Residential Street - designed to carry only traffic within residential neighborhoods.

MRGCD - Middle Rio Grande Conservancy District.

MRGCOG - Middle Rio Grande Council of Governments.

Major Arterial Street - designed to carry intermediate range trips between abutting communities and to connect principal arterials.

Neighborhood Center - development should be focused at the nodes of major intersections and include design elements relating to pedestrian and transit accessibility, landscaped public spaces, mixed use, and be of appropriate scale and character to the area's setting. Neighborhood Centers generally include less intensive uses than do Village Centers, serving only the immediate neighborhood.

Open Expenses - open expenses may take on several forms as follows:

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Parks - public or private land set aside for common recreational or open space uses.

Dedicated Open Space - cluster developments or Land Trusts that have set aside conservation easements or common open space, farmland or pasture land which under deed or covenant restrictions that must remain undeveloped in perpetuity.

Undeveloped Land - public or private land that is currently vacant but which may be developed in the future pursuant to appropriate zoning.

Ditch Rights-of-Way - land alongside a ditch or drainage intended for access may also be used as open space and recreational trails.

Private Open Expanses - large parcels may have open land for the sole benefit of the landholders.

Overlay Zones - a set of mapped provisions that serve as an addition to an area's existing zoning regulations. Where the provisions of the overlay zone conflict with existing zoning, the overlay standards prevail.

Pedestrian-Friendly - development that is conducive to pedestrian activity by encouraging multiple shopping trips from one stop. Such development generally provides walkways between buildings and to parking, landscaped public open spaces with seating and shade, and connections to transit and bicycle facilities.

Performance Standards - design standards which allow flexibility in how a developer addresses them. For example, without specifying the uses that are permitted, a land use regulation might specify thresholds or levels that should be met to ensure existing uses are not impacted.

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Remote parking - parking located off-site but within proximity of a use.

Shared parking - parking space targeted for more than one use during a 24-hour cycle or joint use between separate businesses per maintenance agreements.

Street Wall - a fence of wood, adobe, or masonry, or a planted hedge with a maximum height. It shall be built along the frontage line or setback as required under zoning. Street walls are designed to remedy a gap on the frontage line.

Traffic Calming Device - speed humps, buttons, diversions, islands, planters, narrow roadway widths, and curvilinear street patterns.

Transfer of Development Rights is a planning technique whereby development rights are sold or donated from land to be conserved (sending zone) to land to be developed (receiving zone).

Tripa - a long narrow lot resulting from the historical practice of dividing land while maintaining access to irrigation and the road. The long dimension of these lots in Los Ranchos run east to west.

Village Center - development should be focused at the nodes of major intersections and include design elements relating to pedestrian and transit accessibility, landscaped public spaces, mixed use, and be of appropriate scale and character to the area's setting. Village Centers generally include more intensive uses than do Neighborhood Centers, serving the entire Village area.

6.5 Sources

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Wilson and Company, *Fourth Street Corridor Study and Environmental Assessment*, 1999.

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6.6 Community and Business Survey/Questionnaire Results

6.6.1 1998 Fourth Street Survey

A survey and interview of 66 Fourth Street businesses conducted in 1998, as part of the Revitalization Study, found:

- Most are independent businesses, rather than franchises or chains.
- Businesses are typically small, averaging five full-time employees.
- Total employment of those surveyed on Fourth Street is: 541 full-time, 183 part-time, and 27 seasonal.
- Most businesses rent space, averaging 2,300 square feet.
- Many had completed improvements, remodeled or expanded their businesses in the past two years.

An informal household survey conducted in February 1998 found, of 232 (10%) households both in and near the Village:

- Types of Fourth Street businesses most often visited: restaurants (14.6%), grocery stores (14.3%), banks (14.2%), auto supplies (7.8%)
- Residents visited Fourth Street frequently: a few times a week (53%), daily (14%), never (23%).
- Goods and services most purchased in and near the Village: groceries (66%), pharmacy (59%), liquor (58%), hardware/building supply (49%), and furniture/appliances (35%).
- When asked about the quality of shopping on Fourth Street compared to other destinations: most thought it was better in terms of convenience, the same for hours, customer appreciation, parking, merchandise price and quality; but worse for attractiveness, variety and selection.
- When asked about additional stores desired on Fourth Street, residents wanted to see a grocery store / supermarket (111 respondents), bookstores, antiques, specialty shops, and coffee shops (72).

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- Respondents thought the most negative aspects about Fourth Street were: poor traffic flow, no turn lanes, parking (105), unattractiveness and signage (64), lack of sidewalks and signage (64), poor road condition (49), lack of selection and variety (28).
- Respondents thought the most important improvements to the street should be: improved traffic flow (104), attractiveness (56), and sidewalks (57).

6.6.2 Planning Questionnaire and Results

Please see the following 55 unpaginated pages.

6.6.3 Agricultural Questionnaire and Results

Please see the following 4 unpaginated pages.

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6.6.4 Village Flower Flyer

Please see the following 3 unpaginated pages.

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6.6.5 Community Participation Flyers

Please see the following 6 unpaginated pages.

6.6.6 Public Comment Sheet

Please see the following unpaginated page.