MUNICIPAL DEVELOPMENT DEPARTMENT

HUNING CASTLE AND RAYNOLDS ADDITION

NEIGHBORHOOD SECTOR DEVELOPMENT PLAN

CITY OF ALBUQUERQUE

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HUNING CASTLE & RAYNOLDS ADDITION

NEIGHBORHOOD SECTOR DEVELOPMENT PLAN

January 19, 1981 Amended

Huning Castle Raynolds Addition Sector Development Plan

As Adopted by the City Council and approved by the Mayor

Council Resolution R-295, Enactment No: 22-1981

Amendments:

This Plan incorporates the City of Albuquerque amendments in the following referenced Resolutions, which are on file with the City Clerk's Office.

Month / Year Adopted	***Council Bill No.***	***City Enactment No.***	***Relevant page(s), map(s), section(s), etc. affected by the Resolution***	***Description***
June 2002	F/S R-01-282	R-56-2002	p. 16 – SU-2 RO, SU-2 NCR, p. 17 – SU-2 CLD, p. 19 – SU-2 NC zones	Prohibits new off-street commercial surface parking lots in specified zones
May 2000	R-00-21	R-2000-050 Downtown 2010 (now Downtown 2025) Sector Development Plan	p. 3 of the Huning Castle Raynolds Addition SDP - Plan Boundary, and other maps in the document	Removal of blocks in the SE corner of the plan area bounded by Gold Av (N), Coal Ave (S), 10th St (W), 8th St (E), which are incorporated in the Downtown 2025 SDP plan area
December 1993	F/S R-13-236	R-179-1993	p. 17 – SU-2 CLD	Allows the sale of jewelry, arts & crafts in the SU-2 CLD zone

The amendments are not reflected in the Plan text. The Council Bills are inserted in the Plan and/or available (search for No.) in City Council's Legistar webpage: https://cabq.legistar.com/Legislation.aspx

CITY of ALBUQUERQUE
FIFTEENTH COUNCIL

COUNCIL BILL NO. F/S R-01-282 ENACTMENT NO. 56-2002

SPONSORED BY: ERIC GRIEGO

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RESOLUTION

AMENDING THE HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD DEVELOPMENT PLAN TO PROHIBIT NEW OFF-STREET COMMERCIAL SURFACE PARKING LOTS AS A PERMISSIVE OR CONDITIONAL USE IN THE FOLLOWING ZONES: RO RESIDENTIAL/OFFICE ZONE, NCR NEIGHBORHOOD COMMERCIAL RESIDENTIAL ZONE, CLD COMMERCIAL LOW DENSITY APARTMENT ZONE, AND NC NEIGHBORHOOD COMMERCIAL ZONE.

WHEREAS, the City of Albuquerque originally adopted the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan in January of 1981 through action on Council Resolution R-295, Enactment Number 22-1981; and

WHEREAS, the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan addressed the conservation and stabilization of the Huning Castle and Raynolds Addition neighborhood; and

WHEREAS, the Downtown 2010 Sector Development Plan addressed the protection of surrounding neighborhoods from intrusion of commercial surface parking lots and provided policies which seek to eliminate commercial surface parking lots in neighborhoods adjacent to the Downtown Core; and

WHEREAS, the planning process for the Downtown 2010 Sector Development Plan provided several public meetings and hearings for neighborhood representatives to discuss the impacts of spillover parking from the Downtown Core; and

WHEREAS, this sector development plan amendment is not a zone map amendment, however, if the sector plan amendment is at any time deemed to be a zone map amendment, the Council finds that there are changed neighborhood and community conditions that would justify a zone map

amendment and that the changed conditions in this area and adjacent areas will cause increased pressure in the Sector Plan Area for commercial surface parking lots; and

WHEREAS, the City Council has the authority to amend such a sector development plan.

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

Section 1. That the following sections of Chapter IV (LAND USE AND ZONING) of the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan be amended as follows:

A. On page 16, subsection 1 of the RO RESIDENTIAL/OFFICE ZONE is amended to read:

"1. Conditional Uses. Conditional uses include uses permissive in the O-1 Office and Institution Zone and not permissive in the R-3 Residential Zone with the following exception: no commercial surface parking lots are allowed conditionally. Sign regulations shall be those in the O-1 zone."

B. On page 16, subsection 1 of the NCR NEIGHBORHOOD COMMERCIAL/RESIDENTIAL ZONE is amended to read:

"1. Permissive Uses.

a. Uses permissive in the R-3 zone of the Comprehensive City Zoning Code.

b. Uses permissive in the C-1 zone of the Comprehensive City zoning Code with the following exceptions: No drive-through windows are allowed for restaurants or package liquor stores, and no commercial surface parking lots are allowed.

c. In addition, the following uses are also permissive, provided no outdoor storage accompanies them: commercial health gymnasium; mortuary; motel or hotel; nursing or rest home; radio or television studio or station, provided no helicopter landing facility is allowed; retailing of alcoholic drink for consumption on premises."

C. On page 17, subsection 1 of the CLD COMMERCIAL/LOW DENSITY APARTMENT ZONE is amended to read:

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"1. Permissive Uses.

a. Uses permissive in the R-2 Zone of the Comprehensive City Zoning Code.

b. Commercial uses as follows

Appliance store; art gallery; art supply store; auto supply store; bakery goods or confectionery shop; bank; bar; barber shop; beauty shop; book or stationery store (not an adult book store); catering; medical clinic; clothing store; club, lodge, or fraternal organization; church or other place of worship, including incidental educational and recreational facilities; day care center; dog obedience training school; dressmaking and tailoring; drug store; dry cleaning or clothes pressing establishment; drygoods store; florist shop; furniture store; garage for automotive repair, as long as repairs are done within a completely enclosed building at least 20 feet from any residential zone; grocery, fruit, vegetable, meat or fish market; delicatessen or super market; hardware store; commercial health gymnasium; insurance agency; interior decorating shop; jewelry store; library; medical or dental laboratory; museum; morturary; motel; musical instrument shop; newsstand; nursing or rest home; office machines equipment sales and repair; office; package liquor store (not a drive-through); paint store; parking structure (as a separate business) provided no commercial surface parking lots are allowed; pawn shop; pet shop, provided there is no outside pen; picture framing shop; pharmacy; photocopy shop; photo equipment shop; physio-therapy office; prosthetic or corrective devices shop; public utility structure or use; radio or television studio or station, provided there is no helipad; real estate office; record shop; religious articles supply store; restaurant or café (not a drive-in or drive-through); savings and loan association; service station; school, including a private school which serves to provide basic education to children as is provided in public schools in grades K through 12 and excluding all other private schools; shoe store; shoeshine stand or shoe repair store; smoker's shop; sporting goods shop; temporary storage structure or yard for equipment material, or activity incidental to a specific construction project; studio for the instruction of music or dance; taxidermy shop; and wholesale sales of jewelry, arts, and crafts provided the activity, in a building is not closer

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than 100 feet from any residential zone or any legally established preexisting dwelling unit."

D. On page 19, the NC NEIGHBORHOOD COMMERCIAL ZONE is amended to read:

"Same as the C-1 Neighborhood Commercial Zone in the Comprehensive City Zoning Code and subject to the same regulations as that zone with the following exception: no commercial surface parking lots are allowed."

Section 2. Off-street parking, defined in Section 14-16-1-5 of the City of Albuquerque Comprehensive Zoning Code as an area used for required temporary parking regulated by Section 14-16-3-1, is not disallowed by this resolution. Provisions for landscaping for off-street parking are provided in Section 14-16-3-10 ROA 1994 of the Zoning Code.

Section 3. Commercial surface parking lots established prior to the effective date of this amendment are allowed to remain as regulated for parking lots in the O-1 zone, based on a site plan submitted for approval by the Zoning Enforcement Officer. All site plans shall include landscaping installed and maintained according to the approved site plan. Time frames for landscaping of existing commercial surface parking lots shall conform to the nonconformance regulations in Section 14-16-3-4 (E) ROA 1994 of the Zoning Code.

Section 4. EFFECTIVE DATE. This resolution shall take effect five days after publication by title and general summary.

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PASSED AND ADOPTED THIS 17TH DAY OF JUNE, 2002

BY A VOTE OF: 7 FOR 0 AGAINST.

Yes: 7

Excused: V. Griego, Cummins

Brad Winter

Brad Winter, President

City Council

APPROVED THIS 18 DAY OF June, 2002

F/S Bill No. R-01-282

Martin Chávez, Mayor

City of Albuquerque

ATTEST:

Asst City Clerk

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CITY of ALBUQUERQUE
ELEVENTH COUNCIL

COUNCIL BILL NO. R-387 ENACTMENT NO. 179-1993

SPONSORED BY: Steve D. Gallegos

RESOLUTION

AMENDING THE HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN TO INCLUDE THE SALES OF WHOLESALE JEWELRY, ARTS, AND CRAFTS AS A PERMISSIVE NEIGHBORHOOD USE IN THE SU-2 CLD (SPECIAL NEIGHBORHOOD ZONE COMMERCIAL/LOW DENSITY APARTMENTS).

WHEREAS, the City adopted the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan, as revised, in January 1981 through Council Resolution R-295, Enactment 22-1981; and

WHEREAS, the Sector Plan contains goals and objectives supporting economic development and the need for clean commercial development along Central Avenue; and

WHEREAS, the Plan further encourages new neighborhood oriented commercial development; and

WHEREAS, the SU-2 CLD zone presently contains land uses similar to the proposed uses; and

WHEREAS, the proposed uses seem appropriate to the SU-2 CLD zone because of the zone's proximity to Old Town; and

WHEREAS, the proposed uses do not have a negative impact on adjacent residential uses; and

WHEREAS, the proposed uses could help stabilize and upgrade existing businesses in the area.

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

Section 1. That the Zoning category of the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan designated SU-2 CLD found on

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page 17, Section 1.b is hereby amended to include as an additional permissive commercial use, inserted at the end of the paragraph,'; and wholesale sales of jewelry, arts, and crafts provided the activity, in a building is not closer than 100 feet from any residential zone or any legally established preexisting dwelling unit.' "

PASSED AND ADOPTED THIS 13th DAY OF DECEMBER, 1993.

BY A VOTE OF: 9 FOR 0 AGAINST.

Vincent E. Griego, President
City Council

APPROVED THIS 22nd DAY OF December, 1993.

Martin J. Chavez, Mayor
City of Albuquerque

ATTEST:

City Clerk

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RESOLUTION

ADOPTING THE HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD SECTOR DEVELOPMENT PLAN

WHEREAS, the Council, the governing body of the City of Albuquerque, has the authority to adopt master plans for physical development or areas within the planning and platting jurisdiction of the City as authorized by New Mexico Statutes, Section 3-19-5, and by the City Charter as allowed under home rule provisions of the Constitution of New Mexico; and

WHEREAS, the Council recognizes the need for neighborhood plans to ensure orderly conservation, improvement and redevelopment of established neighborhoods; and

WHEREAS, the Huning Castle and Raynolds Addition area, as shown on the attached maps and described in the attached text was originally zoned inappropriately, and therefore modifications are needed to conserve these neighborhoods; and

WHEREAS, the Neighborhood Sector Development Plan for the Huning Castle and Raynolds Addition area has been developed with the assistance of a task force representing local interests, and in accordance with the needs and interests of area residents and property owners as expressed through public meetings; and

WHEREAS, The Environmental Planning Commission, in its advisory role on all matters related to planning, zoning, and environmental protection, has approved and recommended the adoption of the Huning Castle and Raynolds Addition Neighborhood Sector Development Plan at a public hearing October 30, 1980.

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

Section 1. The Huning Castle and Raynolds Addition Neighborhood Plan draft recommended by the Environmental Planning Commission is amended by substituting as pages 12 through 20 of the plan the attached language.

Section 2. The Huning Castle and Raynolds Addition Neighborhood Plan, is attached hereto and is hereby adopted as a guide to partial implementation of the Albuquerque/ Bernalillo County Comprehensive Plan.

Section 3. All development activities and improvement activities shall be guided by the neighborhood plan.

Section 4. The zoning changes as shown on Map 6 of the Huning Castle and Raynolds Addition Neighborhood Sector Development are hereby adopted.

Section 5. The Traffic Engineer shall implement the proposed traffic control plan and determine the effectiveness of the control plan and inform the Environmental Planning Commission of the results.

Section 6. The Transportation Department shall evaluate the long term uses of Lead Avenue and Coal Avenue west of 8th Street to determine if alternative routes are feasible for commuter traffic.

Section 7. A study of Central Avenue shall be performed, addressing land use, tranportation, economic development and landscaping, and focusing on the need for commercial revitalization and neighborhood conservation.

Section 8. The City Engineer shall initiate a sidewalk assessment district to repair deteriorated sidewalks and install new sidewalks as recommended in the text.

Section 9. Upon adoption of the Albuquerque Master Drainage Study by the City Council, drainage improvements in the Huning Castle and Raynolds Addition as recommended in the text shall be programmed.

PASSED AND ADOPTED THIS 19 TH day of JANUARY, 1981.

BY A VOTE OF 9 FOR AND 0 AGAINST

Marion M. Cottrell, President
City Council

APPROVED this 30 TH day of JANUARY 1981.

David Rusk, Mayor
City of Albuquerque

ATTEST:

City Clerk/Recorder

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I. INTRODUCTION

The area covered by the Huning Castle and Raynolds Addition is bounded approximately by Central Avenue on the north and west, 8th Street on the east, Gold Avenue on the north, Alcalde and the Rio Grande on the South. This area includes the Huning Castle and Raynolds Addition Neighborhoods and the residential area north of the Albuquerque Country Club. The area is surrounded by the Old Town, Downtown and North Barelas Neighborhoods and the downtown core of Albuquerque. Map 1 shows the Huning Castle and Raynolds Addition area in relation to the city. Map 2 shows the plan area in detail.

Planning Process

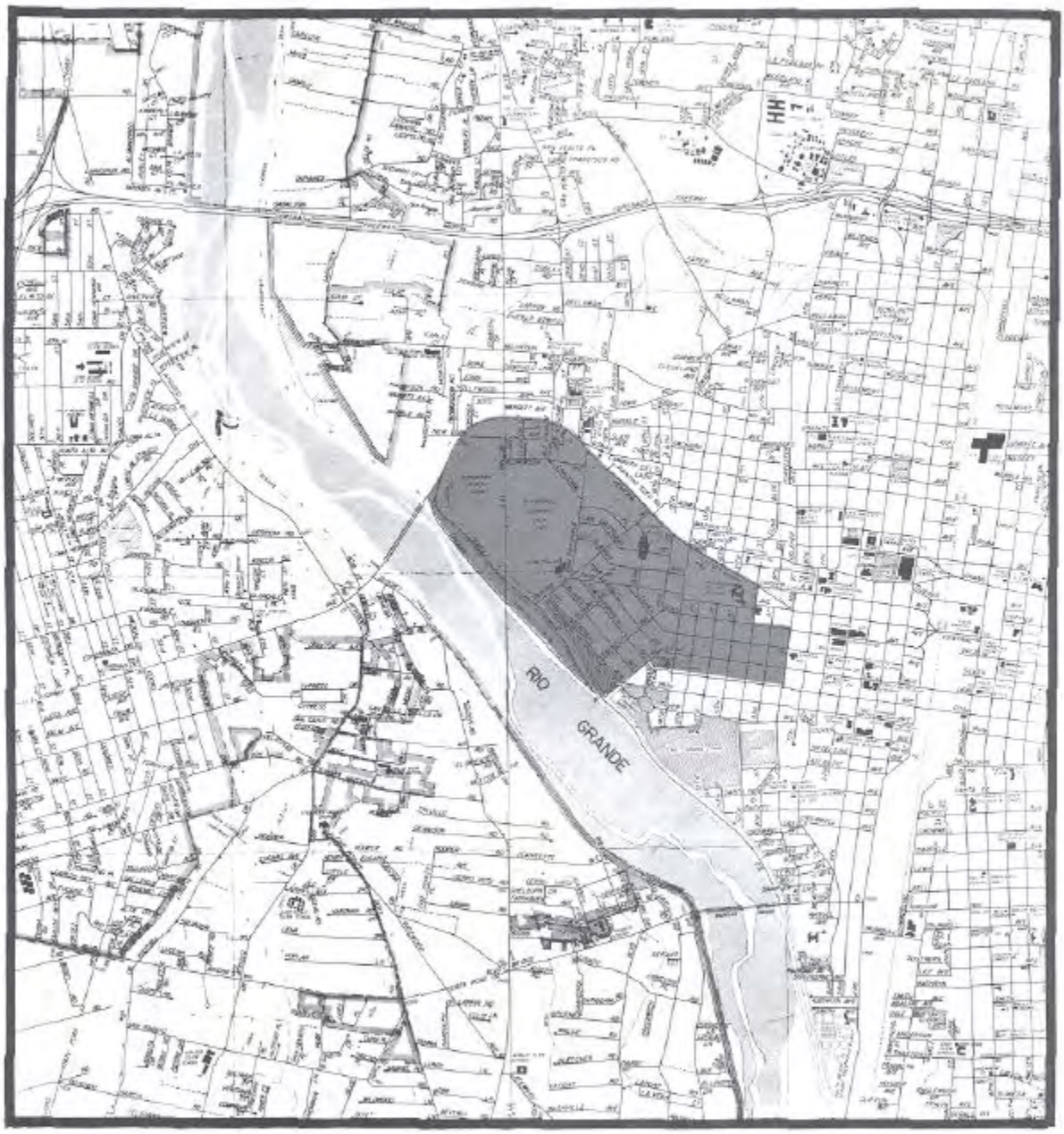
The development of a neighborhood plan for the Huning Castle/Raynolds Addition area was initiated by the Huning Castle Neighborhood Association. Major issues which prompted the initiation of the plan are transportation, zoning and land use. Additional issues were identified by area residents at community meetings.

A neighborhood planning task force composed of property owners, renters, homeowners, business people, and apartment owners reviewed the information gathered at the first community meeting and developed a work program outlining issues to be included in a study of the neighborhood. The task force advised planning staff throughout the development of a draft plan.

Four community meetings were held. The first meeting in March provided an opportunity for City staff to explain the planning process and to discuss area problems with the residents during the time that the plan was being prepared. Also, volunteers were recruited for the neighborhood planning task force. At the second meeting in May, the task force presented its work program. The work program identified the needs to be addressed in the plan and outlined activities to be carried out during the planning process. In July the task force presented the draft plan to the neighborhood. As a result of comments received during and after the third meeting, the task force revised its recommendations. A second draft of the plan was presented to the neighborhood at a fourth meeting. Throughout the development of the plan, every effort was made to notify all residents and property owners of community meetings and of the recommendations in the plan.

Purpose of the Plan

The purpose of a neighborhood plan is to define and propose solutions for problems in small areas of the city which need particular attention. Neighborhood plans may address a number of issues, including land use, zoning, transportation, parks, social services, and public facilities. Through the planning process, residents of the Huning Castle and Raynolds Addition neighborhoods have identified problems which have a negative effect on the livability of these neighborhoods. The plan outlines a strategy for maintaining the area's special qualities, including varied architectural styles, mature landscaping, and neighborhood scale.



MAP 1

HUNING CASTLE AND RAYNOLDS ADDITION NEIGHBORHOOD PLAN

Summary of Goals and Recommendations

I. Land Use and Zoning
   A. Objectives
      1. Revise current zoning to make it compatible with existing land uses.
      2. Evaluate development on Central Avenue to encourage mixed use, neighborhood oriented development.
      3. Use zoning to stabilize the residential character of the plan area and to enhance the positive aspects of the area, including its distinctive architecture, pleasant landscaping, and human scale.
   B. Recommendations
      1. Implement zoning changes as proposed in Map 6.

II. Transportation
   A. Objectives
      1. Reduce traffic volume and speed on local streets.
      2. Improve traffic flow in the area to promote the safety of residents.
      3. Reduce commuter parking on streets near downtown.
   B. Recommendations
      1. Implement a traffic control plan to slow transient traffic and divert it to major arterials.
      2. Raynolds Addition residents should initiate a proposal to limit daytime parking on residential streets.

III. Social Services
   A. Objectives
      1. Improve the quality of neighborhood schools.
      2. Reduce crime in the area.
      3. Provide housing within the area for elderly residents.
      4. Improve the quality of rental property in the area.
      5. Develop after school and pre-delinquency programs for youths.
      6. Reduce cruising, traffic, and drinking in the area parks.
      7. Retain Washington Middle School in the neighborhood.
   B. Recommendations
      1. Encourage resident cooperation with APS in improving the quality of Washington Middle School/community programs.
      2. Increase the use of the City of Albuquerque's Crime Prevention Program in the area.
      3. Provide housing for the elderly through new construction, renovation of existing structures, and a rental referral service.
      4. Disseminate landlord-tenant information through neighborhood organizations.
      5. Encourage the development of after school day care programs in conjunction with neighborhood schools.

IV. Parks
   A. Objectives
      1. Develop existing parks as neighborhood oriented parks.
   B. Recommendations

MAP 2
PLAN BOUNDARY

N

Scale: 0 500 1000

1. Continue neighborhood cooperation with the City Parks and Recreation Department in developing improvements to Kit Carson, Tingley, and Forest Parks.
2. Lease (by the City) land at the Washington Middle School Site for a playground for children in the Raynolds Addition.

V. Housing and Neighborhood Maintenance
   A. Objectives
      1. Improve the overall appearance of the area.
   B. Recommendations
      1. Organize the Raynolds Addition neighborhood so that residents become aware of ways to deal with problems of weeds and substandard housing. Provide residents with information about weed problems and substandard housing through neighborhood associations.

VI. Public Facilities
   A. Objectives
      1. Improve public facilities in the plan area.
   B. Recommendations
      1. Upgrade substandard water and sewer lines as streets are repaired.
      2. Install new sidewalks and repair of substandard sidewalks through initiation of a sidewalk assessment district.

VII. Economic Development
   A. Objectives
      1. Stablize and upgrade existing businesses.
      2. Encourage new neighborhood oriented commercial development
   B. Recommendations
      1. Implement an economic development strategy for commercial areas along Central Avenue.

VIII. Historic Preservation
   A. Objectives
      1. Preserve structures of historic significance.
   B. Recommendations
      1. Consider designation of the historic district identified in Map 11.

General Findings

1. A study of Central Avenue from the Rio Grande to downtown which incorporates land use, transportation, economic development and landscaping involving all adjacent neighborhoods should be made.

2. The SU-2 Special Use Zone should be expanded for use in Established Urban as well as Redeveloping Areas as identified in the Comprehensive Plan.

3. The long term plans for traffic flow around and through the Huning Castle and Raynolds Addition area should be evaluated. Routes to major traffic generators such as the Albuquerque Country Club, Albuquerque Little Theatre, and the Rio Grande Zoo should be studied so that adequate access can be provided with minimum impact on surrounding residential areas.

II. NEIGHBORHOOD HISTORY

The Huning Castle Neighborhood, sited between Old Town and New Town grew up around Albuquerque's second Country Club. The Country Club area was platted in March 1928 as the Huning Castle Addition. Attorney William Keleher and former city manager, A. R. Hebenstreit bought a large tract of land from the Huning family, whose famous 1880's home, the Huning Castle, stood until the 1950's. Keleher and Hebenstreit set the character of the addition by donating land for the Albuquerque Country Club. The two-story Mediterranean style club, built in 1928-29, undoubtedly contributed to the popularity of the fine California Mission, Mediterranean and Pueblo Revival Styles of homes in the district.

The Depression slowed down building in the area, but after the war the remaining lots quickly filled with large architect-designed homes. The neighborhood's focus is Laguna Boulevard, with its handsome median strip; indeed, the visual cohesiveness of the area is due as much to the fine landscaping as to the innate compatability of the architectural styles. Several homes in this area dating from the 20's and 30's have been accepted on the National Register of Historic Places for their fine design; they are outstanding examples of their styles, revealing clearly Albuquerque's evolution in responding to national trends and adapting them to a regional expression. Eventually, a small historic district may be appropriately nominated to the National Register.

The Raynolds Addition, to the east of the Huning Castle Addition, was originally filed in July 1912. In 1924 it was first identified on the cover of the Sanborn Insurance Map. The Raynolds Addition is made up of small homes and apartment courts which continue, on a much smaller scale, the Southwest Revival Style of the Huning Castle Addition. There are interesting examples of "craftsman" bungalows; 1910 Prairie School homes with broad, low, proportions; and brick cottages, as well as some of Albuquerque's earliest apartment buildings. The Eller Apartments, 115-27 - 8th Street N.W., were built in 1922 with a handsome facade which alternates brick pavilions and frame porches. The Washington Apartments, 1002-1008 Central S.W., have been altered little since their construction in 1916. They provide a good transition in scale and style between this section of Central and the neighborhood to the south. The Raynolds Addition with its 1922 George Washington Junior High, small neighborhood businesses on Park Avenue, increasingly convenient residences adjoining downtown, and architecturally coherent scale, presents a unique opportunity in Albuquerque for neighborhood conservation.

III. NEIGHBORHOOD PROFILE

The Huning Castle and Raynolds Addition area is socially and economically diverse. The Huning Castle Neighborhood developed as a high income residential area adjacent to the second Albuquerque Country Club. The Raynolds Addition developed as a mix of small single-family homes and garden apartments.

Population Characteristics

The population characteristics of the overall plan area are not significantly different from the city as a whole. However, as shown in Table 1, the Raynolds Addition and Huning Castle are distinctly different. The population of the Raynolds Addition is predominantly minority. Median income is lower and residents tend to be renters who are more mobile than the homeowners in Huning Castle.

Housing

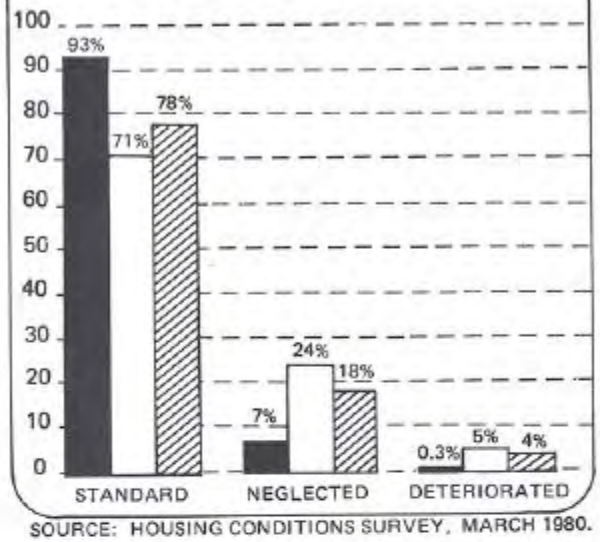
Housing conditions in both Huning Castle and the Raynolds Addition are good in relation to other areas near downtown (See Figure 1 and Map 3). In the Huning Castle area, 93% of all housing units are standard. Seven percent are slightly neglected. Only one structure, which needs a new roof, shows moderate neglect. In the Raynolds Addition, 76% of all structures are in standard condition; 23 percent exhibit some neglect; and one percent are deteriorated. No structure in either area is dilapidated.

In general, the housing stock in the Huning Castle and Raynolds Addition area is older than in the city as a whole (See Figure 2). Fifty percent of the housing units existing in 1970 were built before 1950. In the city, less than 30 percent of all housing units were built prior to 1950. However, new housing has been built at a steady pace since 1950, indicating the neighborhood's continuing desirability as a residential area.

The Huning Castle area is predominantly owner occupied (See Figure 3). Over 80 percent of the housing units in Huning Castle are single-family homes. In the Raynolds Addition, less than 30 percent of the total housing units are single-family (See Figure 4).

FIGURE 1

HOUSING CONDITIONS



SOURCE: HOUSING CONDITIONS SURVEY, MARCH 1980.

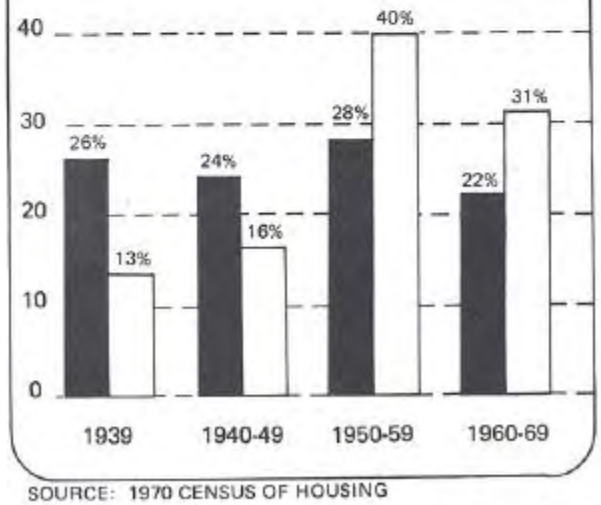
HUNING CASTLE

RAYNOLDS ADDITION

PLAN AREA

FIGURE 2

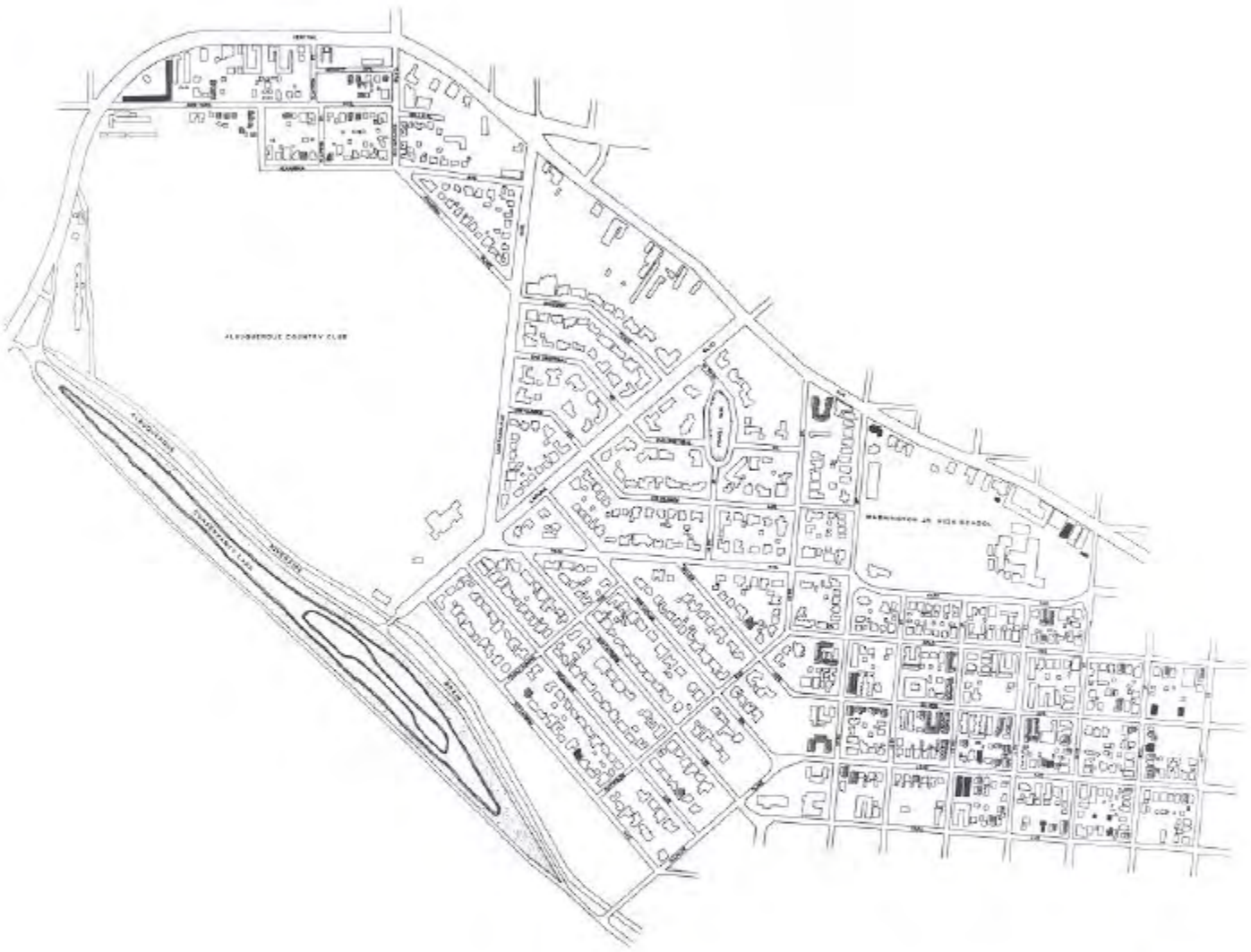
HOUSING AGE COMPARISONS



SOURCE: 1970 CENSUS OF HOUSING

CENSUS TRACT 22 (A portion of Census Tract 22 is not in the Plan Area).

CITY OF ALBUQUERQUE



MAP 3

HOUSING CONDITIONS

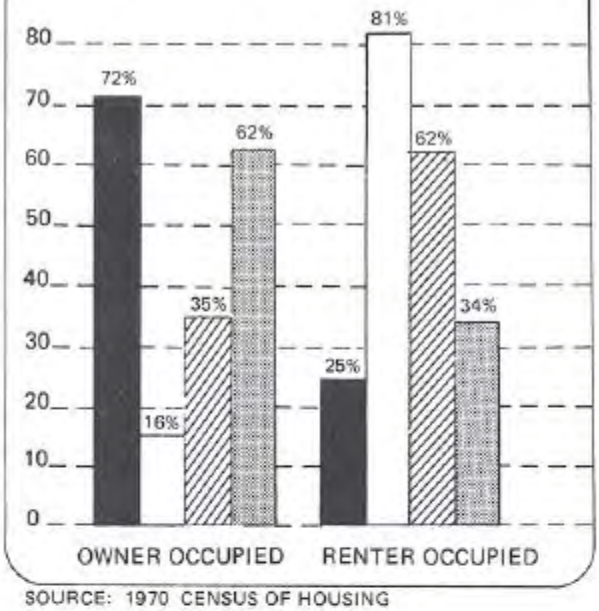
N

Scale: 0' 500' 1000'

- STANDARD OR NON-RESIDENTIAL
- NEGLECTED
- DETERIORATED

FIGURE 3

HOUSING OCCUPANCY

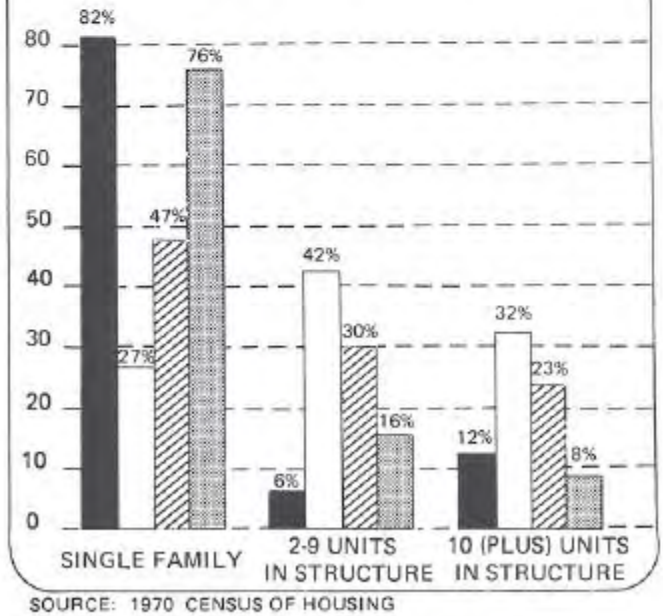


SOURCE: 1970 CENSUS OF HOUSING

HUNING CASTLE
RAYNOLDS ADDITION
PLAN AREA
CITY OF ALBUQUERQUE

FIGURE 4

DWELLING UNITS PER STRUCTURE



SOURCE: 1970 CENSUS OF HOUSING

HUNING CASTLE
RAYNOLDS ADDITION
PLAN AREA
CITY OF ALBUQUERQUE

A review of existing land use and current zoning in the plan area identified several cases where zoning is clearly inappropriate. Given changes in the long range outlook for development in the areas around downtown and the need to preserve residential areas to support activities in the downtown area, major objectives of the plan are to revise zoning to be compatible with existing land uses and, to the extent possible, to use zoning as a tool for stabilizing the neighborhoods.

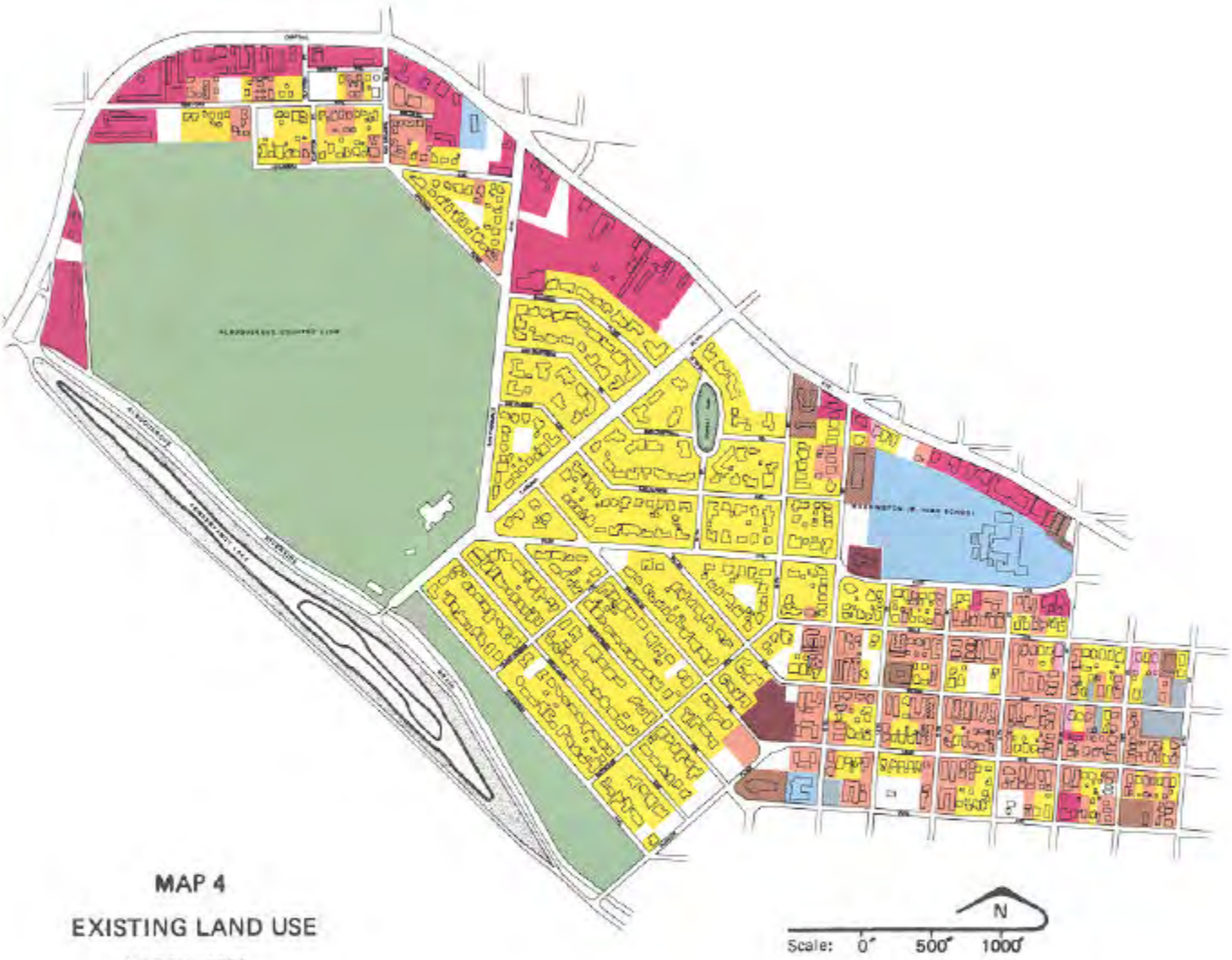
Map 4 and 5 indicate existing land use and zoning in the plan area as of March 1980. Map 6 shows proposed zoning for the plan area.

Proposed Zoning

This plan recommends that the Raynolds Addition be zoned SU-2, Special Neighborhood Zone, as provided for in the Comprehensive City Zoning Code, Article XIV, Chapter 7 of the Revised Ordinances of Albuquerque, New Mexico, 1974. The area was originally zoned 0-1, as Office/Institutional. Residential uses were permissive in the original 0-1 zone, which allowed the area to develop with residential uses predominant. In the early 1960's a text change to the zoning code made residential uses non-conforming in the 0-1 zone. In spite of the zoning, this area has remained a stable, well maintained residential neighborhood. The plan proposes that zoning be changed to reflect existing land use to insure the stability of the Raynolds Addition. The use of an SU-2 zone allows for protection of the area's special qualities. Parking is primarily off the alleys, allowing for landscaped front yards. Some office conversions have occurred near downtown, and a few structures were originally built as offices or commercial establishments. The style and scale of existing structures and the mature landscaping create a pleasant mixed residential area within walking distance of downtown. Zoning changes are intended to implement the goal of maintaining the existing scale of the neighborhood and front yard landscaping through height, density, setback, off-street parking, and landscaping requirements. A higher density mixed residential and office area between 8th and 9th Streets will provide a buffer between downtown core uses and the low density development in the Raynolds Addition west of 9th Street.

Other significant changes include the rezoning of lots on the west side of San Pasquale between Alhambra and Chacoma. These lots are currently zoned C-2, for Community Commercial Uses, but are primarily developed with single-family residences. It is recommended that the zoning be changed to R-1. The north side of New York Avenue is presently zoned for single-family residences, although the area is developed with a mixture of apartments and houses. It is recommended that zoning be changed from R-1 to R-LT to allow townhouse development on vacant lots. It is also recommended that vacant lots on the northwest side of Alcalde Place be zoned R-T for townhouses to encourage infill in this area.

Property on Central Avenue adjacent to the Huning Castle subdivision is currently zoned C-2. Much of this commercial land is vacant or marginally used. Many commercial buildings are vacant. Because this property directly abuts single-family homes, it is important to minimize negative impacts of development on Central Avenue. Because there is a need for housing near downtown, a mix of commercial and residential uses is suitable for this strip. It is recommended that the land on Central Avenue between San Pasquale and 15th Street be zoned SU-2 for low density apartments or limited commercial development. Commercial uses which would have a negative impact



MAP 4

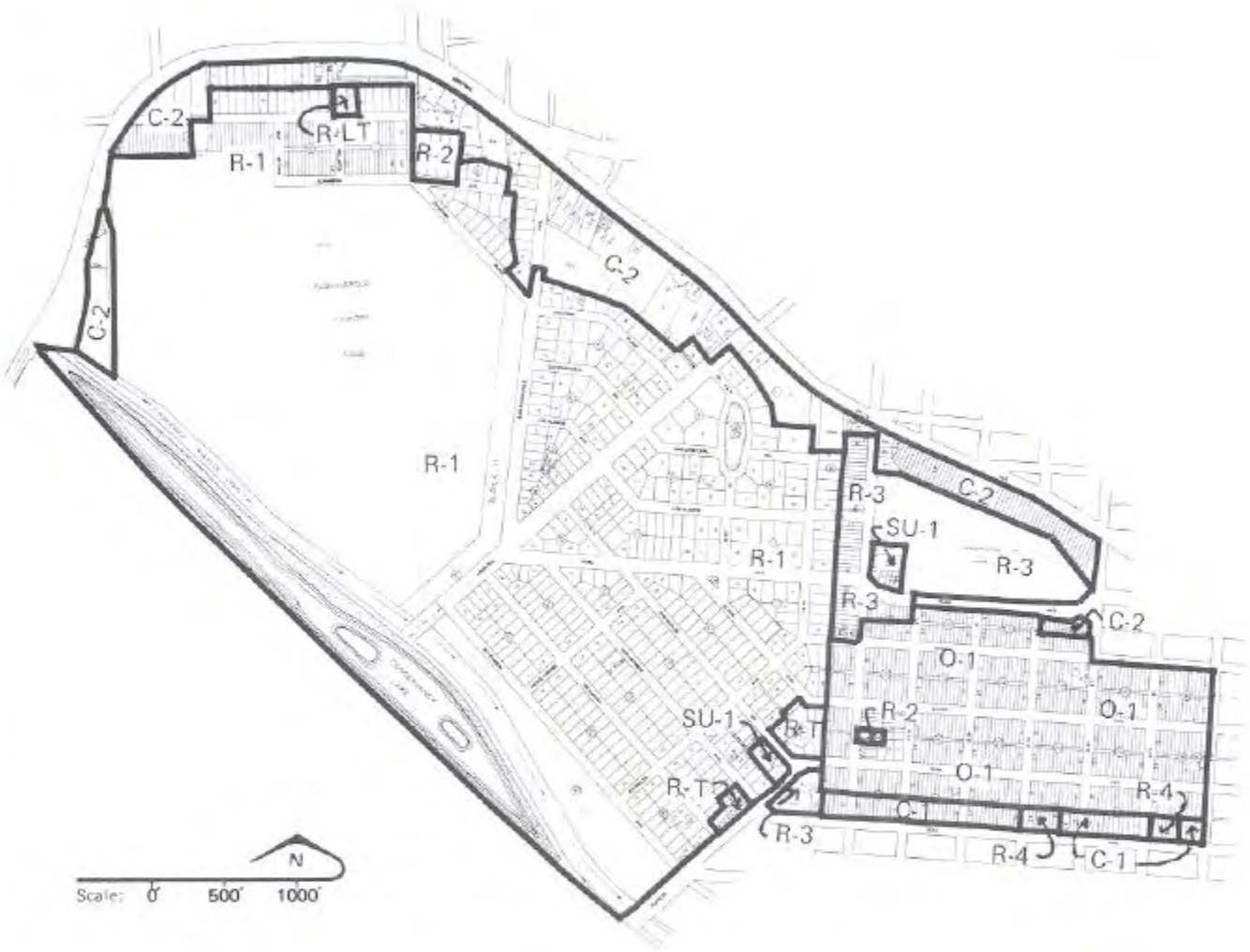
EXISTING LAND USE

MARCH , 1980

N

Scale: 0' 500' 1000'

- SINGLE FAMILY RESIDENTIAL
- LOW DENSITY APARTMENTS
- MEDIUM DENSITY APARTMENTS
- TOWNHOUSES
- COMMERCIAL
- OFFICE
- PUBLIC/SEMI-PUBLIC INSTITUTIONAL
- PARKING
- OPEN SPACE
- VACANT



MAP 5

EXISTING ZONING

OCTOBER, 1980

R-1 SINGLE FAMILY RESIDENTIAL
R-2 LOW DENSITY APARTMENTS
R-3 MEDIUM DENSITY APARTMENTS
R-4 HIGH DENSITY APARTMENTS
R-LT LIMITED TOWNHOUSES
R-T RESIDENTIAL TOWNHOUSES
O-1 OFFICE / INSTITUTIONAL
C-1 NEIGHBORHOOD COMMERCIAL
C-2 COMMUNITY COMMERCIAL
SU-1 SPECIAL USE

on the adjacent neighborhood in terms of traffic, noise, and litter are not allowed. Height, setback, density, and landscaping guidelines are intended to insure that new development will be in scale with existing development on Central Avenue and have a minimum impact on the adjacent neighborhood.

Major institutions in the area should be rezoned for special use. It is recommended that the zoning of the Washington Middle School be changed from R-3 to SU-1 for a school. Other major institutions should be rezoned as follows: Albuquerque Country Club (SU-1 for a country club and golf course), Albuquerque Little Theatre (SU-1 for a Little Theatre), and the Knights of Columbus Offices at 14th Street and Coal Avenue (SU-1 for a fraternal organization). This zone requires site plan approval for new development. Site plan review is necessary for large parcels of land because of the impact any development would have on the surrounding area.

Proposed zoning is as shown on Map 6. Requirements for the SU-2, Special Neighborhood Zone are as follows:

SU-2, Special Neighborhood Zone

MFR Multi-Family Residential Zone. This zone shall be the same as the R-2 Residential Zone in the Comprehensive City Zoning Code with the following exceptions:

1. Height. Structures shall not exceed 26 feet in height, except as provided in Section 40.C of the Comprehensive City Zoning Code.

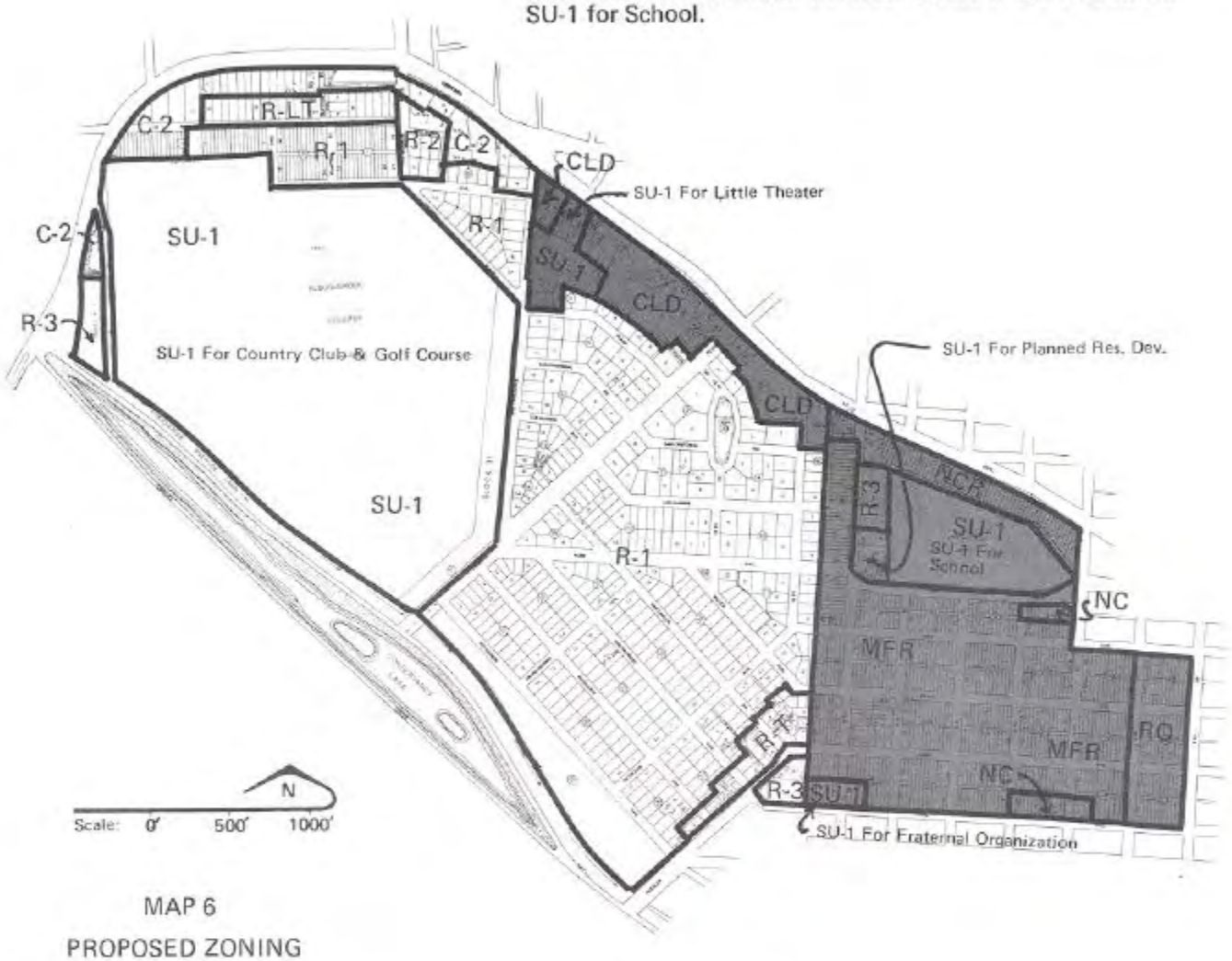
2. Lot Size. Minimum lot area shall be 6,000 square feet, except house and townhouse lots shall be as provided in the R-T zone of the Comprehensive City Zoning Code.

3. Off-Street Parking.
   a. Off-street parking shall be provided at the rear of property, with access from the alley. Existing garages and driveways may count toward the parking requirement.
   b. The off-street parking requirement for each dwelling is one space per bath but not less than one and one-fourth spaces. Otherwise, requirements of Section 40.A of the Comprehensive City Zoning Code shall apply.

4. Usable Open Space.
   a. Usable open space shall be provided in an amount equal to 400 square feet for each efficiency or one-bedroom dwelling unit, 500 square feet for each two-bedroom dwelling unit, and 600 square feet for each dwelling unit containing three or more bedrooms.
   b. When two or more dwelling units are hereafter constructed on any given lot, the development shall include landscaping of the ground-level usable open space according to a landscaping plan approved by the Zoning Enforcement Officer prior to issuance of a building permit. Landscaping shall be consistent with the character of the surrounding area, including grass, lawn, shrubs, and street trees. Southwestern style landscaping shall not necessarily be considered consistent with the character of the Raynolds Addition.

ERRATA SHEET
November 5, 1982

This map is provided as a replacement for Map 6 of the Huning Castle and Raynolds Addition Sector Development Plan. The published Map 6 failed to show an area properly labeled SU-1 for Planned Residential Development.
This area lies in the lower left hand corner of the area zoned SU-1 for School.



MAP 6

PROPOSED ZONING

R-1 SINGLE FAMILY RESIDENTIAL
R-2 LOW DENSITY APARTMENTS
R-3 MEDIUM DENSITY APARTMENTS
R-LT LIMITED TOWNHOUSES
R-T TOWNHOUSES
SU-1 SPECIAL USE
SU-2 SPECIAL NEIGHBORHOOD ZONE
MFR MULTI-FAMILY RESIDENTIAL
RO RESIDENTIAL OFFICE
NCR NEIGHBORHOOD COMMERCIAL RESIDENTIAL
NC NEIGHBORHOOD COMMERCIAL
CC COMMUNITY COMMERCIAL
CLD COMMERCIAL and/or LOW DENSITY APARTMENTS

RO Residential/Office Zone. This zone shall be the same as the R-3 Residential Zone in the Comprehensive City Zoning Code with the following exceptions:

1. Conditional Uses. Conditional uses include uses permissive in the 0-1 Office and Institution Zone and not permissive in the R-3 Residential Zone. Sign regulations shall be those in the 0-1 zone.

2. Lot Size. The minimum lot width for apartments shall be 150 feet, unless proposed development meets the requirements of the MFR zone, in which case regulations of the MFR zone shall apply.

3. Usable Open Space.
   a. Usable Open Space shall be provided on site in an amount equal to 200 square feet for each efficiency or one bedroom dwelling unit, 250 square feet for each two bedroom dwelling unit, and 300 square feet for each dwelling unit containing three or more bedrooms.
   b. Where an aggregate of two or more dwelling units is hereafter constructed on any given lot, the development shall include landscaping of the ground level usable open space, planted and maintained according to a landscaping plan approved by the Zoning Enforcement Officer prior to issuance of a building permit. Landscaping shall be consistent with the character of the surrounding area, including street trees, grass and shrubs. Southwestern style landscaping shall not necessarily be considered consistent with the character of the Raynolds Addition.

NCR Neighborhood Commercial/Residential. This zone provides suitable sites for commercial uses, houses, townhouses, and higher density apartments.

1. Permissive Uses.
   a. Uses permissive in the R-3 zone of the Comprehensive City Zoning Code.
   b. Uses permissive in the C-1 zone of the Comprehensive City Zoning Code with the following exception: No drive-through windows are allowed for restaurants or package liquor stores.
   c. In addition, the following uses are also permissive, provided no outdoor storage accompanies them: commercial health gymnasium; mortuary; motel or hotel; nursing or rest home; radio or television studio or station, provided no helicopter landing facility is allowed; retailing of alcoholic drink for consumption on premises.

2. Conditional Uses. Uses conditional in the R-3 and C-1 zones and not listed as permissive above.

3. Height. Height shall be as provided in the R-3 zone of the Comprehensive City Zoning Code.

4. Lot Size.
   a. The minimum lot width for residential development shall be 150 feet, unless proposed development meets the requirements of the MFR zone, in which case regulations of the MFR zone shall apply.
   b. No lot size requirement shall apply to non-residential development.

5. Setback. Setback shall be as provided in the C-1 zone.

6. Density. Density of residential development shall be as provided in the R-3 zone.

7. Off-street Parking. Off-street parking spaces shall be as provided in Section 40.A of the Comprehensive City Zoning Code.

8. Usable Open Space. Usable open space shall be provided on-site as required in the R-3 zone.

CLD Commercial/Low Density Apartment Zone. This zone provides suitable sites for houses, townhouses, low density apartments, and commercial uses.

1. Permissive uses.
   a. Uses permissive in the R-2 Zone of the Comprehensive City Zoning Code.
   b. Commercial uses as follows:
      Appliance store; art gallery; art supply store, auto supply store; bakery goods or confectionery shop; bank; bar; barber shop; beauty shop; book or stationery store (not an adult book store); catering; medical clinic; clothing store; club, lodge, or fraternal organization; church or other place of worship, including incidental educational and recreational facilities; day care center; dog obedience training school; dressmaking and tailoring; drug store; dry cleaning or clothes pressing establishment; drygoods store; florist shop; furniture store; garage for automotive repair, as long as repairs are done within a completely enclosed building at least 20 feet from any residential zone; grocery, fruit, vegetable, meat or fish market; delicatessen or super market; hardware store; commercial health gymnasium; insurance agency; interior decorating shop; jewelry store; library; medical or dental laboratory; museum; morturary; motel; musical instrument shop; newstand; nursing or rest home; office machines equipment sales and repair; office; package liquor store (not a drive-through); paint store; parking lot or structure (as a separate business); pawn shop; pet shop, provided there is no outside pen; picture framing shop; pharmacy; photocopy shop; photo equipment shop; physiotherapy office; prosthetic or corrective devices shop; public utility structure or use; radio or television studio or station, provided there is no helipad; real estate office; record shop; religious articles supply store; restaurant or cafe (not a drive-in or drive-through); savings and loan association; service station; school, including a private school which serves to provide basic education to children as is provided in public schools in grades K through 12 and excluding all other private schools; shoe store; shoeshine stand or shoe repair store; smoker's shop; sporting goods shop; temporary storage structure or yard for equipment material, or activity incidental to a specific construction project; studio for the instruction of music or dance; taxidermy shop.

2. Height. Structure height up to 26 feet shall be permitted at any location which is no closer than 50 feet from an adjacent R-1 zone. The height of any structure over 26 feet tall shall fall within a 25 degree angle plane from the

horizontal at the mean grade along each boundary abutting an R-1 zone. Otherwise, height shall be as provided in the R-1 zone, except that height should not exceed 46 feet.

3. Setback.
   a. There shall be a setback from Central Avenue of not less than 5 feet, a setback from Laguna Boulevard, 15th Street, and San Pasquale Avenue of not less than 10 feet, and a setback of 11 feet from the junction of a driveway or alley and a public sidewalk or planned public sidewalk location.
   b. No part of any swimming pool, refuse bin, or building shall be closer than 50 feet from an R-1 zone or 15 feet from any other lot line.

4. Density. A floor area ratio of .61 shall be the maximum permitted for residential development.

5. Landscaping.
   a. Extensive buffer landscaping between new development and adjacent homes shall be provided to minimize the impact of commercial and multi-family development on adjacent single family homes. The requirements of Section 40.J of the Comprehensive City Zoning Code shall be considered the minimum acceptable buffer.
   b. Front yard landscaping for residential development shall include street trees and a sight buffer from Central Avenue.
   c. Landscaping shall be used to break up large parking areas and muffle noise from Central Avenue.

6. Off-Street Parking. Off-street parking shall be as provided in Section 40.A of the Comprehensive City Zoning Code.

7. Usable Open Space. Usable open space for residential development shall be as provided in the R-2 Residential Zone in the Comprehensive Ciity Zoning Code.

8. Signs. At a maximum, signs shall be regulated the same as in the C-1 Neighborhood Commercial Zone. However, the number, height, size, design, and location of these signs shall be subject to review with the Site Development Plan, and these restrictions may be amended if necessary to meet the intent of this plan.

9. Site Development Plan Review and Approval Procedures. (Same as SU-1 Procedures).
   a. A Site Development Plan and preliminary Landscaping Plan shall be submitted for approval by the Planning Commission for new development on any site in this zone. The Planning Commission may delegate approval of the above plans to the City Planner. A final Landscaping Plan shall be approved by the City Planner prior to the issuance of a building permit.
   b. In approving a Site Development Plan, the Planning Commission may impose requirements as may be necessary to implement the purpose of this ordinance.

c. A certified copy of the Site Development Plan shall be kept in the Planning Division records so that it may be reviewed against an application for a building permit for any part of all of new development on a site in this zone.

d. The Planning Commission shall review the plan and progress of development at least every four years until it is fully implemented to determine if the plan should be amended.

e. The City Planner may approve minor changes to an approved Site Development Plan or Landscaping Plan if they are consistent with the use and other written requirements approved by the Planning Commission, if the buildings are of the same general size, the vehicular circulation is similar in its effect on adjacent property and streets, and the approving official finds that neither the City nor any person will be substantially aggrieved by the altered plan.

NC Neighborhood Commercial. Same as the C-1 Neighborhood Commercial Zone in the Comprehensive City Zoning Code and subject to the same regulations as that zone.

V. TRANSPORTATION AND TRAFFIC CONTROL

The development of a traffic control plan for the Huning Castle and Raynolds Addition neighborhoods was the result of two major complaints. First, excess traffic volume exists on local streets as a result of commuter traffic traveling to Central Avenue from Lead Avenue and from Central Avenue to Coal Avenue. Second, long straight streets in the area encourage speeding in off-peak hours. The neighborhood plan addresses the safety of traffic flow and the reduction of commuter parking on residential streets near downtown.

The proposed traffic control plan is intended to meet the stated objectives of reducing traffic and speed on problem streets without increasing traffic on other residential streets. If approved, the plan will be placed into action for a trial period. Re-evaluation of the traffic flow will take place at intervals during the trial period. If necessary, modifications of the control plan will be effected at this time. At the end of the trial period, a decision will be made by the Traffic Engineer to remove or modify the control measures or make them permanent. A general description of the plan is included below.

Traffic Control Plan Summary

Approach:

1. Improve routes for through traffic around Huning Castle and the Raynolds Addition.
2. Promote the use of these routes by restricting the entry of transient traffic into Huning Castle and the Raynolds Addition.
3. Conform to long range plans for traffic control in the area. (No detailed long range plans currently exist within the plan area. However, there are long range plans for improving the traffic flow on streets on the periphery of the plan area. In addition, a corridor which connects Lead to Coal to I-40 along 12th Street has been proposed for study in the Transportation Program for the Albuquerque Urban Area. Long Range plans are for Lead and Coal to carry traffic through downtown to 12th Street or on to Alcalde and Tingley for connection to Central Avenue.)

Constraints:

1. Lead Avenue and Coal Avenue are designated as principle arterials in the Long Range Major Street Plan for the Albuquerque Urban Area. Therefore, these streets are not considered for barricades or measures to slow traffic.
2. San Pasquale, Laguna, and Park Avenue serve as neighborhood collector streets and cannot be considered for barricades.

Design Criteria for Traffic Control Program:

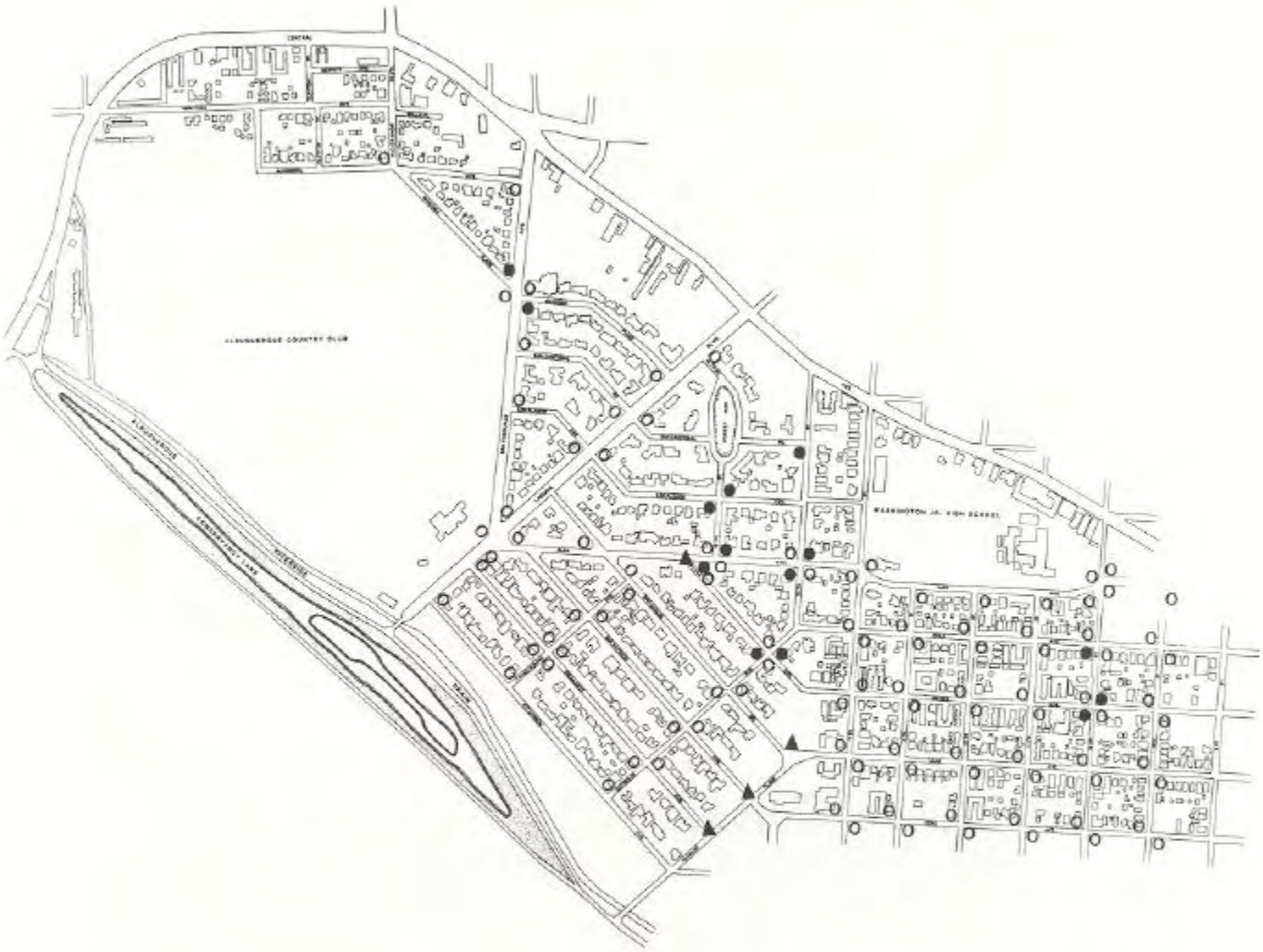
1. The general flow of traffic within the area (neighborhood traffic) should be only slightly affected.
2. The impact to current neighborhood entry/exit patterns should be minimized.
3. All current "non-problem" streets should be fully protected from any future traffic problems.
4. The current neighborhood collector streets (Parks, Laguna, and San Pasquale) will remain open to arterials. However, they will have additional resistence to traffic speed in the form of proper traffic control devices.

Implementation Criteria for Traffic Control Program:

1. The plan will be enacted on a temporary basis (180 days).
2. Traffic will be continuously monitored on streets in the area.
3. Re-evaluation and modification to the control measures will take place 60 and 120 days after implementation.
4. Traffic control measures will be retained or removed in accordance with study results after the 180 day trial period.

Description of the Traffic Control Plan (See Map 7):

1. West bound Lead traffic will be encouraged to use Copper and Central Avenue. The traffic flow on Central will be optimized by computer synchronization of traffic signals. It is expected that these will significantly reduce west bound traffic flow on Lead during all hours.
2. Other west bound traffic will be encouraged to utilize Alcade and Tingley through the use of a traffic channelization system at Alcalde and San Patricio. In conjunction with this system, right turns onto San Carlos, San Patricio, and Escalante will be prohibited through the use of partial barricades. A right turn will be allowed (for south Alcalde traffic) to Kit Carson. However, because of its distance from the traditional route and the number of turns and stops along Kit Carson, this route will be almost entirely avoided by commuters.
3. South bound Rio Grande traffic will be encouraged to use Central with the placement of a full barricade on Rio Grande south of Central. The traffic signals will be computer synchoronized for east bound Central traffic. It is expected that these measures will reduce the desirability of using a thoroughfare route through the Huning Castle area.
4. South bound traffic attempting to travel traditional east routes through the Huning Castle area to Coal and Alcalde south will be met with increased resistance in the form of stop signs and barricades on San Pasquale, San Carlos, Park and Silver. Further, traffic along the traditional east bound route along San Pasquale will not be allowed to traverse Alcalde. Also, south bound Laguna traffic would not be allowed to enter Escalante or Kit Carson. The increased resistance in the area will effectively encourage east bound transients to utilize Central Avenue.
5. The location of barricades and stop signs was made after careful consultation with residents throughout the area. If additional suggestions are forwarded at this time, it is possible to make minor alterations to suit specific desires. However, the overall plan is designed from a systems standpoint. Major alterations of certain key barricades have the potential of disabling the entire control program.
6. The numbers on the map near the streets indicate the current and projected average daily traffic volume. The largest number is the current figure. The projected volume was estimated using an engineering resistance analysis technique. These numbers are thought to be conservative estimates of volume of traffic within 60 to 90 days after installation of the control devices. It can be expected that volume counts will fluctuate widely during the initial days of the program.



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Scale: 0 500 1000

MAP 7

TRAFFIC CONTROL PLAN

TRAFFIC ENGINEERING DIVISION, OCTOBER, 1980

- o EXISTING STOP SIGNS
- ● PROPOSED STOP SIGNS
- ▲ PROPOSED BARRICADES

Recommendations for Further Study:

At the present time, Lead and Coal Avenues are designated as principal arterials in the Long Range Major Street Plan for the Albuquerque Urban Area. West of 8th Street, Lead Avenue narrows to a two-lane street with parking on both sides. Both Lead and Coal pass through predominantly residential areas west of 8th, and the high volume of traffic on those streets adversely impacts residential properties fronting Lead and Coal as well as the neighborhood to the west as commuters use local streets to reach Central Avenue.

Long term plans for traffic flow around and through the Huning Castle and Raynolds Addition Area should be re-evaluated. Routes to major traffic generators such as the Albuquerque Country Club, Albuquerque Little Theatre, and Rio Grande Zoo should be studied so that adequate access can be provided with minimum impact on surrounding residential areas.

Reduction of Parking on Residential Streets Near Downtown

Residents of the portion of the plan area nearest the downtown area have identified daytime commuter parking on residential streets as a problem. The construction of new office buildings by the Public Service Company of New Mexico and Mountain Bell Telephone Company and the renovation of an office within the plan area for use by city departments is expected to increase this problem. There are two options available for residents to reduce all day parking in the neighborhood. Permit parking has been used successfully in other neighborhoods. This solution would require a petition signed by neighborhood residents requesting permit parking, which would initiate a traffic engineering study to determine its eligibility. An alternative option is limited parking such as two-hour parking on residential streets during working hours. This would eliminate all day parking while providing parking for the offices in the Raynolds Addition. However, residents would have to park off the street during the day.

Members of the Raynolds Addition Neighborhood Association have expressed an interest in initiating a program to reduce commuter parking in their area. After a program has been initiated by the neighborhood, the city would be responsible for determining eligibility and implementing a parking program.

VI. SOCIAL SERVICES

Social Characteristics of the Neighborhood

There are an estimated 3,900 residents in the Huning Castle/Raynolds Addition Neighborhood in 1980 with 1,400 in the Huning Castle area and 2,500 in Raynolds Addition (Population Forecast by Data Analysis Sub-Zones, January, 1978, Albuquerque/Bernalillo County Planning Department). Differences in median income, adult median and mean age, education level, ethnicity and length of residency in the area exist between the two populations (See Table 1). Generally, Huning Castle residents can be described as older, living in larger households, living longer in the area and more likely to be Anglo than those in the Raynolds Addition. A higher education level is also noted in the Huning Castle area. The Raynolds Addition contains a more transient population. The statistics indicate that the Raynolds Addition population is likely to include younger individuals or families with more young children. The Urban Observatory samples of the two areas showed no blacks in either area.

In addition to this demographic description of the neighborhood, residents have characterized themselves as follows (This characterization reflects only the perceptions of those residents participating in the development of this plan): Generally, the Huning Castle area is experiencing an influx of young families with children, as long-time residents are chosing to move out of their homes to more carefree, low-maintenance living environments. Often both parents in these new households work. In the Raynolds Addition, residents have noted that young professionals, both single and couples, are moving into the area in increasing numbers. They are renting apartments in the area's many apartment buildings as well as buying homes. Raynolds Addition residents also feel that the many low-rent apartments in the area attract low-income people.

Identified Social Needs and Concerns of the Neighborhood

The Huning Castle/Raynolds Addition is not a neighborhood with the over whelming social needs that can be found in other parts of Albuquerque (the Community Development Neighborhoods, for example). Residents of both sub-areas of the neighborhood participating in the development of this plan were more concerned with zoning issues, traffic problems and physical amenities than they were with addressing social issues. However, several social issues did surface during the planning process and these are noted below:

1. Quality of Neighborhood Schools - Washington Middle School and Dolores Gonzales Elementary School serve this neighborhood. Residents have stated that, after elementary school many parents who can afford it send their children to private school rather than to Washington Middle School because of their negative perception of the quality of education provided there.

2. Home Burglaries - Residents of both areas are concerned for the safety of their property. Property crime is thought to be an increasing problem when adults are away at work and children are in school. Home burglary statistics show that home burglaries have declined over the past three years in the Huning Castle area, but are on the rise in the Raynolds Addition (See Table 2). This can be attributed to the more active participation of Huning Castle residents in the City Crime Prevention Program.

TABLE 1
DEMOGRAPHIC CHARACTERISTICS
of
HUNING CASTLE AND RAYNOLDS ADDITION

	Raynolds Addition	Huning Castle	Total
Sample size	65	50	115
Median Income	$10,714	$20,296	$15,350
Adult Age Statistics			
Mean Adult Age	44.7%	48.2%	46.2%
Median Adult Age	37.0%	50.4%	40.5%
Family Size			
Mean Size	2.09%	2.49%	2.26%
Median Size	1.59%	2.16%	2.02%
Educational Levels (percent)			
H. S. Diploma	89.1%	89.4%	89.2%
College Degree	31.3%	51.1%	39.6%
Population Groups (percent)			
By Household			
Anglo	61.3%	78.7%	68.8%
Hispano	33.9%	14.9%	25.7%
Black	0.0%	0.0%	0.0%
By Population			
Anglo	45.0%	76.8%	59.7%
Hispano	51.1%	17.9%	35.8%
Black	0.0%	0.0%	0.0%
Length of Residency			
Albuquerque Area			
Mean Years	21.0	29.9	24.9
Median Years	19.9	29.2	24.9
0-5 years (5)	28.6%	22.7%	26.0%
25 + years (%)	41.1%	59.1%	49.0%
Current Address			
Mean Years	6.2	13.7	9.8
Median Years	2.6	10.3	4.3

1 -- Household statistics weighted by family size.

Source: Albuquerque Urban Observatory telephone survey (1976-1980). Sampling and survey methodologies are by households.

TABLE 2

HOME BURGLARY STATISTICS

FOR HUNING CASTLE AND RAYNOLDS ADDITION

Number of Home Burglaries Reported Per Year

Year	Huning Castle	Raynolds Addition
1977	34	64
1978	27	57
1979	21	93

*Source: Albuquerque Crime Prevention Program

3. Housing Needs of the Elderly - Residents feel that there is not enough appropriate housing for those older residents who want to move from their single family dwelling to more care free housing, such as apartments or townhouses. Often, these elderly would like to stay in the neighborhood, but cannot because of a perceived lack of alternate housing.

4. Tenant-Landlord Relations - Residents, particularly in the Raynolds Addition, are concerned that landlords do not enforce rules and standards for their tenants. Unruly tenants and unkept rental property disturb adjacent property owners. Landlords would like to lease to more desirable tenants, such as the elderly.

5. Potential for Unsupervised and Delinquent Children and Youth - Working parents find the need for more day and after school care for their children. After school vandalism and mischief have been a problem and has the potential for increasing.

6. Social Impact of Cruising, Drinking in Neighborhood Parks and High Speed Traffic in the Neighborhood - Concerns about these land use and traffic issues were raised because they affect the safety and quality of life in the neighborhood. Residents have mixed feelings regarding the desirability of parks. They want parks to serve neighborhood residents.

Resources and Strategies for addressing Neighborhood Social Concerns

Residents of the Huning Castle/Raynolds Addition Neighborhood have access to many human services. Public services in or near the neighborhood include the New Mexico Employment Security Department West Central Office, the City-operated Barelas Senior Multi-Service Center, the Barelas Community Center and Fire Station No. 1 (with rescue unit). There are three residential programs in the area: the Casa Maria Shelter Care Home, the Reach-Out-to Jesus Rescue Mission and Our Lady Manor. Washington Middle School is centrally located in the area and Delores Gonzales Elementary School is not far outside the area. Three neighborhood parks, the Albuquerque Zoo and Tingley Beach on the neighborhood's western boundary provide recreational opportunities for the area. In addition, the neighborhood can take advantage of human service outreach programs such as the Crime Prevention Program.

Residents have been encouraged by APS to show their commitment to a neighbor-school by sending their youth to Washington Middle School. An active parent-teacher organization could work with existing delinquency prevention programs, several of which are funded by the City. (The development of land adjacent to Washington Middle School as a recreation area is discussed elsewhere in this plan.)

Social Responsibility of the Neighborhood

The social environment of the Huning Castle/Raynolds Addition Neighborhood is the responsibility of all its residents. That this neighborhood does not have severe social problems became evident during the development of this plan. Those social concerns of the neighborhood that were identified can be addressed through neighborhood initiative and self-help, as well as through cooperation among residents and human service providers in the City. In addition, Huning Castle/Raynolds Addition residents should consider their responsibility to the greater Albuquerque community. For example, the neighborhood associations could facilitate the location of residential treatment and other hard-to-locate programs which have had difficulty gaining neighborhood acceptance in the past.

VIII. PUBLIC IMPROVEMENTS

During the planning process, deficiencies in public facilities and services were identified, particularly in relation to parks, sidewalks, and water and sewer lines. The plan objective is to improve these facilities.

Parks

The plan area is well served by public parks. As shown in Map 8, Kit Carson, Tingley, Rio Grande, Robinson, and Forest Parks and the Rio Grande Zoo provide open space and recreational opportunities for area residents. However, because the parks in the area are regional in scale or are not developed as other than open space, existing parks are not satisfactory as neighborhood parks. The objective of the plan is to encourage the development of existing parks as neighborhood oriented parks. To some extent this has been accomplished at Kit Carson Park with the development of a playground area. It is recommended that the City consider leasing a small portion of the Washington Middle School Site as a play area for residents of the Raynolds Addition.

Public Facilities

Many of the water and sewer lines in the plan area were installed before 1950 and are of materials which are considered substandard at this time. When replacement funds are available, any necessary water or sewer line replacements are coordinated with the street rehabilitation program.

Sidewalks are missing or in need of repair throughout the plan area. Map 9 indicates locations where new sidewalks should be installed and where existing sidewalks need to be repaired. A sidewalk assessment district should be initiated by the City to ensure that sidewalk deficiencies are corrected.

Several streets in the Huning Castle and Raynolds Addition Neighborhoods have been identified as having flooding problems during rainstorms. A draft of the Albuquerque Master Drainage Study identifies a number of areas which are considered to be 100 year flood hazard areas. To alleviate flooding, new storm drains along Kit Carson, Laguna, and Iron will tie to the existing storm drain system. The draft study also proposes the construction of a pump station at the Albuquerque Riverside Drain south of the intersection of Kit Carson and Alcalde to provide an efficient relief system.

Construction of the drainage improvements proposed for this area is considered a high priority in the City's Capital Improvements Program. When the Albuquerque Master Drainage Study is adopted by the City Council, construction of the recommended improvements will be programmed.

MAP 8

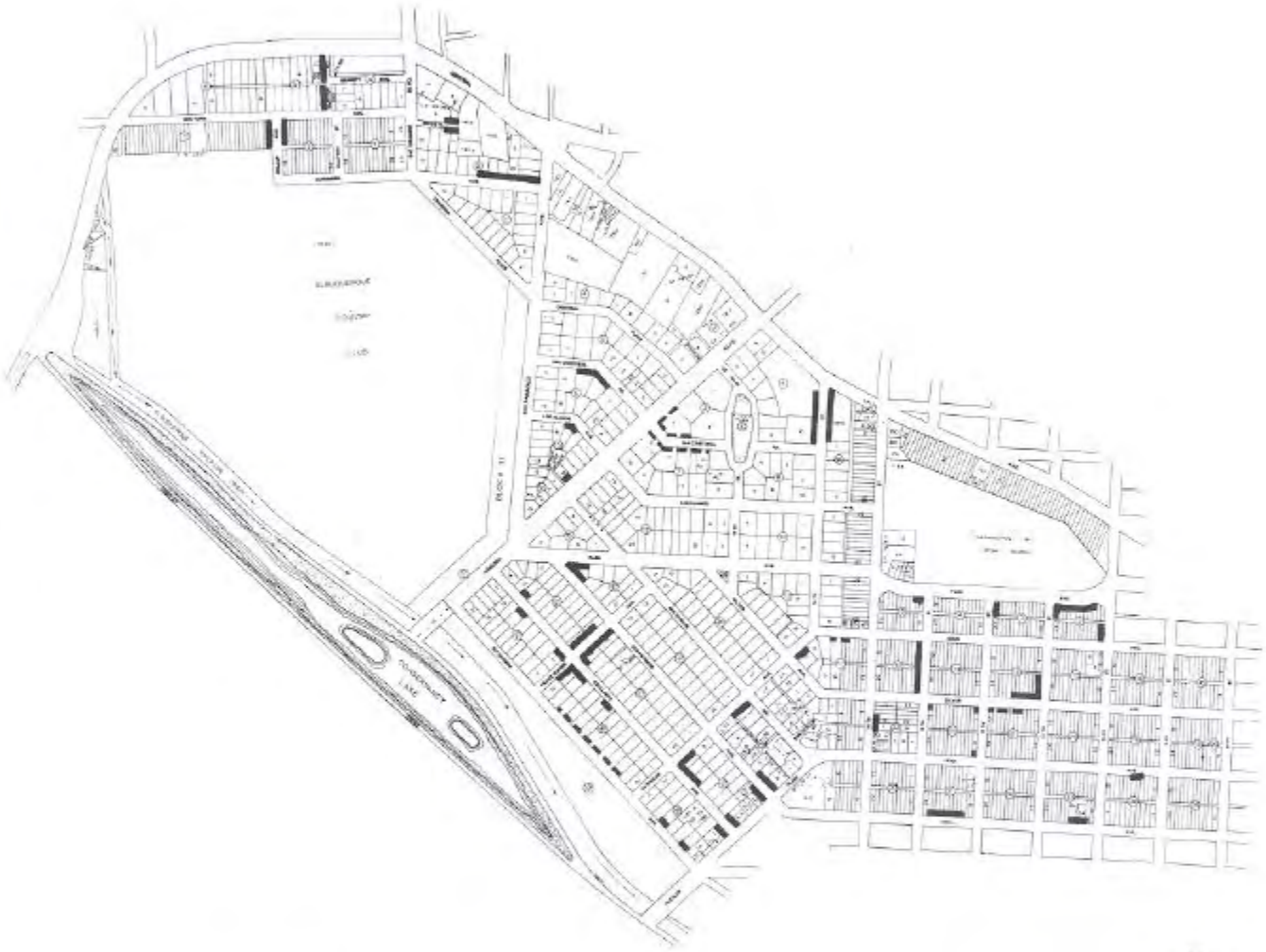
PUBLIC PARKS

SERVING THE PLAN AREA

1 TINGLEY BEACH
2 KIT CARSON PARK
3 FOREST PARK
4 RIO GRANDE PARK
5 RIO GRANDE ZOO
6 ROBINSON PARK
7 SAN GABRIEL PARK

N

Scale: 0' 500' 1000'



N

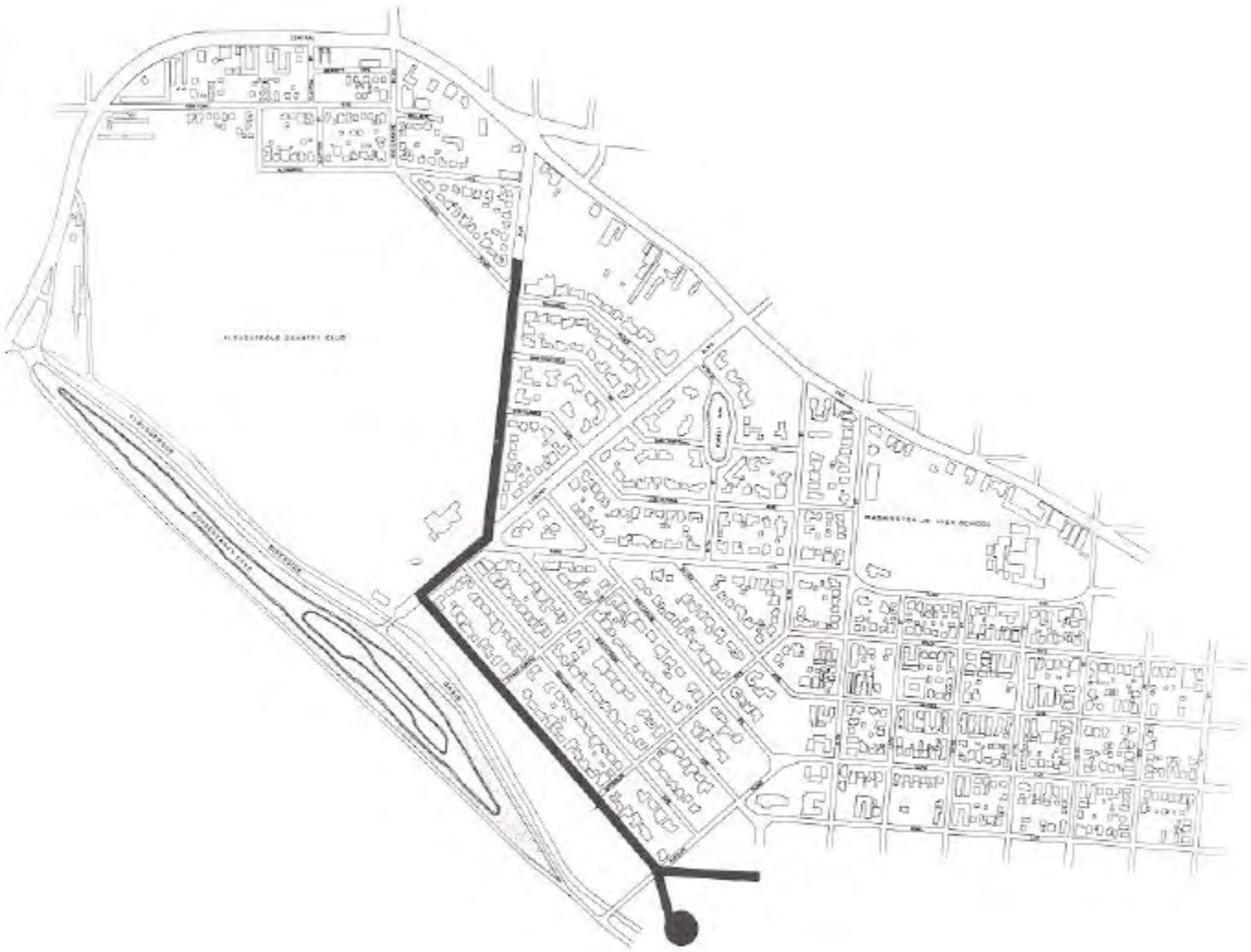
Scale: 0' 500' 1000'

MAP 9

PUBLIC FACILITIES CONDITIONS

SIDEWALKS MISSING

SIDEWALKS NEEDING REPAIR



MAP 10

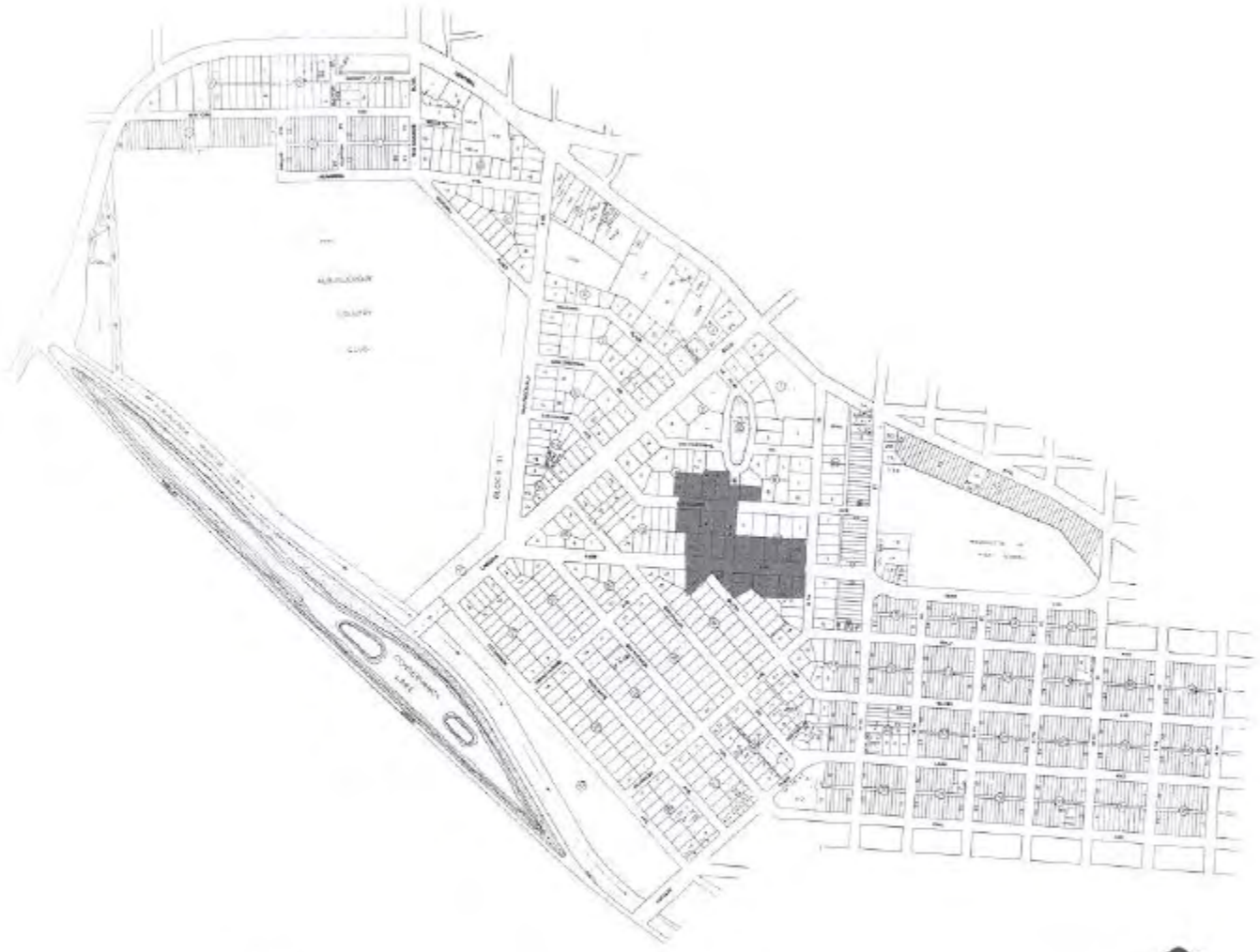
PROPOSED DRAINAGE IMPROVEMENTS

NEW STORM DRAINS

PUMP STATIONS

N

Scale: 0 500' 1000'



MAP 11
PROPOSED HISTORIC DISTRICT

VIII. HISTORIC PRESERVATION

The plan area was surveyed to determine the potential for historic preservation activity in the area. A small district of outstanding examples of Mediterranean style architecture was identified in the area surrounding 16th Street and Park Avenue. The potential historic district is shown on Map 11 and Map 12. Significant structures within the district were identified by the survey. The survey also identified individual structures of national, state or local significance outside the proposed historic district but within the Huning Castle and Raynolds Addition Neighborhoods. Both the district and significant individual structures may be eligible for listing on the National Register of Historic Places. Nominations for historic designation will be submitted during the next year to the State Cultural Properties Review Commission.

The National Register of Historic Places is the official list of the nation's cultural resources, including historic districts and individual structures which are worthy of preservation. Listing in the National Register of Historic Places provides the following benefits for property owners:

- Owners of private property listed on the National Register are eligible for Federal grants-in-aid for historic preservation through state programs
- Listing provides protection for historic structures by requiring comments from the Advisory Council on Historic Preservation on the effect of federally assisted projects on these resources.
- Owners who rehabilitate certified properties are eligible for federal and state tax benefits.