



S o u t h M a r t i n e z t o w n

S e c t o r D e v e l o p m e n t P l a n

Adopted October 1995

CITY of ALBUQUERQUE

FIFTEENTH COUNCIL

COUNCIL BILL NO. F/S R-01-288

ENACTMENT NO.

59-2002SPONSORED BY: **ERIC GRIEGO**

RESOLUTION

AMENDING THE MARTINEZTOWN SECTOR DEVELOPMENT PLAN TO PROHIBIT NEW OFF-STREET COMMERCIAL SURFACE PARKING LOTS AS A PERMISSIVE USE OR CONDITIONAL USE IN THE FOLLOWING ZONES: SM:RC RESIDENTIAL/COMMERCIAL ZONE, SM:O-1 OFFICE AND INSTITUTION ZONE AND SM:C-1 NEIGHBORHOOD COMMERCIAL ZONE.

WHEREAS, the City of Albuquerque originally adopted the South Martineztown Sector Development Plan in 1995 through action on Council Resolution R-296, Enactment Number 138-1995; and

WHEREAS, the South Martineztown Sector Development Plan addressed the conservation and stabilization of the South Martineztown neighborhood; and

WHEREAS, the City of Albuquerque adopted the Downtown 2010 Sector Development Plan in 2000 through Council Resolution R-21, Enactment Number 50-2000; 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 Downtown 2010 Sector Development Plan provided a "park once" plan which will accommodate Downtown parking within 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

1 WHEREAS, this sector development plan amendment is not a zone map
2 amendment, however, if the sector plan amendment is at any time deemed to be
3 a zone map amendment, the Council finds that there are changed neighborhood
4 and community conditions that would justify a zone map amendment including,
5 but not limited to, the redevelopment of Old Albuquerque High School, the
6 addition of the Heart Hospital of New Mexico to the St. Joseph's Hospital
7 campus, and the commercial development of property at the southeast corner of
8 Broadway and Lomas Boulevards, all of which have caused increased pressure in
9 the Sector Plan Area for commercial surface parking lots; and

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

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

14 Section 1. That Section C.2 (Land Use Categories) of Chapter IV (Land Use
15 and Zoning Policies) of the South Martineztown Sector Development Plan be
16 amended as follows:

17 A. On page 40, the SM:RC RESIDENTIAL/COMMERCIAL ZONE is
18 amended to read:

19 "The RC Land Use corresponds to the RC Zone in the Comprehensive City
20 Zoning Code and is subject to the same regulations as that zone with the
21 following exceptions:

22 A. Permissive Uses:

23 1. Non-residential uses listed as permissive are not limited by floor
24 area.

25 2. No commercial surface parking lot is allowed."

26 B. On page 42, the SM: O-1 OFFICE AND INSTITUTION ZONE is
27 amended to read:

28 "The O-1 Land Use corresponds to the O-1 Zone in the Comprehensive City
29 Zoning Code and is subject to the same regulations as that zone with the
30 following exception: No commercial surface parking lot is allowed."

31 C. On page 42, the SM: C-1 NEIGHBORHOOD COMMERCIAL
32 ZONE is amended to read:

1 "The SM:C-1 Land Use corresponds to the C-1 Zone in the Comprehensive
2 Zoning Code with the following exception: No commercial surface parking lot is
3 allowed."

4 Section 2. Off-street parking, defined in Section 14-16-1-5 of the City of
5 Albuquerque Comprehensive Zoning Code as an area used for required temporary
6 parking regulated by Section 14-16-3-1, is not disallowed by this resolution.
7 Provisions for landscaping for off-street parking are provided in Section 14-16-3-
8 10 ROA 1994 of the Zoning Code.

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

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

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1 PASSED AND ADOPTED THIS 17TH DAY OF JUNE, 2002
2 BY A VOTE OF: 7 FOR 0 AGAINST.

4 Yes: 7

5 Excused: V. Griego, Cummins

10 Brad Winter

11 Brad Winter, President

12 City Council

16 APPROVED THIS 28 DAY OF June, 2002

18 F/S Bill No. R-01-288

19 

21 Martin Chávez, Mayor

22 City of Albuquerque

24 ATTEST:

25 Ramon Alf

27 City Clerk

CITY of ALBUQUERQUE
ELEVENTH COUNCIL

COUNCIL BILL NO.

R-296

ENACTMENT NO.

138-1995

SPONSORED BY:

Steve D. Gallegos

RESOLUTION

ADOPTING THE SOUTH MARTINEZTOWN SECTOR DEVELOPMENT PLAN, REPEALING THE 1973 MARTINEZTOWN URBAN RENEWAL PLAN, AND ESTABLISHING SU-2 ZONING FOR THE SOUTH MARTINEZTOWN NEIGHBORHOOD.

WHEREAS, the City Council, the governing body of the City of Albuquerque, has the authority to adopt plans and zoning within its planning and platting jurisdiction, as specified by Articles 19 and 21 of New Mexico Statutes Annotated 1978, and by the City Charter as allowed under home rule provisions of the Constitution of New Mexico; and

WHEREAS, the South Martineztown area of Albuquerque is designated by the Albuquerque/Bernalillo County Comprehensive Plan as both a Central Urban and an Established Urban Area with Goals to recognize and enhance the character of residential neighborhoods and to create a quality urban environment; and

WHEREAS, the 1973 Martineztown Urban Renewal Plan, adopted 26 March 1973, describes land uses and processes applicable to the planning and implementation of a now defunct Neighborhood Development Program; and

WHEREAS, in response to current needs and trends in the area, the South Martineztown Sector Development Plan offers recommendations for improvements related to security, transportation, housing, parks and recreation, social services and facilities, education, utilities and infrastructure; and

WHEREAS, the South Martineztown Sector Development Plan includes updated zoning that more closely conforms to current land use

Underscored Material - New
[Bracketed Material] - Deletion

1 conditions than the zoning previously established for this area; and

2 WHEREAS, the City Planning Department and the project consultant
3 have received substantial public input in developing the Plan including
4 the completion of a detailed citizen satisfaction survey and a series
5 of neighborhood meetings coordinated with the neighborhood association,
6 the Citizens Information Committee of Martineztown (CICM); and

7 WHEREAS, the Environmental Planning Commission, in its advisory
8 role on all matters related to planning, zoning and environmental
9 protection, has approved and recommends adoption of the South
10 Martineztown Sector Development Plan.

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

13 Section 1. The South Martineztown Sector Development Plan,
14 attached hereto and made a part hereof, is hereby adopted as a land use
15 control pursuant to the Albuquerque/Bernalillo County Comprehensive
16 Plan and the Comprehensive City Zoning Code.

17 Section 2. The figure in the Plan entitled "South Martineztown
18 Sector Development Plan Map - ZONING" and the text of the "D. Zoning"
19 section of the Plan are adopted as an extension of the Zoning Code and
20 its zone map.

21 Section 3. The attached South Martineztown Sector Development
22 Plan is adopted as a detailed plan consistent with and leading to
23 implementation of Central Urban Area and Established Urban Area
24 policies of the Albuquerque/Bernalillo County Comprehensive Plan.
25 Private and public development activities in the South Martineztown
26 area, including capital projects, shall conform to the Sector
27 Development Plan and to the Comprehensive Plan.

28 Section 4. Within 6 (six) months of adoption of the South
29 Martineztown Sector Development Plan, a zoning compliance study of the
30 South Martineztown neighborhood will be conducted by the Zoning
31 Enforcement office of the City Planning Department. Properties will be
32 examined to determine compliance with zoning regulations that existed
33 prior to adoption of this plan. Appropriate enforcement action will be

1 taken to any properties in non-compliance.

2 Section 5. The Martineztown Urban Renewal Plan as adopted in 1973
3 is hereby repealed and replaced with the attached South Martineztown
4 Sector Development Plan. In the event of conflicting statements
5 between the two plans, the newer attached plan shall govern.

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Underscored Material - New
[Bracketed Material] - Deletion

REPEALED (R-17-213)

PASSED AND ADOPTED THIS 18th DAY OF October, 1995
BY A VOTE OF: 9 FOR 0 AGAINST.


Vincent E. Griego, President
City Council

APPROVED THIS 1ST DAY OF November, 1995


Martin J. Chavez, Mayor
City of Albuquerque

ATTEST:


City Clerk

Underscored Material - New
[Bracketed Material] - Deletion

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Vicky Fisher, Deputy CAO

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The South Martineztown Sector Development Plan was adopted by the Albuquerque City Council on October, 16 1995.

IMPORTANT NOTE

This Plan includes maps showing property zoning and platting which is dated as of the Plan's adoption. Refer to the Albuquerque Geographic Information System or current Zone Atlas for up-to-date zoning and platting information.

REPEALED (R-17-213)

Acknowledgments

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Rick Miera, State Representative
Eugenia Cabiedes, Martineztown House of Neighborly Service
Emma Armendariz, Principal, Longfellow Elementary School
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Consultant

This plan was developed by Paulsen & Associates under contract with the City of Albuquerque.

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North (6/95)

South Martineztown Sector Development Plan Map

VICINITY

South Martineztown Neighborhood
(map locates neighborhood within the metropolitan context)

I. Introduction

A. Overview

South Martineztown is a small, compact residential neighborhood located just east of Albuquerque's downtown business district. It's population is approximately 428. The neighborhood contains a mixture of land use activities including an elementary school, a park, several office buildings, a few commercial establishments and a mix of housing types. Nonresidential uses are located primarily along the edge of the neighborhood. The St. Joseph Medical Center, a regional medical complex, borders the neighborhood to the east. South Martineztown is in close proximity to a variety of other intensive land use activities and it is surrounded by high-volume arterial roadways. It is a residential enclave within Albuquerque's inner city.

The South Martineztown Sector Development Plan is the official guide for future development and redevelopment of the South Martineztown area. The Plan establishes zoning and land use policies and recommends actions that address neighborhood issues. Plan recommendations span a range of issues, including the provision of various governmental and social services and the provision of infrastructure. While the Plan guides City government programs and projects within the area, it is designed as a strategic document to be used by the neighborhood in charting its future. In large measure, the Plan was developed by the neighborhood. It is based on neighborhood concerns and objectives identified through an extensive citizen participation process. Successful implementation will require cooperation between the neighborhood and various governmental agencies along with ongoing commitment by the neighborhood to initiate, coordinate and monitor the recommended actions.

The South Martineztown Sector Development Plan was initiated in response to a request from the Citizen's Information Committee of Martineztown (CICM) to the City of Albuquerque that a Sector Development Plan be developed for the neighborhood. Neighborhood leaders felt that area zoning required updating and that numerous neighborhood issues required attention. The last comprehensive planning effort culminated in 1973 with official adoption of The Martineztown Urban Renewal Plan. This document identified a comprehensive Urban Renewal Program for the neighborhood. It detailed extensive redevelopment, including the building of homes and apartments, relocation of residents, extensive replatting of property and the realignment and reconstruction of area streets and related infrastructure. The neighborhood was rebuilt in the 1970s following this planning effort. The Martineztown Urban Renewal Plan was the official guide for neighborhood development for over 20 years. It is replaced and superseded with adoption of the South Martineztown Sector Development Plan.

The South Martineztown Sector Development Plan is a rank three plan. It conforms to the Albuquerque/Bernalillo County Comprehensive Plan which provides overall planning guidance for the Albuquerque region and outlines policies for growth, development and the provision of services. Sector development plans serve as official guides for new development, redevelopment and neighborhood conservation within designated neighborhood areas. The South Martineztown Sector Development Plan establishes official City policies within the designated boundaries of the South Martineztown area.

The planning effort for The South Martineztown Sector Development Plan has been guided by the general goal for Central Urban Areas as articulated in the Albuquerque/Bernalillo County Comprehensive Plan:

"...to create a quality urban environment which perpetuates the tradition of identifiable, individual but integrated communities within the metropolitan area and which offers variety and maximum choice in housing, transportation, work areas, and life styles, while creating a visually pleasing built environment."

The intention of the South Martineztown Sector Development Plan is to preserve and enhance an identifiable and unique Albuquerque neighborhood. The plan articulates a strategy to retain the neighborhood's qualities while integrating the neighborhood into the larger metropolitan context.

B. Boundaries

General

Boundaries of South Martineztown were established in 1973 with adoption of the Martineztown Urban Renewal Plan. This plan outlined a Neighborhood Development Program authorizing the use of federal Urban Renewal funds to redevelop neighborhood infrastructure and housing. The South Martineztown Sector Development Plan generally follows the boundaries established by the Martineztown Urban Renewal Plan. The boundaries differ slightly in that the original plan included the right-of-way of bordering arterial roadways in the plan area. The sector development plan does not. This slight difference in boundaries does not impact the regulatory capacity of the sector development plan. Refer to the Boundary map on the next page.

The South Martineztown Sector Development Plan area is generally bounded by Lomas Boulevard on the north, Broadway Boulevard on the west, Dr. Martin Luther King, Jr. Avenue on the south, the St. Joseph Medical Center property on the east and southeast, and a two-block section of High Street in the northeast corner of the neighborhood.

Longfellow Elementary School is within the boundaries of this plan and within the boundaries of the St. Joseph Sector Development Plan. This overlap subjects the site to the regulations of both plans—a circumstance which does not result in policy or regulatory conflicts. Since this property is owned by Albuquerque Public Schools, municipal land use regulations are not binding on this site.

Legal

Beginning at the intersection of the south right-of-way line of Lomas Boulevard, NE and the east right-of-way line of Broadway Boulevard, NE

Thence, east along the south right-of-way line of Lomas Boulevard to its intersection with the east right-of-way line of High Street, NE

Thence, south along the east right-of-way line of High Street, and continuing south along the line established by the High Street right-of-way through the reconfigured intersection/closure of High and Fruit streets following the east right-of-way of High Street to its intersection with the south boundary of Martineztown Park.

Thence, west along the south boundary of Martineztown Park to its intersection with the west right-of-way line of Walter Street, NE

Thence, south along the west right-of-way line of Walter Street to its intersection with the north right-of-way line of Dr. Martin Luther King, Jr. Avenue, NE

Thence, west along the north right-of-way line of Dr. Martin Luther King, Jr. Avenue to its intersection with the east right-of-way line of Broadway Boulevard.

Thence, north along the east right-of-way line of Broadway Boulevard to the south right-of-way line of Lomas Boulevard and the place of beginning, containing approximately 48 acres.

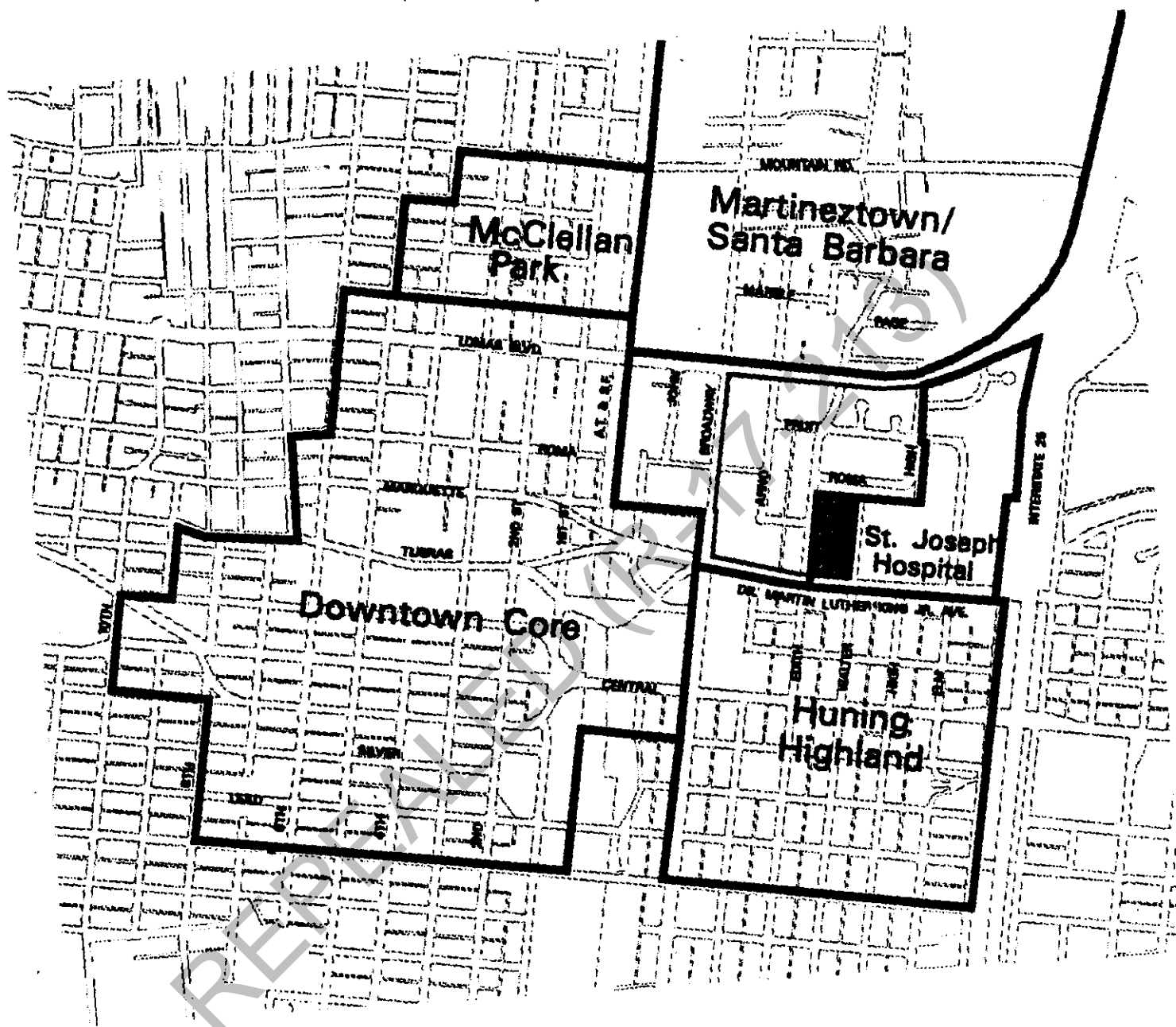


South Martineztown Sector Development Plan Map

SECTOR PLAN BOUNDARY

North (6/95)

South Martineztown Sector Plan Boundary



North (6/95)

South Martineztown Sector Development Plan Map

SURROUNDING SECTOR PLAN AREAS

- South Martineztown Sector Plan Boundary
- - - Surrounding Sector Plan Areas
- Overlapping Boundary Areas

C. Neighborhood Vision: Goals & Objectives

At the first in a series of neighborhood meetings, participants were asked to develop a vision for the neighborhood's future. The community responded to the question: "What do you want your neighborhood to be like five years from now?" The purpose of exploring this question was to establish an overall direction for the planning process and give participants the opportunity to openly explore ideas in a way that would lead to new possibilities for positive change.

Many residents felt that the neighborhood's vision was articulated in 1971 by the Martineztown Community Plan. This plan was developed by the community. It became the basis for the Martineztown Urban Renewal Plan, which was officially adopted in 1973. During the Sector Plan process, there was consensus among participants that the vision developed for the Martineztown Community Plan remained valid, and that the existing challenge was to refine this earlier vision and ensure that it is sustained into the future.

1. Neighborhood Vision Statement

South Martineztown in the year 2000:

South Martineztown shall be a clean, attractive, safe and diverse community, a place where people want to live. It is a model of neighborhood livability for Albuquerque.

This vision statement has guided the planning process and provides an overall direction for the neighborhood's future. The statement encapsulates the values and commitments of the citizens of South Martineztown.

2. Planning Goals:

The following planning goals establish a framework for the development of this plan and its recommendations:

- **Preserve and protect the residential integrity of the neighborhood.**
- **Protect the neighborhood from potentially harmful impacts of new development within the neighborhood and in the vicinity.**
- **Reduce crime and ensure the safety of residents and visitors.**
- **Prevent the intrusion of outside parking and traffic within the neighborhood.**
- **Maintain a safe, convenient and visually pleasing pedestrian environment, ensuring adequate facilities for children, senior citizens and the disabled.**
- **Maintain a high level of property maintenance and cleanliness.**
- **Provide adequate social and health services to area residents.**
- **Insure that high quality education is available to neighborhood children.**
- **Improve and maintain public investments within the neighborhood.**
- **Provide all residents with opportunities for neighborhood involvement.**

D. Key Recommendations

The following recommendations are key elements of this plan. They address the central concerns and issues of the neighborhood. This list is not prioritized; rather, it tracks the sequence in which these recommendations are discussed in the plan. Implementation of these recommendations will ensure the success of this plan and ensure the continued viability of South Martineztown as a desirable place to live, work and visit.

- ⇒ **Adopt zoning which preserves residential integrity and provides commercial property owners with appropriate flexibility to redevelop their properties.**
- ⇒ **Develop a comprehensive strategy for neighborhood crime prevention. Utilize all available resources to attack crime and create a safe neighborhood.**
- ⇒ **Reduce traffic speeds and volumes on Edith to a safe and appropriate level.**
- ⇒ **Reconstruct the Edith/Lomas intersection, creating a safe, convenient and pleasant pedestrian environment.**
- ⇒ **Secure the Edith/Arno Alleyway with fences and lockable gates to prevent pedestrian and vehicular access.**
- ⇒ **Repair or replace damaged sidewalks.**
- ⇒ **Construct a landscaped median on Broadway Boulevard from Dr. Martin Luther King, Jr. Avenue to Lomas Boulevard.**
- ⇒ **Vacate Walter St. to accommodate parking for Longfellow Elementary School and St. Joseph Medical Center.**
- ⇒ **Renovate Martineztown Park based on community needs: orient improvements to passive-use for adults and play facilities for young children.**
- ⇒ **Develop a comprehensive neighborhood plan for social, health, recreation and property maintenance issues.**
- ⇒ **Expand La Amistad senior facility to meet the needs of area senior citizens and the wider community.**
- ⇒ **Develop an educational improvement plan for Longfellow school.**
- ⇒ **Monitor Electro-Magnetic Field levels produced by the high-intensity power lines. Implement safety measures if health hazards are determined.**

E. Implementation

1. Overview

Success of the South Martineztown Sector Development Plan will be measured by the extent to which it is implemented. Without an ongoing, collaborative implementation effort, the goals of the neighborhood are jeopardized.

Implementation of this plan will be coordinated by the Citizen's Information Committee of Martineztown (CICM). The CICM is the officially recognized neighborhood association for South Martineztown. The CICM Board of Directors served as the steering committee for the planning process, participating in all phases of plan development. With adoption of this plan, the role of the CICM shifts, but does not end. The CICM will coordinate with the City Planning Department, and with other City departments in implementing plan recommendations. In some instances, the CICM will be responsible for implementing projects and securing funding from sources yet to be identified.

2. Neighborhood Improvement Projects

Projects requiring capital expenditures are grouped into three categories based on priorities established by the neighborhood. Short range projects have the highest priority and should be among the first projects evaluated for implementation. Medium Range projects have an intermediate priority level and Long Range projects have a low priority level. However, a variety of factors will influence the order of implementation, including changing citizen/community needs, funding availability, potential cost efficiencies, capital improvement priorities for the greater Downtown/Center City area and a variety of other factors. Nonetheless, the priority level of the projects listed on the following page is important. This ranking reflects the evaluation of the neighborhood while taking into account the potential benefit of each project to the wider community.

The identified cost estimates should be viewed as a very loose guide to project costs. In several cases, even a rough or ballpark estimate was unavailable due to the existence of multiple variables and/or undefined project parameters.

A prioritized listing of improvements as developed by the neighborhood is contained in Appendix D. This listing includes both capital-intensive and non-capital-intensive projects. It should be used by City agencies in addressing neighborhood needs.

South Martineztown Capital Projects

Project Description	Lead Agency(s)	Estimated Cost	Funding	Notes
SHORT RANGE				
Speed humps/signage on Edith	Traffic Engineering	\$10,000	CIP	
Edith/Lomas Intersection Improvements	PWD	\$50,000	State Rd. Maint.	Funds are available
Hardscape focal point @ Edith / Lomas Intersection	PWD	\$2,500	UETF	Possible funds from 1% for Art
La Amistad expansion / Arno vacation	Community / Family Services & OSA	\$500,000	CIP/State of NM	\$100,000 available from State of NM
Walter St. vacation / parking lot installation	PWD & APS	\$50,000	St. Joseph Medical Center	Project contingent on APS acquisition of property from City
Fencing / gates on Edith / Arno alleyway	PWD / PNM	\$5,000	CIP / PNM	PNM may contribute funds
Martineztown Park renovation	Parks & General Services	\$300,000	CIP	\$100,000 available for phase 1
LONG RANGE				
Broadway Boulevard median	PWD	\$400,000	CIP	accelerated work sched. will increase costs
High / Fruit St. fencing	Parks & General Services	undetermined	—	Verify need / outcome
Evening Security guard service for Fruit St. complex	Albun Housing Services	\$10-15,000 annually	undetermined	Security for all Mitzwn public hsg. with focus on Fruit St.

NOTES: 1) PWD=Public Works Department; OSA=Office of Senior Affairs; APS=Albuquerque Public Schools; PNM=Public Service Co. of NM

2) All cost estimates are in 1995 dollars

F. Planning Process

1. Overview

The South Martineztown Sector Development Plan was developed by the Albuquerque urban planning firm Paulsen & Associates under contract with the City of Albuquerque. The planning process was initiated in Autumn of 1993. The first steps of the process involved basic research and data collection, including a thorough investigation of existing conditions and an examination of plans, projects, forecasts and studies that might have an impact on the neighborhood. Completion of a land use survey and compiling of pertinent demographic and economic data were part of the preliminary planning efforts.

Citizen participation was a cornerstone of the planning process. An extensive effort was made to reach out to the community. The Citizens Information Committee of Martineztown (CICM) worked in partnership with Paulsen & Associates throughout the planning process. CICM leaders were instrumental in developing citizen participation, coordinating meetings, reviewing plan materials, developing and administering an extensive citizen survey.

The citizen participation process began on December 8, 1993, with a community meeting held at Longfellow Elementary School. Over forty people attended. This meeting was followed by a series of 12 planning meetings beginning in January of 1994. These meetings were held on Wednesday evenings at La Amistad senior center over a three-month period. Attendance averaged between 10 and 15 participants. All meetings were open to anyone with an interest in the neighborhood. Each planning meeting focused on a topic relevant to the neighborhood. For example, there were meetings on crime, education, traffic, transportation and similar topics. City staff and other experts made presentations at these meetings and answered the questions of citizen participants.

Citizen participation was expanded through the use of a satisfaction survey targeted to all neighborhood households. The South Martineztown Citizen Satisfaction Survey was prepared to gather information and provide extensive community participation in the planning process. It was administered through direct interviews by trained CICM volunteers. Of the 200 neighborhood households, 140 were successfully interviewed. The Survey provided extensive feedback on citizen attitudes and ideas from a sizable proportion of the neighborhood. *(A complete discussion of the Citizen Survey is in Section III. of this document.)*

A special effort was made to involve senior citizens, public housing residents and Spanish speaking members of the community. Two afternoon meetings were held for the convenience of senior citizens and public housing residents. Over 20 participants were in attendance at both meetings. To ensure full community participation, a bilingual planner was present at all neighborhood planning meetings. Spanish versions of numerous meeting flyers and handouts

were made available. Also, a Spanish version of the South Martineztown Citizen Satisfaction Survey was an available option to all survey participants.

The CICM served as the steering committee for the planning process. Several meetings were held with the Board of Directors of the CICM to discuss Plan-related topics and to review draft versions of this plan.

2. Major Issues:

The following issues emerged as the major concerns of the neighborhood:

Crime:

This is the top concern for many area residents and businesses. Crime issues range from vandalism and graffiti to gang activities, burglaries and muggings. The South Martineztown neighborhood feels particularly vulnerable to crime given its large elderly population and presence of elementary school children.

Traffic on Edith Boulevard:

Neighborhood residents along with Longfellow staff are concerned about traffic volumes and speeds on Edith Boulevard. This incursion is not only an annoyance, it is considered a dangerous condition by Longfellow School staff and by the neighborhood. Again, the prevalence of children, elderly and the disabled heightens neighborhood concern.

Education:

The neighborhood is very committed to the provision of quality education for area children. Education is viewed as a critical element in providing meaningful opportunities for children while discouraging gang activity, drug abuse and cynicism.

Public Housing:

Nearly half of the residential units in South Martineztown are public housing units. Public housing is a major factor in this neighborhood and special attention must be given to ensure that it is maintained and operated effectively, and that public housing residents have a stake in the neighborhood.

Zoning/Development at the Southeast Corner of Broadway and Lomas:

Area residents expressed concern over the future of this vacant 3.41 acre parcel known as the Lomas Center site. During the preparation of this plan, a development proposal for a residential retirement complex on this property was approved by the City of Albuquerque. The neighborhood had considerable input into this decision and was generally satisfied with the proposal as approved. However, there remains some uncertainty as to this project: 1) whether or not the project will be built--if not built, what is the future of this property; 2) if the retirement complex is built as planned, what impact it will have on the neighborhood.

With its 5-story profile, 168 living units and 60 employees, this retirement complex will have impacts on visual character, vehicular and pedestrian traffic and possibly on the provision of social services. These impacts are not necessarily negative or unmanageable.

Important concerns were also articulated by the property owner and by the prospective developers of the site. Their concerns centered around retaining enough regulatory flexibility to proceed with the proposed development or, if necessary, to accommodate another development alternative.

3. Focus on Achievable Results

While a strong commitment was made to encourage citizen participation and open communication, neighborhood planning meetings and discussions focused on issues that could be addressed by this sector development plan. Furthermore, the planning team emphasized that the neighborhood cannot rely on City government to solve every problem or provide funding for every need. This neighborhood, like all others, is in competition for a limited pool of available funds. Neighborhood initiative will go a long way to ensure implementation of this plan.

II. History and Character

A. Neighborhood History

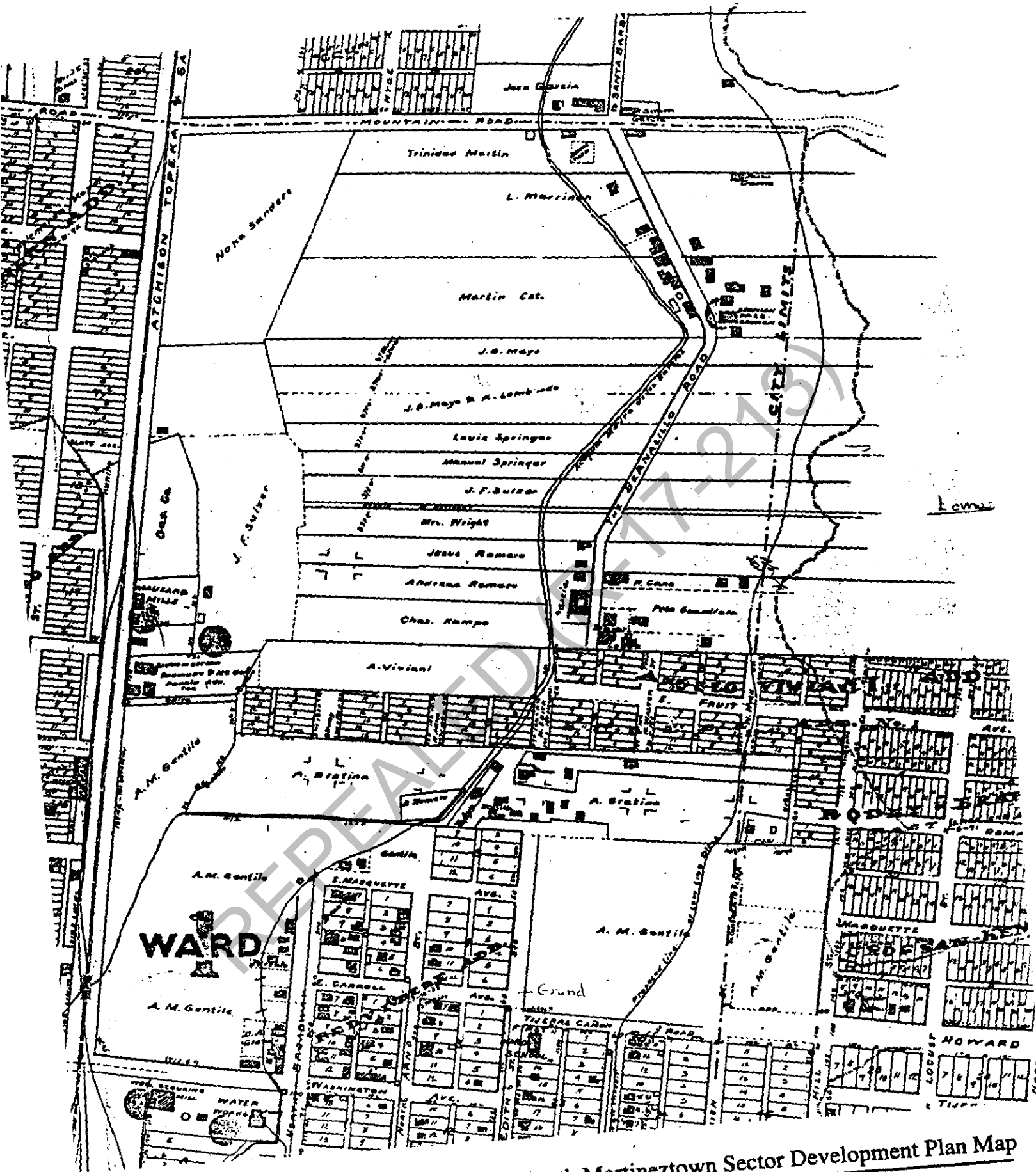
1. Setting

South Martineztown is located along the sand hills just east of downtown Albuquerque. It is a small, compact neighborhood surrounded by urban development. The most prominent feature in the area is the St. Joseph Medical Center which forms the eastern border of the neighborhood. The medical center campus, with its mix of high and mid-rise buildings and sprawling parking lots, is in stark contrast to the compact residential neighborhood. The remaining three sides of the neighborhood are bordered by major arterial roadways, separating South Martineztown from adjacent neighborhoods and respective sector development plan areas.

Directly west of South Martineztown is an industrial area next to the railroad tracks. This area contains intensive office, warehousing and manufacturing uses. Separated from the residential neighborhood by Broadway Boulevard, this area is oriented to the industrial and shipping facilities of the railroad and the business activities of the downtown core.

To the south is the Huning Highland neighborhood, a railroad-era subdivision platted, developed and originally settled by Anglo Americans following the arrival of the Santa Fe Railway in Albuquerque in 1880. An Albuquerque Abstract Company map dated 1898 shows South Martineztown to be an area of transition from the uniformly platted lots of Huning Highland and the long, narrow and irregular platting common even today in the Santa Barbara-Martineztown neighborhood to the north. As shown by this 1898 map, land division to the north follows the typical pattern of Spanish agricultural lands with long parcels of varying widths running perpendicular to an acequia.

Historically, South Martineztown has been tied to the Spanish-settled neighborhoods of Santa Barbara and Martineztown to the north of Lomas Boulevard. Although often collectively referred to as Martineztown, the area includes three distinct neighborhoods. Santa Barbara is the northernmost, roughly the area from Mountain Road north to McKnight Road. This area has been closely tied to the development of the San Ignacio de Loyola Catholic Church. Martineztown, the oldest of the three sections, is located between Lomas and Mountain Road. Historically it was associated with the Second Presbyterian Church now located at the corner of Lomas and Edith Boulevards. Both Santa Barbara and Martineztown reflect their heritage as areas of agriculture, commerce and housing. Older homes are situated on irregularly-shaped lots along narrow streets.



South Martineztown Sector Development Plan Map

ALBUQUERQUE ABSTRACT COMPANY - 1898

This map shows platting patterns in Martineztown along with building and business locations.

Often, houses are located in close proximity to storage yards and industrial activities. In contrast, South Martineztown is a modern, planned neighborhood; it is designed and built to function as a residential enclave within the larger context of urban development. While retaining its sense of community, the neighborhood conveys an image quite different from the older neighborhoods of central Albuquerque. Although retaining social and historical ties with Santa Barbara-Martineztown, South Martineztown has chosen a very different path than its neighbors to the north.

2. History

First settlement of the Martineztown area occurred in the 1820s when a stop was established along the Bernalillo Road (now Edith Boulevard), a portion of El Camino Real or the King's Highway which stretched from Mexico City to Taos. At the time, this area along the sandhills was pasture land for sheep, goats and cattle used by the more prosperous Spanish families that lived in Old Albuquerque (Old Town).

Very little is known about the area until 1850 when Don Manuel Martin established a permanent settlement north of present day Lomas Boulevard along the recently completed Acequia Madre de los Barelás. Adobe and terron homes were built along the acequia in the vicinity of the present day intersection of Edith Boulevard and Mountain Road. The Martin family (which later changed their surname to Martinez) farmed irrigated land to the west of the acequia and continued to graze livestock along the sandhills. In the 1880s, the family converted to Protestantism; shortly thereafter the First Spanish Presbyterian Church was founded (1889) on Edith Boulevard between Mountain and Lomas. For some time the area was referred to as La Placita de los Protestantes.

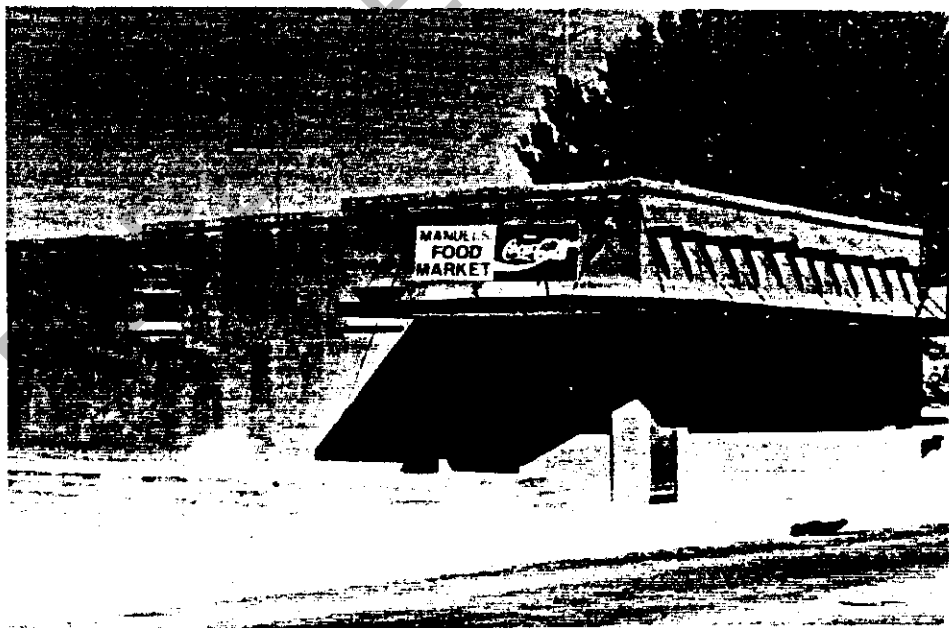
For many decades Martineztown was little more than a small collection of adobe homes along the acequia. Most families were engaged in farming, with a few small business operations intermingled with residences. Following the arrival of the Atchison, Topeka and Santa Fe Railway in Albuquerque in 1880, industrial jobs became available. During the summer months many area residents were employed at the wool scouring mill that opened along the railroad tracks in 1895. The 1898 Albuquerque Abstract Company map shows a few groupings of houses within present day South Martineztown. This map also reveals the encroachment of the Anglo grid pattern of property division into the neighborhood. This map shows South Martineztown area within the Albuquerque City limits.

South Martineztown, known as Las Palomitas or Dog Town, grew slowly in the first decades of the century. Elders remember the area as very rural with only a small collection of houses surrounded by farming and grazing land. It is recalled with affection as an area where residents raised chickens and goats and shared generously with their neighbors. While growth was slow, important changes were occurring as Albuquerque expanded to accommodate a significant influx of new residents. The First Ward School was built in the 1890s between

Edith and Walter on the south side of Dr. Martin Luther King, Jr. Avenue. A particularly important development for South Martineztown was the establishment of St. Joseph's Sanitarium in 1902. By 1910, the population of Albuquerque was 11,020--a 40% increase in ten years. The Albuquerque City Directory listed 34 addresses in South Martineztown in 1920, a doubling of houses in ten years.

During the 1920s, South Martineztown grew rapidly, with listed addresses tripling in number to 93. Longfellow Elementary School was established on its current site and St. Joseph's Sanitarium became a Hospital. Electric and telephone service was extended to the neighborhood. The relative prosperity of Albuquerque attracted an influx of new residents into the city, including those who settled in Martineztown. (People came from towns and villages throughout northern New Mexico, including Madrid, Las Vegas, Raton, Cuba, Mountainaire and Tijeras. In 1924 Manuel Sanchez purchased the grocery store located at 601 Edith NE. At the time, the store consisted of a small building that faced the west, orienting to the Bernalillio Road which ran next to the acequia (west of the present alignment of Edith Boulevard). From 1925-27, the present day store was built using adobes made on site. The Sanchez family remembers other businesses in the area, including the Keystone Bar, Driggers Wood Yard, La Casa de Roma (a Way Station on the Camino Real), a nearby house of prostitution and several dance halls.

Over the years many businesses operated within the South Martineztown area. The following list (developed by neighborhood residents) provides insight into the richness of activities that have occurred within this small neighborhood.



Manuel's Market--a neighborhood landmark since 1927.

Businesses that have operated in South Martineztown

Business / Organization	Location	Years of operation
La Casa de Roma	Way Station on the Camino Real	up to 1910
Manuel's Market	Edith and Roma	from 1927 to present
Sanitary Laundry	Broadway and Lomas	1930s - 1970s
Viscovi Grocery Store	Marquette and Broadway	1930s
La Tienda del Indio	Marquette and Broadway	1930s & 40s
Ideal Hotel and Restaurant	Marquette	1930s & 40s
Carrillo Coal and Wood Co.	Roma and Arno	1930s & 40s
Chavez Grocery		
Standard Grocery	Broadway and Marquette	1940s & 50s
Standard Barbershop	Broadway and Marquette	1960s
Patrick Construction Co.	Arno and Marquette	1940s & 50s
Jill's Bakery	Edith and Roma (Manuel's Market)	1940s & 50s
Samco Printing Company	Broadway and Lomas	until urban renewal
Brenda B-B-que	Arno	1950s & 60s
God House Pentecostal Church	Arno and Grand	1950s & 60s
Blue Moon Cafe	Arno	1950s
Fred's Restaurant	Fruit between Arno and Broadway	1950s
New Mexico Transportation Co.	Arno and Roma	1960s & 70s

Through the 1930s and 40s, South Martineztown continued to grow and prosper. Albuquerque's economy and growth was fueled by federal depression-era programs and subsequently by military spending during and after the Second World War. Newcomers continued to settle in South Martineztown, which became more solidly Hispanic during this period, according to City Directory records. The Santa Barbara-Martineztown Community Center was built at 1320 Edith Boulevard with WPA funds. Also, city water and sewer lines were extended to the neighborhood—although many residents couldn't afford hook-up fees and continued to use wells and out buildings. Edith was paved and other neighborhood streets were completed (though not always paved). Commercial establishments multiplied on Broadway Boulevard and began encroaching into the residential area. Also, residential densities increased as multiple dwellings were built on single lots. South Martineztown had shifted from an area of rural character to an inner city neighborhood.

3. Government Plans

By the 1950s, City officials envisioned South Martineztown as an area appropriate for commercial expansion. Located next to the railroad tracks, the area appeared to be a logical site for industrial and warehouse use. This transition did not occur due to a number of factors, including a slowing in downtown expansion and a growing emphasis on trucking and away from rail freight. South Martineztown was also viewed as a viable location for civic and educational development. Although zoning was not legally adopted until 1959, the original

1954 Zoning Ordinance designated South Martineztown for commercial and high density residential activities (see the Zoning discussion). Early zoning designations appear to have accelerated neighborhood decline. With reason, some residents lost confidence that the neighborhood would remain residential. Also, there are reports that banks refused to finance residential loans for commercially zoned properties and that the City was refusing to issue residential building permits in the area. Whether true or not, it is documented that the City of Albuquerque began purchasing property in the vicinity of the Civic Auditorium which was completed in 1957 at the edge of the neighborhood. City plans labeled South Martineztown transitional, slating the area for a series of development projects including a City government complex, a convention center and finally an educational complex. General Obligation bonds for a new City Hall and subsequently a proposed convention center to be built in south Martineztown were rejected by voters. Nonetheless, plans for the area continued. An assessment of South Martineztown in the mid 1960s determined that deterioration was too severe to reverse and slated the area for redevelopment.

In the mid 1960s Albuquerque Public Schools selected South Martineztown as the site for a multiple-school educational park. Property was to be acquired by the Urban Renewal Agency. Although plans were scaled back to include only a new high school, contraction of the school as originally proposed would have required the demolition of much of the of the residential neighborhood. This is the point at which area citizens became involved.

4. Community Involvement

South Martineztown residents successfully resisted attempts to renovate the neighborhood with non-residential development during the late 1960s and 1970s. In 1971, the newly formed Citizens Information Committee of Martineztown organized a protest march on City Hall to demonstrate community dissatisfaction with government plans for the area. Going beyond protest, the neighborhood was proactive in developing their own alternative for the area. The neighborhood received assistance from a variety of organizations, particularly the Legal Aid Society of Albuquerque and the Design and Planning Assistance Center (DPAC) of the University of New Mexico's School of Architecture and Planning. With assistance from these organizations residents developed a detailed renewal plan for the neighborhood. The overall goal was to retain the area as a residential neighborhood. Following a series of neighborhood meetings and negotiations with the City and the Urban Renewal Agency, the essence of the neighborhood's plan was accepted. The neighborhood would be redeveloped but would remain residential. Existing residents were allowed to choose whether or not to remain in the neighborhood. Thirty-one families chose to have their homes rebuilt. Area renters were given first preference for apartments in the Martineztown Family public housing complex on Roma. Twenty-five households that had been renting in the neighborhood moved into the Roma complex. Through the 1970s, virtually the entire residential neighborhood was rebuilt, rebuilt in accordance with the wishes of area residents. In addition to new housing, a new

park was developed, streets were realigned and rebuilt and landscaping was installed. South Martineztown emerged as a vital neighborhood that had forged its own destiny.

The neighborhood was also successful in retaining Longfellow School. Declining enrollments through the sixties had convinced APS that Longfellow would be closed once the building had exceeded its useful life. With closure expected in the not-too-distant future, the Board of Education had assured St. Joseph Hospital officials that the Longfellow property would be available for hospital expansion. With this arrangement in mind, St. Joseph Hospital constructed a 12 million dollar, 245-bed facility in 1968 that faced west to the school, anticipating future availability of the Longfellow site for parking. Following discovery of structural problems with the building in 1979, Longfellow had to be closed. The student enrollment was only 130, half of the population the school had been built for in 1927. The neighborhood mobilized, convincing the Board of Education that Longfellow School should be rebuilt on the existing site, and that the school should become a model of innovation. Student test scores had been disturbingly low--and the neighborhood demanded action. Longfellow became Albuquerque's first magnet school after it was rebuilt and reopened in 1983. Special emphasis was given to Spanish language and the arts. Approximately half of the available spaces were opened to children outside of the school's regular geographic boundary.

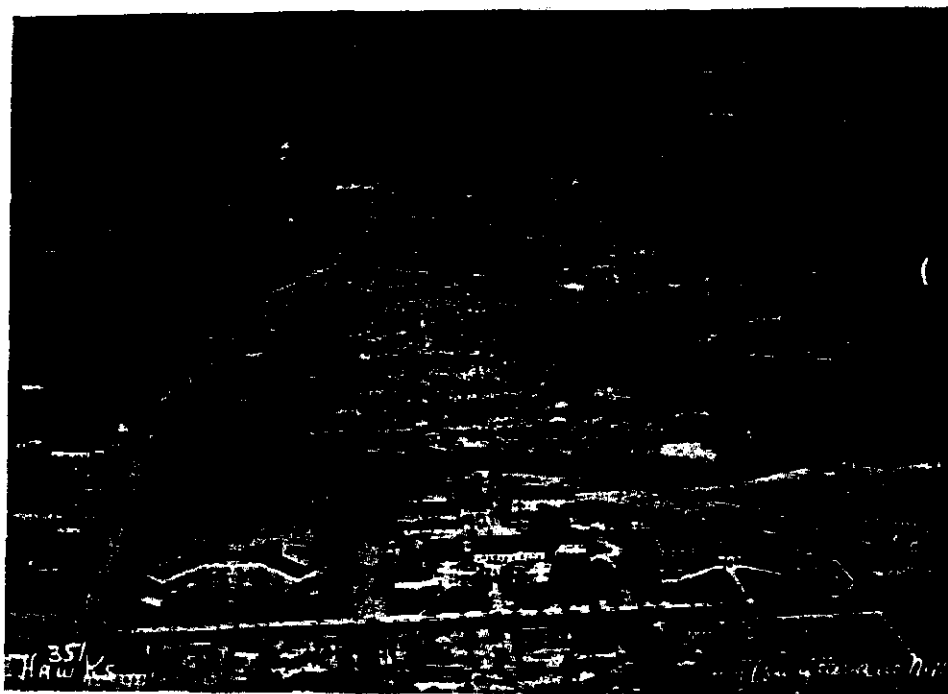
The rebuilding of Longfellow created difficulties for St. Joseph Hospital. Denied use of the Longfellow site, St. Joseph Hospital was in a predicament by the mid 1970s. The growing medical complex had no room for expansion and parking was deficient. To address this need, the CICM requested that the City of Albuquerque sell the Civic

Auditorium property to St. Joseph Hospital for parking and future expansion. Subsequently, the City initiated the St. Joseph Hospital/Civic Auditorium Sector Development Plan which was adopted in 1979. This plan made the Civic Auditorium site and adjacent property (18 total acres) available for hospital expansion. The Civic Auditorium was demolished in 1986. Acquisition of this property provided land for the St. Joseph Healthcare System to implement plans for the Rehabilitation Hospital and Outpatient Center. This facility was completed in late 1988 on the bluff above High St. overlooking South Martineztown. The location and height of this project drew the ire of area residents who felt St. Joseph had not abided by agreed upon setbacks and that the building loomed prominently over the eastern portion of the neighborhood blocking views and light.

South Martineztown is a small neighborhood with a rich history. A sparse collection of houses and small businesses along the Camino Real in the 1920s, this area transformed into a compact and modern urban neighborhood in less than a half century. It has emerged from years of tremendous change (including total reconstruction during Urban Renewal) into a pleasant and cohesive neighborhood. Most remarkably, the residents of South Martineztown have succeeded in turning threats to the neighborhood's very existence into opportunities for positive change.

5. Timeline

- 1706 Villa of Albuquerque established
- 1820s First permanent settlement of Martineztown established as a stop on El Camino Real.
- 1850 Don Manuel Martin constructs a house of terrones along the Acequia Madre de los Barelas (present day Edith and Mountain) and moves his family to the site
- 1880 The Santa Fe Railroad arrives in Albuquerque, bringing Anglo migration, development of downtown and the new Huning Highland area just south of Martineztown
- 1889 1st Spanish Presbyterian Church established & UNM established
- 1890s First Ward School built on Grand Avenue between Walter and Edith
- 1895 Wool Scouring Mill opens along the Railway tracks
- 1902 St. Joseph Sanitarium established
- 1913 Construction began on San Ignacio de Loyola Church.
- 1916 San Ignacio dedicated
- 1926 San Ignacio given official status as a parish
- 1920s Electric and Telephone service is extended to Martineztown
- 1924 Manuel's Market opens
- 1927 Manuel's Market expansion completed at 601 Edith
- 1927 The original Longfellow Elementary School was built
- 1939 City water lines extended to Martineztown
- 1954 City's first zoning code adopted (but not legally established until 1959). South Martineztown zoned for high density residential and commercial activities.
- 1957 Civic Auditorium constructed for sporting, entertainment and public events.
- 1959 Bond election defeated for new City/County office building in South Martineztown.
- 1960 Interstate 25 built in the early 1960s
- 1960 City Planning Department Annual Report designates the projected land use for South Martineztown as totally "public."
- 1963 City of Albuquerque owns 5.1 acres in the neighborhood, excluding Civic Auditorium
- 1963 Bond election defeated for a proposed convention center to be tied to the Civic Auditorium.
- 1966 APS begins examining South Martineztown for an educational complex.
- 1968 St. Joseph's new hospital opened with 7 floors and 245 beds. The eighth and ninth floors were completed in 1971.
- 1971 Martineztown Community Plan developed by the Citizens Information Committee of Martineztown
- 1972 St. Joseph Medical Towers building was built.
- 1973 The major portion of neighborhood redevelopment occurred.
- 1973 Martineztown Park contracted.
- 1979 APS determined that Longfellow School is structurally unsound; area residents fought to keep the school in the neighborhood and helped design Longfellow's curriculum.
- 1979 St. Joseph/Civic Auditorium Area Sector Development Plan adopted.
- 1983 The new Longfellow School opened as a magnet school with emphasis on Spanish and the Arts. Half of the students are from the area neighborhoods, half from throughout the district.
- 1988 Southwest Pieta, by sculptor Luis Jimenez Jr., installed in Martineztown Park.
- 1988 St. Joseph Rehabilitation Hospital and Outpatient Center opened on the bluff of High St. overlooking South Martineztown.
- 1995 Grand Avenue renamed Dr. Martin Luther King, Jr. Avenue



Aerial view of South Martineztown, 1932, looking northward. Note the original Longfellow School and St. Joseph Hospital buildings.

6. Bibliography

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REPEALED (R-17-213)

B. Population Characteristics

The 1990 Census indicates that South Martineztown has a population of 428 people. Approximately 1/4 of the population is under 18 years old, and 1/4 is 65 years and older. This second figure is high compared to the citywide average of 11%. Given the number of senior housing units in South Martineztown, however, this number is not surprising. Over 2/3 of the population is of Hispanic origin. This compares to a citywide average of 34%, or slightly over 1/3. Other minority groups represent a very small portion of the population.

There were 201 households counted in the 1990 Census. Of these households, 92 were family households— people related by birth or marriage living together. Almost half of the family households (43) were headed by single females—a rate more than double the citywide average. This statistic is often correlated with poverty. The average number of persons per household was 2.02, well below the citywide average of 2.46.

Of the 201 housing units in South Martineztown, 60 are owner occupied. This equals 30%. In Albuquerque, owner-occupancy levels are 57%, or nearly twice the level in South Martineztown. Unlike most neighborhoods within the center city area of Albuquerque, housing stock in South Martineztown is relatively new. The vast majority of units were built between 1970 and 1979, during the era of Urban Renewal.

Educational attainment is below city averages. Half of the population 25 years and older in South Martineztown has graduated from high school, 15% have a Bachelors Degree. Citywide averages are 84% and 28% respectively. While educational attainment levels are lower than citywide averages, a high proportion of adult residents have some college background and ten residents have a Graduate or Professional Degree.

Labor force information indicates that unemployment among area residents in 1989 was just under the citywide rate of 6.4%. The following industries were listed as the most common sectors of employment for South Martineztown residents: Health Services; Retail Trade; Communications/Public Utilities; Public Administration; Business and Repair Services; Educational Services; Manufacturing of Durable Goods.

In 1989, the Census estimated that 180 area residents lived below federally-established poverty levels. Among this number, 63 were under 18 years old.

III. Citizen Satisfaction Survey

A. Survey Process

The completion of a detailed citizen satisfaction survey was an integral part of the South Martineztown Sector Development Plan process. The survey was designed, developed and administered by Paulsen & Associates. Neighborhood leaders were closely involved in the survey process, assisting with survey formulation, administration and collection. The primary goal of neighborhood leaders was to achieve a household participation rate of 100%, involving the entire neighborhood in the sector plan process. Although this goal was not achieved, 66% of area households participated in the survey, the response rate compares favorably to typical response rates in the 20 - 30% range for neighborhood surveys.

1. Goals of the Survey:

- Provide an opportunity for residents to air their views and participate in the planning process
- Gauge neighborhood concerns
- Guide the sector planning process and the development of plan recommendations
- Develop a survey instrument and process that the neighborhood can reuse in future survey efforts
- Establish a benchmark of citizen satisfaction which can be tracked over time

2. Survey Development:

The survey was developed with neighborhood cooperation. Several drafts of the survey were reviewed and amended by a committee of neighborhood residents. In addition, Professor Richard Nordhaus, UNM School of Architecture and Planning, provided extensive comments on the survey document. Professor Nordhaus participated in the South Martineztown Urban Renewal Program in the early 1970s. Dr. Judith Keller, Assistant Superintendent for Human Resources for Albuquerque Public Schools, provided revision comments and conducted a training session for area residents who administered the survey. Dr. Keller had conducted survey work within the neighborhood in the process of developing a 1993 performance report on former Longfellow students.

3. Process:

The survey was administered door to door by trained neighborhood volunteers. The vast majority of surveys were conducted through face to face interviews. Following an explanation of the survey and sector plan process, volunteers simply read the survey to respondents and noted the responses directly on the survey forms. Responses remained confidential. In cases where volunteers were unable to contact residents after numerous site visits, a copy of the survey was left at the residence along with written explanation of the survey's purpose and directions for completion and return.

4. Profile of Respondents:

According to the 1990 Bureau of Census, South Martineztown has 201 households. Of that number, 134 participated in the survey. Generally, respondents were somewhat older and had lived in the neighborhood longer than the neighborhood average. Since the survey was completed by heads of households, this was expected. It was also anticipated that longer term residents would be more inclined to participate in the survey as they are generally perceived to have a greater stake in the neighborhood. Only 15 respondents were under 36; forty percent were 65 or older. Eighty-four of the 134 respondents were female. Just under half of the respondents have lived in the neighborhood over 10 years. Seventy respondents listed the City of Albuquerque as their landlord. The largest occupation category was retired, with 40 responses listed. Ten respondents listed their occupation as homemakers and the remaining responses were widely distributed. Occupations listed included: teacher, nurse, counselor, student, architect, economist and artist.

B. Findings:

1. Overview

Survey respondents generally like the South Martineztown neighborhood. Residents like living in the neighborhood, even though there is a high percentage of renters. This is particularly noteworthy since half of the area households occupy public housing and are not given a choice of where they live. Responses to the Question: "What is your level of satisfaction with the quality of life in South Martineztown?" are revealing: 27 selected great; 75 good; 25 adequate; only 5 answered poor or intolerable.

Respondents find the neighborhood to be convenient in terms of health care, schools and employment and find the design and appearance of the neighborhood to be good.

Most respondents believe the neighborhood is improving or staying about the same. However, there are several areas of concern. Crime and security were the top concerns; other major concerns included: maintenance, particularly sidewalks; graffiti; traffic; recreational opportunities for youth.

Crime and security are major issues, which is not surprising for a neighborhood with a high percentage of elderly and with an elementary school within its boundaries. The very young and very old are perceived as being more vulnerable to crime. The most numerous written response to any open-ended question in the survey related to the desire of respondents for more police patrols. Better lighting was second on the list. While most respondents indicated that they feel safe most of the time, respondents are ready to become involved in making the neighborhood safer. Over 100 respondents would consider getting involved in a Neighborhood Watch program.

2. Conclusions:

The South Martineztown Citizen Satisfaction Survey reveals the neighborhood's unique attributes and challenges. The neighborhood is characterized by high percentages of public housing occupants and senior citizens. Consequently, as a group, the neighborhood is more dependent on public services and facilities than comparably sized areas. While statistics indicate fairly low levels for most crimes, area residents are deeply concerned about security and indicate a willingness to participate in crime prevention measures. Maintenance of public facilities is important since many residents are less mobile than the population at large and may be more dependent and concerned about the quality of public facilities than other citizens. Regardless of demographic and home ownership patterns, area residents like this neighborhood. The overwhelmingly positive response to resident satisfaction with the area indicates that the neighborhood works and is a desirable place to live.

See Appendix A. for a tabulation of survey results.

IV. Land Use and Zoning Policies

A. Background

The history of zoning in South Martineztown is closely tied to government plans and expectations for growth of the central business district. Examination of zoning history provides a case study of government policies, programs and citizen initiative.

In 1953 Albuquerque's first zoning ordinance was developed. Although this ordinance was overturned in court and not replaced with a legally adopted ordinance until 1959, this initial zoning reveals the City of Albuquerque's planning with respect to South Martineztown. Most of the neighborhood was designated R-4, Multiple Dwelling and Office Zone by the 1953 ordinance. Along the northern edge of the neighborhood (Lomas Boulevard) C-3, Heavy Commercial zoning was designated. The proposed zoning did not match existing land use conditions. Rather, it allowed for significantly more intensive development than the established pattern of mixed residential development with pockets of commercial activity. Apparently City officials expected South Martineztown to become more closely associated with the commercial and public activities of the downtown core.

In line with these apparent expectations, the Civic Auditorium was completed in 1957 on property just east of South Martineztown. The area around the Auditorium was targeted for a government office complex and the City of Albuquerque began purchasing land around it. In 1960, the City Zone Code was amended and the R-4 Zone (the predominant zone classification in South Martineztown) was replaced by the O-1, Office and Institutional Zone. Much of South Martineztown was within this category, indicating that the neighborhood was expected to become part of plans for a government office complex. A City Planning Report designated the area as "public" in land use, further substantiating government intentions. Government plans, however, failed to materialize. Albuquerque voters rejected a succession of bond issues that would have provided funding for public projects within the neighborhood, including plans for a civic center, and later a convention center and a new City Hall facility.

Throughout the 1960s, South Martineztown was zoned for office and commercial use. It was still anticipated that this area would be used for future expansion of the downtown core or related commercial or government activities. This was also true of many of the neighborhoods surrounding downtown, including Barelás, Huning Highland and McClellan Park. South Martineztown was a frequent target for large scale redevelopment projects since the neighborhood was perceived as too dilapidated for rehabilitation. Ironically, local government contributed to the decline in residential stability and reinvestment through its plans, policies and property acquisition efforts.

Citizen involvement in South Martineztown began in the late 1960s after plans were announced for an educational complex to be built in the vicinity. Initially, this project was conceived as an educational park that would have included up to 15,000 students from kindergarten through High School. It was projected to occupy 100 acres, requiring demolition of South Martineztown (plus residential areas north of Lomas and south to Central Avenue) and the relocation of all residents. The Urban Renewal Agency, which was cooperating with APS, was to handle property acquisition. By 1970 the proposal had been scaled down to a single "magnet" high school. In protest, the Citizens Information Committee of Martineztown organized a march on City Hall in May of 1971 called the "March for Unity." This began a period of struggle and negotiation between the neighborhood and various government agencies. With assistance from the Design and Planning Assistance Center at the University of New Mexico and the Legal Aid Society of Albuquerque, the neighborhood developed an alternative plan which became the basis for the Martineztown Urban Renewal Plan of 1973.

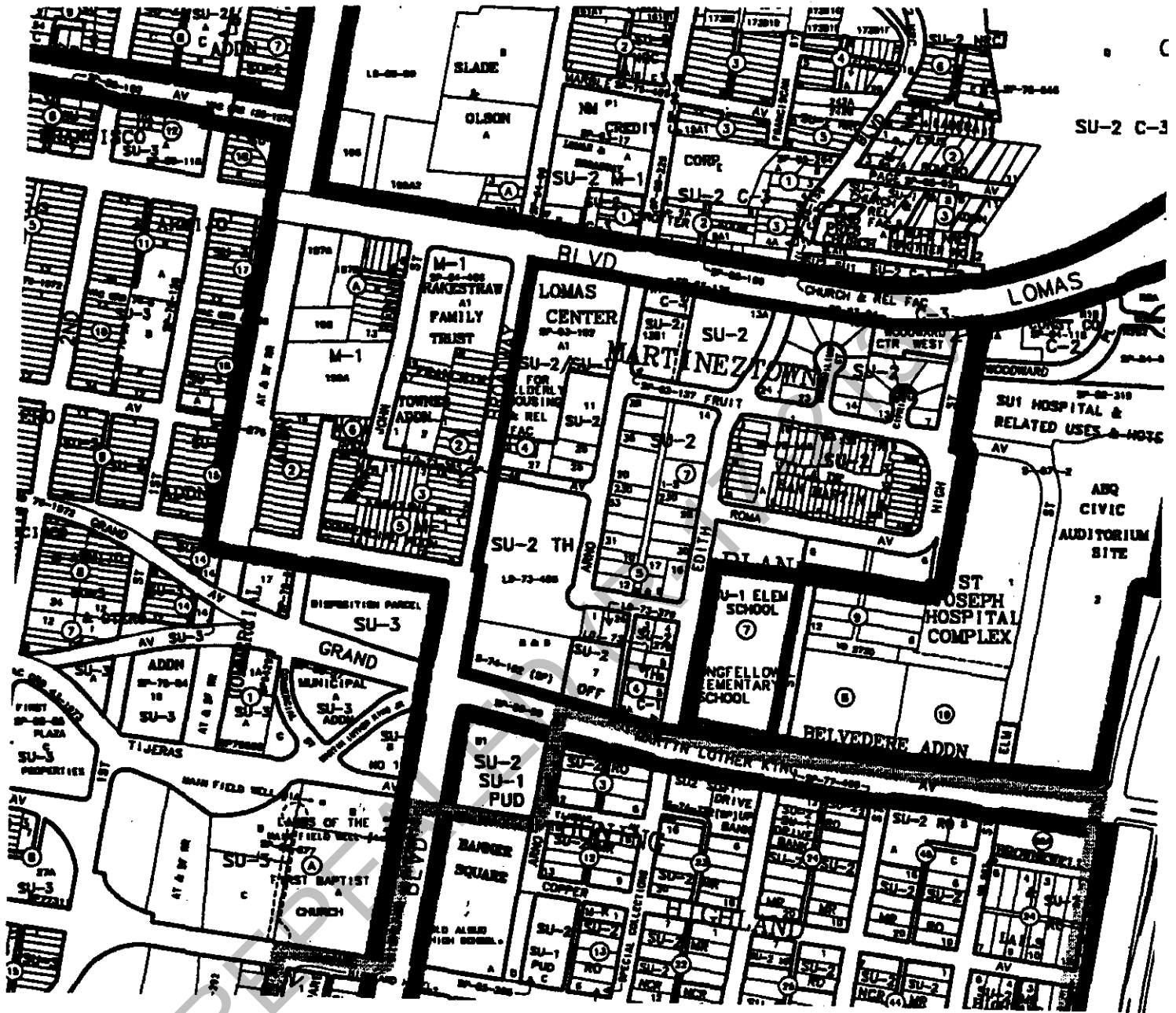
The Martineztown Urban Renewal Plan became the official planning and zoning document for the neighborhood for over 20 years. This plan and other associated documents detailed the redesign of the neighborhood and outlined the procedures for clearance and reconstruction of housing. With only minor modifications and updating, the land use guidelines in this plan controlled development in South Martineztown.

Land use controls in the Martineztown Urban Renewal Plan are based on five general categories: multi-family; single family; commercial; public; parks & buffers. The generalized land use controls were more or less adequate since the neighborhood was almost entirely rebuilt during the urban renewal period. There has been little pressure for new development within neighborhood boundaries since the mid 1970s.

With a major revision to the City Zoning Code in 1976, most of South Martineztown was given SU-2 (Special Neighborhood Zone) designation. Although South Martineztown was technically not a sector plan area, the SU-2 zoning provided an updated framework for the land use guidelines within the Martineztown Urban Renewal Plan.

SU-2 zoning is used primarily in Albuquerque's older neighborhoods where conventional zoning categories do not match or reflect land use conditions. Unlike conventional zoning categories, SU-2 zoning allows individual zoning categories to be tailored to the unique neighborhood needs and conditions. Consequently, it is effective in stabilizing areas having a mixture of commercial and residential development.

The sector development plan process began in December 1993 at the request of the governing board of the Citizens Information Committee of Martineztown (CICM). The planning process gave area residents and property owners the opportunity to examine existing and future neighborhood needs, and develop zoning that would provide appropriate controls for the future growth. The primary focus of this new zoning is to protect the residential integrity of the neighborhood while providing appropriate flexibility for commercial property owners.



North (6/95)

South Martineztown Sector Development Plan Map

ZONING FOR SOUTH MARTINEZTOWN & VICINITY (Prior to adoption of the 1995 Sector Development Plan)

South Martineztown Boundary

B. Land Use and Zoning Context

1. Surrounding Context

South Martineztown is a residential enclave within an established urban area. The neighborhood is on the edge of the central business district, bordered by three major arterial roadways and a major medical complex. Given these factors, the area is subject to economic forces and land use activities from well beyond the neighborhood boundaries.

The design of the neighborhood, however, is very thoughtful in this regard. Residential areas are oriented inward, largely away from the surrounding arterial roadways and commercial activities. More intensive uses are located along the neighborhood's edge and oriented to the adjacent arterials. This design buffers the residential areas and provides some protection from incursion of unwanted traffic, noise and pollution. Nonetheless, land use activities in nearby areas are relevant to the quality of life in South Martineztown.

(Refer to the Land Use map on the following page.)

In areas adjacent to the neighborhood, zoning allows for intensive development. Along the north side of Lomas Boulevard, there is a mix of commercial, office and institutional uses that orient to this busy street; the area is zoned for heavy commercial and manufacturing activities. Zoning becomes less intensive moving north from Lomas into the Santa Barbara-Martineztown residential area. Of particular concern is the vacant site between Lomas and Mountain that is adjacent to Interstate 25. Held in trust by the Sandia Foundation, this site has been evaluated as a prospective location for several large-scale development projects. Traffic generation and access issues resulting from the development of this property have the potential to impact South Martineztown and other nearby residential areas. This is also true of the federal government property on the northwest corner of Lomas and Broadway. While there are no immediate plans for development, the size and location of this property suggests that its development will be forthcoming.

Across Broadway Boulevard to the west of South Martineztown is a three-block area zoned for manufacturing. The area has developed as a mix of office, warehousing and manufacturing uses. The Coca-Cola Dr. Pepper bottling plant at Broadway and Marquette is a site for possible redevelopment. Along Dr. Martin Luther King, Jr. Avenue to the south is a mix of commercial and residential uses, including a drive-through bank and the Old Albuquerque High School site. The seven-acre school site has over 150,000 square feet of vacant floor area. Clearly, the redevelopment of the vacant high school has potential to impact South Martineztown, both positively and negatively. Traffic impacts are of particular concern. Traffic volumes along Dr. Martin Luther King, Jr. Avenue as well as Lomas and Broadway are projected to increase with continued development in the downtown area.



North (6/95)

South Martineztown Sector Development Plan Map

LAND USE

- SINGLE FAMILY
- MULTI FAMILY
- COMMERCIAL (RETAIL)
- COMMERCIAL (SERVICE)
- WHOLESALE & WAREHOUSING
- INDUSTRIAL & MANUFACTURING
- PUBLIC & INSTITUTIONAL
- PARK & RECREATION
- PARKING LOTS & STRUCTURES
- TRANSPORTATION & UTILITIES
- VACANT

South Martineztown Sector Plan Boundary

The St. Joseph Medical Center borders South Martineztown to the east and southeast. This intensively developed regional facility creates a dramatic contrast to the residential neighborhood. This difference in scale and intensity belies the fairly benign relationship between them. The medical complex activities are oriented to the east and south, away from the neighborhood. The edge between them is well established, leaving few opportunities for future development that could adversely impact South Martineztown.

2. Linkages

South Martineztown is a small and fragile neighborhood that has been thoughtfully designed for protection from surrounding activities. However, it is inextricably linked to surrounding areas and nearby land use activities. Its closest linkage is to the north with the Santa Barbara/Martineztown neighborhood. Various issues in that neighborhood spill over and impact South Martineztown. For example, high rates of absentee ownership in one neighborhood will tend to discourage owner occupancy in the adjoining neighborhood just as criminal activity will cross neighborhood boundaries. Influences can be positive or negative and impacts will flow in both directions. South Martineztown's proximity to the downtown core is also important. Major downtown development, or redevelopment of downtown fringe properties like those along the railroad tracks, will impact South Martineztown. Similarly, so will the redevelopment of Old Albuquerque High School.

Over time, positive and strengthening linkages should be developed, while negative influences should be mitigated. For example, South Martineztown can benefit in a variety of ways due to its proximity and association with St. Joseph Medical Complex. A mutual interest in security and crime prevention is certainly one area for cooperation. The issue of property maintenance is also a shared concern.

To remain a viable, attractive residential area, South Martineztown must look to develop positive solutions to issues outside of its boundaries. A particular area of concern is the potential development impacts from nearby projects. As referenced above, the neighborhood is closely linked to several potential development sites. Zoning and land use decisions on these sites and others must be evaluated in terms of the likely impacts on South Martineztown and other nearby residential areas. The future of South Martineztown (along with adjacent areas) must be viewed within a larger context to ensure a positive future.

C. Rezoning Justification

The following section explains the establishment of the SU-2 Zoning land use categories developed for the South Martineztown Sector Development Plan.

Most of the South Martineztown area was zoned SU-2 in 1976 when the Comprehensive City Zoning Code was revised. (Refer to the previous section for a discussion of zoning background.) In a situation unique among Albuquerque neighborhoods, the original SU-2 zoning referenced the land use categories established in the Martineztown Urban Renewal Plan, rather than designated land use categories of the Comprehensive City Zoning Code. While portions of the neighborhood have been rezoned since 1976 as the result of site specific land use actions, most of the zoning within the neighborhood has not been updated for over twenty years. Adoption of the Sector Development Plan gives SU-2 designation to the entire neighborhood area and eliminates any connection or reference to land use controls established in the Martineztown Urban Renewal Plan. The SU-2 zoning provides a flexible context for land use categories that have been developed specifically for the South Martineztown area. The specific SU-2 land use categories reflect existing land uses, therefore creating consistency between land use and zoning. This zoning is designed to provide land use stability and predictability while offering property owners appropriate flexibility in developing, redeveloping and renovating their properties.

1. Goals of rezoning:

- Create compatibility between land use and zoning
- Develop a coherent and consistent overall zoning framework
- Protect the residential integrity of the neighborhood
- Provide flexible but appropriate controls for future development and redevelopment
- Develop zoning that is compatible with surrounding land use and zoning patterns

2. Land Use Categories:

The South Martineztown Sector Development Plan rezones the entire neighborhood SU-2. While the SU-2 designation applies to the whole area, specific zone categories within this broad designation control land use activities at the parcel or lot level. Zone changes resulting from this plan range from minor adjustments to significant changes in zoning intensity and zone categories. All zoning categories for the South Martineztown area are

given the “SM” designation or prefix, denoting that these categories are specifically developed for South Martineztown.

Residential Areas:

SM:R-LT Land Use Category: Houses and Limited Townhouses

With adoption of this plan, low density residential areas are zoned SM:R-LT which corresponds to the R-LT Zone in the Comprehensive City Zoning Code with exceptions for lot size. This zoning designation is tailored to conditions in the neighborhood and is compatible with existing land use activities. This zoning category replaces much of the area designated for Single Family in the Martineztown Urban Renewal Plan (which was updated to SU-2 Zoning in 1976 yet continued to refer to the Single Family designation in the Urban Renewal Plan). The Urban Renewal Plan limited development within the Single Family category to a density of “not more than 6 dwelling units per acre.” This density regulation was more restrictive than the common R-1 zone category, and was inappropriate for an area with a history of mixed density development. The SM:R-LT category allows for densities consistent with existing land use and provides property owners development flexibility that is in keeping with existing land use conditions.

The SM:R-LT Zone is also established in the full block bounded by Edith, Fruit, Arno and Marquette with the exception of three properties, two of which are developed as apartments with the third being an electrical substation. The residential area in question was previously designated as Multi-Family Residential in the Martineztown Urban Renewal Plan. The SM:R-LT category reflects existing land use activities (which are predominantly single family residential) and provides appropriate redevelopment regulations. For example, the Multi-Family designation permitted residential densities of 18 units per acre; conversely, SM:R-LT permits eleven townhouses per acre or ten houses per acre. While providing significant redevelopment flexibility, the densities allowed by SM:R-LT are compatible with existing land use whereas an allowance for 18 units per acre is not.

Locations:

- Single family houses on Don Cipriano Court and Tranquilino Court, zoned SU-2 for single family prior to adoption of the Sector Plan.
- Residential properties on Edith from Roma south to Grand along with residential properties on Marquette between Arno and Edith, and residential properties on Arno between Fruit and Marquette. This is the bulk of the private housing in the neighborhood excepting the townhouse project. This area was zoned SU-2/ for Multi-Family prior to Sector Plan adoption.

SM:R-T Land Use Category: Residential Townhouses

The Villa de San Martin townhouse complex bordered by Roma, High, Fruit and Edith is zoned SU-2/SM:R-T with adoption of the Sector Development Plan. This land use category corresponds to the R-T Zone in the Comprehensive Zoning Code with no exceptions. Villa de San Martin conforms to the regulations of this zone category. This complex was previously zoned SU-2 and referenced the Multi-Family category in the Martineztown Urban Renewal Plan. The primary regulation of the Multi-Family category was a density limit of 18 units per acre. That limit allowed a considerably higher density than the San Martin complex, a density well beyond the articulated desires of area residents. The SM:R-T category establishes a compatibility between zoning and land use, and, it protects the neighborhood from overly intense future redevelopment on this site.

Location:

- Townhouse complex (Villa de San Martin) bordered by Roma, High, Fruit and Edith. The complex has 45 units situated on 4.406 acres, a density of 10.2 units / acre. Typical lot sizes are 22 - 26 x 100 - 115

SM:R-G category: Residential Garden Apartments

Apartment buildings and other sites appropriate for apartments are zoned SM:R-G with adoption of this plan. The SM:R-G zoning category corresponds to the R-G Zone in the Comprehensive City Zoning Code with the exception of density being limited to 15 units per acre.

Three public housing complexes within South Martineztown are designated SM:R-G, a zoning category which matches land use on these sites. The Martineztown Family Complex on Roma was previously zoned SU-2/TH although it is unclear when this zoning was established or why a townhouse category was assigned to this site. Nonetheless, SM:R-G zoning corresponds with the use on this site. The 8-unit public complex at 615 Arno was previously zoned SU-2 with the underlying land use category of Single-Family Residential established by the Martineztown Urban Renewal Plan. Apparently, zoning was not adjusted to reflect the present use of this site when the public housing units were built. Again, SM:R-G designates a land use category that corresponds to the use of this property.

The properties immediately to the south of 615 Arno which front on Arno, Roma and Broadway (5 parcels which form the southern tip of this block) also are zoned SM:R-G with adoption of this plan. Although previously zoned SU-2 and referencing the Single-Family Residential category of the Martineztown Urban Renewal Plan, the location of these properties strongly suggests the appropriateness of a flexible zone category which allows houses, townhouses or apartments. All but one of these properties abuts the Lomas Center

site that is zoned SU-1 for Elderly Housing and Related Facilities. Multi-family housing is located to the north, south and east of these properties. While currently single family in use, a single family zone designation at this location would create a spot zone and place unreasonable restrictions on future use of this property given the surrounding land use and zoning context. Consequently, the surrounding land use and zoning pattern justifies a multi-family residential zoning of this property even though its use at the time of plan adoption was single family residential. Under the SM:R-G zoning, a maximum of 8 dwelling units total could exist at this location.

Two additional sites are zoned SM:R-G with plan adoption. Both are within the Multi-Family Residential category of the Urban Renewal Plan and both are the site of small apartment complexes. The first is a double lot located at 600 and 604 Arno which contains 6 apartment units. The second is a large (3 combined lots) parcel at the southwest corner of Fruit and Edith. The SM:R-G land use category creates compatibility between land use and zoning on both sites and protects surrounding uses from overly intense future development.

Locations:

- Properties on Broadway south of Lomas Center property, zoned SU-2 for Single Family prior to Sector Plan adoption.
- Six-unit Apartment on east side of Arno north of walkway, zoned SU-2 for Multi-Family prior to Sector Plan adoption.
- Apartments at the southwest corner of Fruit and Edith, zoned SU-2 for Multi-Family prior to Sector Plan adoption.
- Martineztown Family Public Housing complex at Arno and Roma. Fifty units are located on 3.22 acres giving a density is 15.5 units/acre. Zoned SU-2 for Multi-Family prior to Sector Plan adoption.
- Martineztown Elderly Public Housing complex at Arno, Fruit and Edith. Zoned SU-2 for Multi-Family prior to Sector Plan adoption.

SM:RC Land Use Category: Residential/Commercial Zone.

With adoption of this plan, the site of Manuel's Market at 601 Edith is zoned SM:RC. SM:RC corresponds to the RC Zone in the Comprehensive City Zoning Code with the exception that non-residential uses listed as permissive are not limited by floor area. Thus, this category allows Manuel's Market as a conforming use yet protects surrounding residential development from intensive commercial activities.

Location:

- Manuel's Market, 601 Edith Blvd. Zoned SU-2 for Multi Family prior to Sector Plan adoption.

Commercial Activities

SM:O-1 Land Use Category: Office and Institutional Zone:

The SM:O-1 land use corresponds to the O-1 Zone in the Comprehensive City Zoning Code. Three properties are zoned SM:O-1 with adoption of this plan. The 1.5 acre site at the northeast corner of Broadway and Dr. Martin Luther King, Jr. Avenue (DEA building) which was previously zoned SU-2 for TH (townhouse). The SM:O-1 category creates compatibility between land use and zoning. The adjacent .87 acre parcel to the east that is developed as an office building and was previously zoned SU-2/Office is rezoned SM:O-1 with plan adoption. Rezoning accomplishes an adjustment to height requirements on this property and allows the present use as conforming. The Woodward Center West site at the southwest corner of High and Lomas (medical offices) is also zoned SM:O-1 with plan adoption, creating compatibility between zoning and the existing office use. The previous C-3 zoning not only resulted in a significant discrepancy between use and zoning, it resulted in intensive commercial zoning abutting several single family residential lots—an undesirable and potentially incompatible relationship.

Locations:

- DEA building (former FBI building) and adjacent property at 405 Dr. Martin Luther King, Jr. Avenue. Prior to Sector Plan adoption these two sites were zoned SU-2 for Commercial (DEA building: 1.5 acres) and SU-2/O-1 (office building; .87 acres).
- Woodward Center West property (.7 acres) at the southwest corner of High and Lomas. Presently used for medical offices. Zoned C-3 prior to Sector Plan adoption.

SM:C-1 Land Use Category: Neighborhood Commercial

The SM:C-1 category corresponds to C-1 in the Comprehensive City Zoning Code.

Two properties are zoned SM:C-1 with adoption of this plan. Zoning for the lot on the northwest corner of Grand and Edith (Brooks Photo, Inc.) was previously zoned C-1; thus, its zoning remains as it was. The property at the southeast corner of Lomas and Arno (gasoline service station), is rezoned from C-3. The C-3 zone allows as permissive intensive land use activities that are potentially detrimental to nearby residential activities. The SM:C-1 category, in contrast, allows the existing use as permissive while reducing the possibility for future land use incompatibility with the adjoining Garden Apartment Zone and with the Lomas Center property at the corner of Broadway and Lomas. The SM:C-1 category is a much more appropriate zoning designation to be abutting a residential area.

Locations:

- Brooks Photo at the corner of Edith and Grand. Zoned C-1 prior to Plan adoption.
- Gas Station at SE corner Arno and Lomas (.31 ac). Zoned C-3 prior to Plan adoption.

SM:SU-1 Land Use Category: Special Use

According to the Comprehensive City Zoning Code, the SU-1 land use category provides: “suitable sites for uses which are special because of infrequent occurrence, effect on surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.”

Sites so designated can only be developed or significantly altered after approval of a detailed site development plan and landscaping plan by the Environmental Planning Commission (EPC). Sites given SU-1 zoning provide owners with flexibility while providing for public and professional review.

Locations: The following four sites within South Martineztown are designated as SM:SU-1:

- The 3.41-acre Lomas Center site at the southeast corner of Lomas and Broadway was rezoned from M-1 and SU-2 (unspecified) to SU-1 for Elderly Housing and Related Facilities in March of 1995. This zone change was pursued to accommodate the development of a 168-unit residential retirement complex. Plans for this project were reviewed by the South Martineztown neighborhood and supported as approved by the Environmental Planning Commission. The approved zoning and site plan for this project are compatible and consistent with the goals and objectives of the South Martineztown Sector Development Plan.
- Longfellow School is designated SM:SU-1 for School and Related Facilities. This site has been zoned SU-1 since 1976. Note, however, that the independent jurisdictional status of the Albuquerque Public School District exempts the Longfellow School site from zoning requirements. However, the intent of this Plan is to encourage APS to voluntarily comply with the assigned zoning regulations in order to provide for municipal review and citizen input on alterations to the Longfellow School site.
- Martineztown Park and Walkway is designated SM:SU-1 for Park and Related Facilities. Martineztown Park was identified as a Park and Buffer area in the Urban Renewal Plan. Martineztown Walkway, a pedestrian extension of Roma Boulevard between Arno and Edith, was given the Multi-Family designation of the surrounding uses in the Urban Renewal Plan. It was not subsequently rezoned to reflect its use as a public, pedestrian walkway. The SM:SU-1 designation provides compatibility between land use and zoning for the Park and the Walkway.
- Utility Sub-Station at the northeast corner of Arno and Marquette is zoned SU-1 for Utility Sub-Station.

D. Zoning

1. SU-2 Special Neighborhood Zone

Zoning for the entire South Martineztown neighborhood is amended to be an SU-2 area with adoption of the South Martineztown Sector Development Plan. This includes five properties not previously zoned SU-2.

2. Land Use Categories:

SM:R-LT Residential Zone (houses and limited townhouses)

The R-LT Land Use corresponds to the R-LT Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with the following exceptions:

A. Lot Size

1. For a townhouse, minimum lot area shall be 4,000 square feet; minimum lot width shall be 30 feet.
2. For a house, minimum lot area shall be 4,500 square feet; minimum lot width shall be 45 feet.

SM:R-T Residential Zone (houses and townhouses)

The R-T Land Use corresponds to the R-T Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone.

SM:R-G Residential Garden Apartment Zone

The R-G Land Use corresponds to the R-G Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with the following exceptions:

A. Density

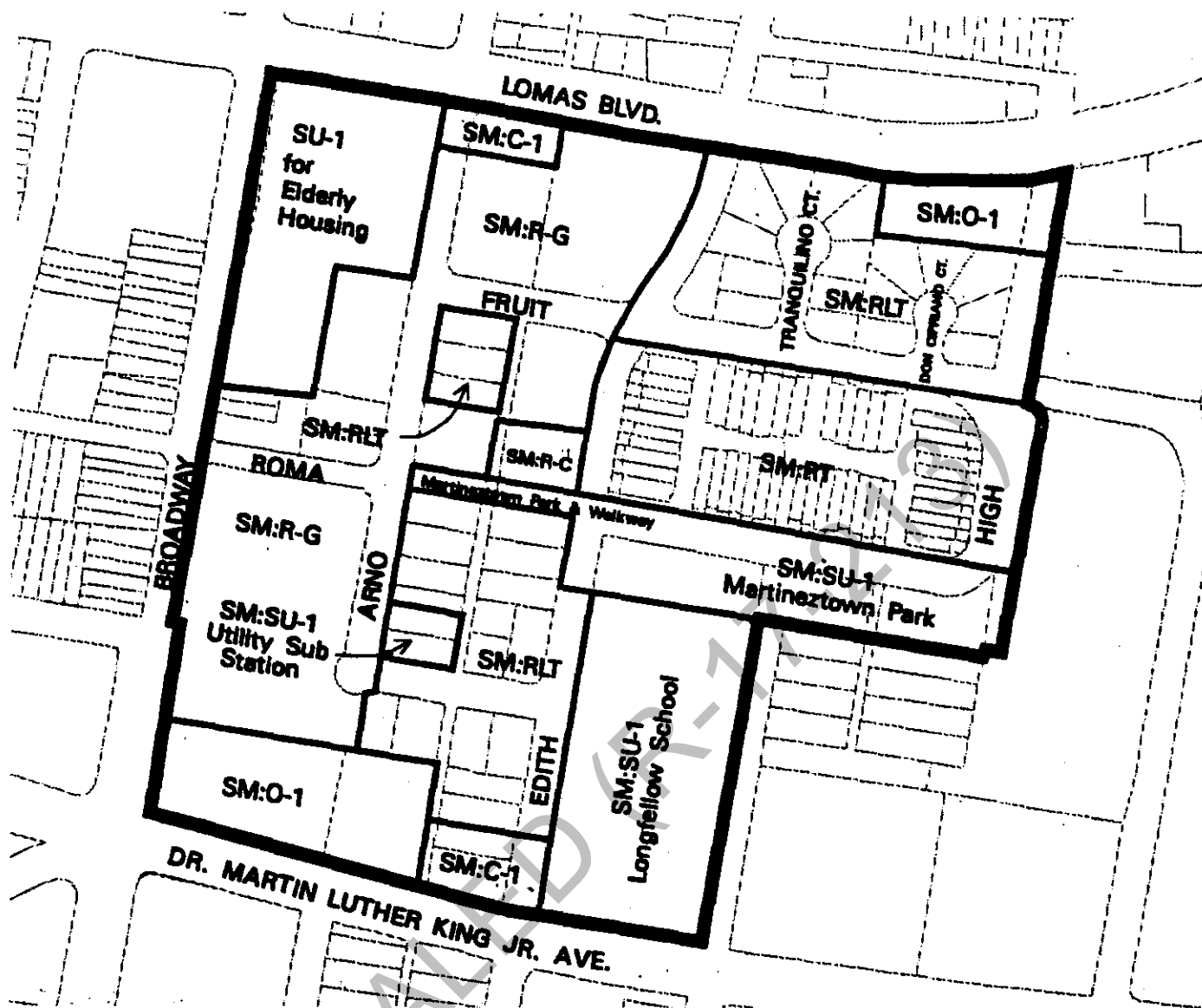
1. Density of a lot may not exceed 15 dwelling units per acre.

SM:RC Residential/Commercial Zone

The RC Land Use corresponds to the RC Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone with the following exceptions:

A. Permissive Uses:

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



North (6/95)

South Martineztown Sector Development Plan Map

ZONING

- SM: RLT** Corresponds to the R-LT zone category which allows for houses, limited townhouses and related uses. It allows all activities permitted in the R-1 zone including family day care homes and minor home occupations with one small sign. Minimum lot width is 30' for townhouses; 45' for houses. Minimum lot area is 4,000 sf for townhouses; 4,500 for houses. One dwelling unit per lot, and 2 dwelling units per building are permitted. This category allows a little more flexibility and slightly higher densities than R-1.
- SM: RT** Corresponds to the R-T residential zone category which allows houses and townhouses. Villa de San Martin Townhouses are the only properties so designated in the neighborhood.
- SM: RG** Corresponds to the R-G Residential Garden Apartment Zone category. It allows houses, townhouses and low density apartments. This zone permits the existing apartment buildings within the neighborhood but limits density of redevelopment projects to a level compatible with the neighborhood.
- SM:R-C** Corresponds to the RC Residential/Commercial Zone. Manuel's Market is the only designated R-C site in the neighborhood. This zone allows a mixture of residential and small commercial activities. This zone would allow small shops and offices, including: books and magazines, day care center, restaurant without drive-up facilities, tailoring, interior decorating. This is the lightest commercial category.
- SM: O-1** Corresponds to the O-1 Office and Institution Zone which permits office buildings, institutional activities and low intensity commercial uses.
- SM: C-1** Corresponds to the C-1 Neighborhood Commercial Zone. A variety of commercial uses are permitted in this zone including offices, retail sales and service businesses. Gas stations are allowed. Manufacturing is very limited.
- SM: SU-1** This is a special use zone for specified activities.

SM:O-1 Office and Institution Zone.

The O-1 Land Use corresponds to the O-1 Zone in the Comprehensive City Zoning Code and is subject to the same regulations as that zone.

SM:C-1 Neighborhood Commercial Zone

The SM:C-1 Land Use corresponds to the C-1 Zone in the Comprehensive Zoning Code.

SM:SU-1 Special Use Zone

This zone provides suitable sites for uses which are special because of infrequent occurrence, effect on the surrounding property, safety, hazard, or other reasons, and in which the appropriateness of the use to a specific location is partly or entirely dependent on the character of the site design.

3. Approved Conditional Uses

Properties that were in compliance with the previous zoning but become non-conforming upon adoption of the South Martineztown Sector Development Plan become approved Conditional Uses as defined by the Comprehensive City Zoning Code.

A primary goal of this plan has been to develop compatibility between land use activities and zoning. If by oversight, there are discrepancies between zoning and land use activities resulting from this plan, the above provision allows those uses that were in legal conformance with the previous zoning to continue with legal status following adoption of this plan.

E. Zoning Compliance Study

Within 6 months of adoption of the South Martineztown Sector Development Plan, a zoning compliance study of the South Martineztown neighborhood will be conducted by the Zoning Enforcement office of the City Planning Department. Properties will be examined to determine compliance with zoning regulations that existed prior to adoption of this plan. Appropriate enforcement action will be taken to any properties in non-compliance.

V. Existing Conditions and Recommendations

This section of the plan provides an analysis of conditions in South Martineztown. Information was gathered from a variety of sources including neighborhood meetings, informal discussions with residents, institutional and business representatives, direct observation, studies and technical documents.

This section is divided into various categories or subsections. Within each section, applicable recommendations are listed.

A. Crime & Security

Crime was a major concern of the neighborhood. While issues varied widely, crime was a frequent and serious topic among residents and representatives of area businesses and institutions who participated in the planning process. Due to a combination of factors, many participants in the planning process felt that the neighborhood was particularly vulnerable to crime. The identified factors included: the large senior citizen population, the presence of children associated with Longfellow School, the large numbers of visitors to the neighborhood utilizing Martineztown Park and St. Joseph Medical complex, and the fairly transient population of the Martineztown Family Housing Complex on Roma. Children and seniors were viewed as vulnerable targets of crime, while the presence of numerous visitors and short-term residents makes it difficult for area residents to distinguish individuals with criminal intentions from others.

Neighborhood concerns regarding crime included the following issues: slow police response time, inadequate police presence and visibility in the neighborhood, inadequate street lighting, frequent speeding and related traffic violations (covered in the Traffic Section), graffiti and gang activities. There was a general perception among residents that teenagers were largely responsible for crime within the neighborhood, particularly burglaries and other property crimes.

Response to the Citizen Satisfaction Survey substantiated the neighborhood's concern about crime and security. Crime was identified as the top problem in the neighborhood, an issue having a significant negative impact on quality of life. This was true even though a vast majority of respondents felt safe in the neighborhood at least most of the time. Among the types of crime, vandalism, burglary and drug use were identified as the biggest problems within the area--generally confirming the APD crime statistics discussed below. Police patrols, better lighting, security guards at area public housing complexes and Neighborhood Watch were identified as measures that would reduce crime.

The Albuquerque Police Department Crime Analysis Unit conducted a detailed examination of reported crime within the vicinity of South Martineztown for the years 1992 and 1993. The

analysis included a breakdown of crime by type and location. This information is based on reported crimes verified by an investigating APD officer. These statistics reveal fairly low crime rates in most categories for the South Martineztown area. Due to the unknown level of unreported crime, however, it is difficult to gauge precise crime levels. The adjacent neighborhoods of Santa Barbara-Martineztown to the north and Huning Highland to the south were included in the analysis. This larger context provides a means for comparing South Martineztown with nearby neighborhoods. It also provides a perspective of crime within the larger vicinity. Since criminal activities are not confined by neighborhood boundaries, crime in one neighborhood can affect or spillover into adjoining areas. Similarly, the implementation of an effective crime prevention strategy for South Martineztown must take into account actions taken in adjacent neighborhoods.

Incidences of Reported and Verified Crimes

South Martineztown 1992

Total # Crimes: 98

Crimes/capita: .23

Major categories:

Robbery-1

Assault-10

Burglary-10

Larceny-11

Minor Misdemeanors-23

Locational distribution: Crime reports are dispersed within the neighborhood with some concentration between Edith and High, possibly indicating disturbances at Martineztown Park and/or burglaries and larcenies in this area.

Santa Barbara-Martineztown 1993

Total # Crimes: 588

Crimes/capita: .28

Major categories:

Robbery-8

Assault-81

Burglary-50

Larceny-78

Minor Misdemeanors-122

Locational distribution: Most reported crimes are concentrated in residential areas of the neighborhood, with a particular concentration in the southern portion of the neighborhood bounded by Mountain, Broadway, Lomas and I-25.

South Martineztown 1993

Total # Crimes: 129

Crimes/capita: .30

Major categories:

Robbery-2

Assault-15

Burglary-13

Larceny-27

Minor Misdemeanors-26

Locational distribution: As in 1992, reported crimes are dispersed throughout the neighborhood with a slight concentration adjacent to Martineztown Park.

Huning Highland 1993

Total # Crimes: 836

Crimes/capita: .76

Major categories:

Robbery-26

Assault-94

Burglary-55

Larceny-129

Minor Misdemeanors-166

Locational distribution: A significant concentration of crime occurs along Central Avenue, and to a lesser degree, the residential area south of Central.

Representatives of the Albuquerque Police Department met with the neighborhood as part of the planning process. Police officials emphasized that crime prevention is a long-term proposition requiring ongoing commitment by families, schools, and the community in cooperation with the Police. The Police deal with specific incidents and work to prevent crime, but they are incapable of eliminating crime. Neighborhoods must control their own destinies by taking a stand for crime prevention. It was stressed that neighborhood residents need to self-police: know their neighbors, watch for suspicious behavior and take precautions to avoid crime. Criminals look for easy targets. Along these lines, South Martineztown was commended for its ongoing efforts to prevent crime, eliminate graffiti and maintain high property maintenance standards. These efforts have been proven to make a difference.

St. Joseph Medical Center's security patrols were recognized as an important element in neighborhood crime prevention and security. As part of their duties, security officers patrol the neighborhood nine times daily. The officers are trained to be on the lookout for suspicious behavior and report it to the Police. Medical Complex representatives participated throughout the planning process and indicated a willingness to cooperate more closely with the neighborhood on security matters.

Focusing crime prevention programs on youth was widely supported. Many planning participants viewed youth as the prime culprits of area crime. Residents and business representatives along with the principal of Longfellow Elementary School emphasized the benefits of encouraging youth involvement in community activities and recreational programs. This was seen as a means of teaching social responsibility and providing alternatives to destructive behavior. Promotion of quality education and provision of ample recreational and social activities was viewed as an important long-term deterrent to crime.

Police representatives encouraged ongoing communication and cooperation between the Police Department and the neighborhood in order to reduce crime. Although APD manpower is limited, a closer working relationship between the Police and the neighborhood would enable a more efficient and effective use of resources. This concept has been successful in other communities and is an integral part of the Community Based Policing program. Under this approach, the Police would work directly with the neighborhood, initiating direct contact with residents and tailoring Police procedures and initiatives to meet specific neighborhood needs.

The APD Crime Prevention Unit also met with the neighborhood. Residents were urged to take a combination of measures to reduce crime, including: engraving valuables, installing better locks and alarm systems, installing outdoor lighting, maintaining informal surveillance of neighboring properties and initiating Neighborhood Watch programs. Residents expressed interest in implementing crime prevention measures. Over 75% of survey respondents indicated a willingness to become involved in crime prevention, specifically in the Neighborhood Watch Program.

Recommendations:

- 1) **Community-based Policing Plan.** This is a comprehensive package of elements designed to address crime in the neighborhood. This type of plan would involve an ongoing neighborhood commitment to work with APD in developing and implementing plan measures. A Community-based Policing Plan for South Martineztown would probably involve cooperation with area institutions and with other area neighborhoods like Santa Barbara/Martineztown and Huning Highland.
Implementation Responsibility: CICM in cooperation with APD, Longfellow School and St. Joseph Medical Center and possibly other area neighborhoods.

A community-based policing plan might include all or some of the following items. Or, the following measures could be pursued separately from a community-based policing plan or strategy.

- 2) **Establish regular bike and foot patrols in the neighborhood as resources become available.**
Implementation Responsibility: APD with cooperation from the CICM.
- 3) **Increase Police presence in the neighborhood.**
 - More patrols through the area
 - Bike and foot patrols
 - Encourage residents to report crimes thereby having more resources allocated to the neighborhood**Implementation Responsibility:** APD in cooperation with CICM and area residents.
- 4) **Provide additional lighting in the neighborhood.**
 - Park Management lighting improvements to Martineztown Park and Walkway
 - Additional street lighting...first a neighborhood lighting assessment will have to be completed
 - Request lighting improvements at the public housing complexes
 - Encourage private owners to provide additional outdoor lighting, especially in alley**Implementation Responsibility:** CICM coordinates with Parks and General Services Department, Albuquerque Housing Services and private owners.
- 5) **Compile Neighborhood Crime Prevention Handbook.** This will be distributed to all neighborhood residents and businesses. It would include the following:
 - Police telephone numbers, policies and procedures
 - Anti-crime measures
 - Graffiti removal techniques & City policies and telephone numbers
 - St. Joseph Medical Center security telephone number and explanation of procedures**Implementation Responsibility:** CICM with APD Crime Prevention Unit.

- 6) **Neighborhood Watch/Crime Prevention Training.** Throughout the planning process, residents demonstrated interest in learning about crime prevention techniques and participating in Neighborhood Watch.
Implementation Responsibility: APD Crime Prevention Unit in coordination with CICM.
- 7) **Develop improved neighborhood security by working with St. Joseph Security Patrol.** Communicate neighborhood concerns to the Security Patrol and work with them to address these issues. Reducing crime in South Martineztown is mutually beneficial to residents and the Medical Center.
Implementation Responsibility: CICM in coordination with St. Joseph representatives.
- 8) **Graffiti abatement.** Continue the commitment to keep South Martineztown a graffiti-free neighborhood. Coordinate a program with Longfellow School students, CICM and City's Graffiti Office to regularly eliminate graffiti.
Implementation Responsibility: CICM with Longfellow and City Graffiti Office.
- 9) **Move transients from the neighborhood.**
 - Schedule Martineztown Park for night-time watering to deter overnight camping. Night-time irrigation reduces evaporation, conserving the City's water resource (*this approach was in effect at time of plan preparation*).
 - Include instructions in the Neighborhood Crime Handbook as to how to deal with transients**Implementation Responsibility:** CICM, APD Crime Prevention Unit and Park Management Division.
- 10) **Security-related design issues.** Install a fence at the Fruit/High Street curve which prevents unwanted pedestrian access to the neighborhood.
Implementation Responsibility: City Public Works or Park Management.
- 11) **Track of crime rates and citizen complaints within the neighborhood annually or every other year.**
Implementation Responsibility: CICM initiates and coordinates this effort in cooperation with APD Crime Analysis Unit.
- 12) **Establish a continued partnership with APD (Valley Command) by inviting APD representatives to regularly scheduled neighborhood meetings.**
Implementation Responsibility: CICM with APD cooperation.
- 13) **Develop increased neighborhood participation and coordinate with nearby neighborhood associations in developing a Community Policing program.**
Implementation Responsibility: CICM with assistance from the Office of Neighborhood Services.

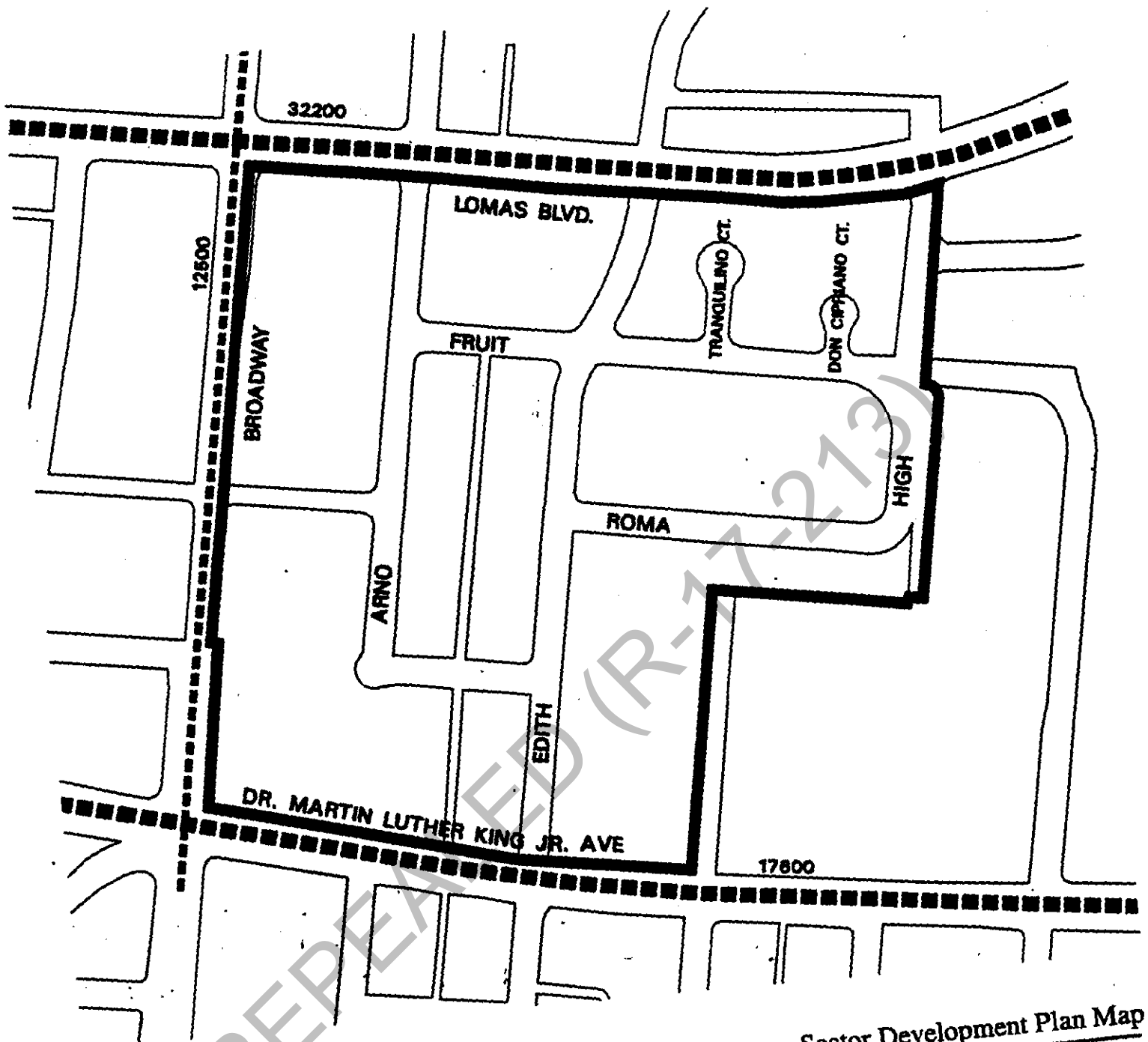
B. Transportation, Traffic & Pedestrian Accessibility

South Martineztown transportation and traffic issues center around the intrusion of unwanted traffic into the neighborhood and the safety of pedestrians. This pedestrian-oriented neighborhood is surrounded by intensive traffic-generating uses and high-volume transportation corridors. As a consequence, traffic noise, pollution and intrusion have a significant effect on the area. The greatest concern of area residents, however, is with pedestrian safety. Residents contend that the high speeds and volumes on Edith Boulevard are a threat to pedestrians, particularly to children, elderly and disabled residents and visitors.

1. Traffic

Within the Albuquerque metropolitan area, thoroughfares are of three types: principal arterials, minor arterials and collector streets. The Long Range Major Street Plan, an annually revised map and text prepared by the Middle Rio Grande Council of Governments (MRGCOG), designates streets of each type. In the South Martineztown vicinity, Lomas Boulevard and Dr. Martin Luther King, Jr. Avenue are designated as principal arterials--the highest ranking in the roadway classification system. Principal arterials are major routes designed to carry large volumes of traffic between major activity centers. Both streets are major access corridors to the downtown employment center from Interstate 25. In 1993, the section of Lomas adjacent to South Martineztown had average weekday traffic flows of 32,200 vehicles, making it the most heavily traveled street in the downtown area. This level of traffic is comparable to levels common on east Central Avenue and on sections of north Eubank Boulevard. Dr. Martin Luther King, Jr. Avenue had an average weekday traffic flow of 17,600 vehicles; a majority of this traffic occurring during morning and evening peak traffic hours. The other classified street in the vicinity is Broadway Boulevard, designated a minor arterial with average weekday traffic flows of 12,500 vehicles in the vicinity. Broadway provides connections between principal arterials and provides long distance north/south connections between neighborhoods and activity centers. Traffic volume on each of these classified streets has been increasing over a multi-year period and are projected to continue increasing.

Street designations and traffic flow levels provide an understanding of the neighborhood's relationship within the regional transportation system. It also provides some insight into traffic levels on Edith Boulevard, a local, unclassified street that connects two major arterials: Dr. Martin Luther King, Jr. Avenue and Lomas Boulevard. In addition to providing local access, Edith Boulevard is used as a north/south alternative to Broadway Boulevard. With its right of way averaging over 68 feet through South Martineztown, Edith has a width comparable to many streets classified as collectors which are designed to handle significant traffic volumes. This wide right of way gives drivers the illusion that high speeds are safe and appropriate.



South Martineztown Sector Development Plan Map

STREET CONDITIONS / DESIGNATED ARTERIALS & TRAFFIC FLOWS

- All Streets within Plan Boundary are Designated Poor to Very Poor.
- All Arterials rated Poor
- Principal Arterial
- Minor Arterial
- 17600 Weekday Traffic Flows
- Sector Plan Boundary
- Street Conditions information based on City Street Maintenance Program
- Designated Arterials & Traffic Counts taken from the Middle Rio Grande Council of Governments '1994 Long Range Major Street Plan' and '1993 Traffic Flows' maps.

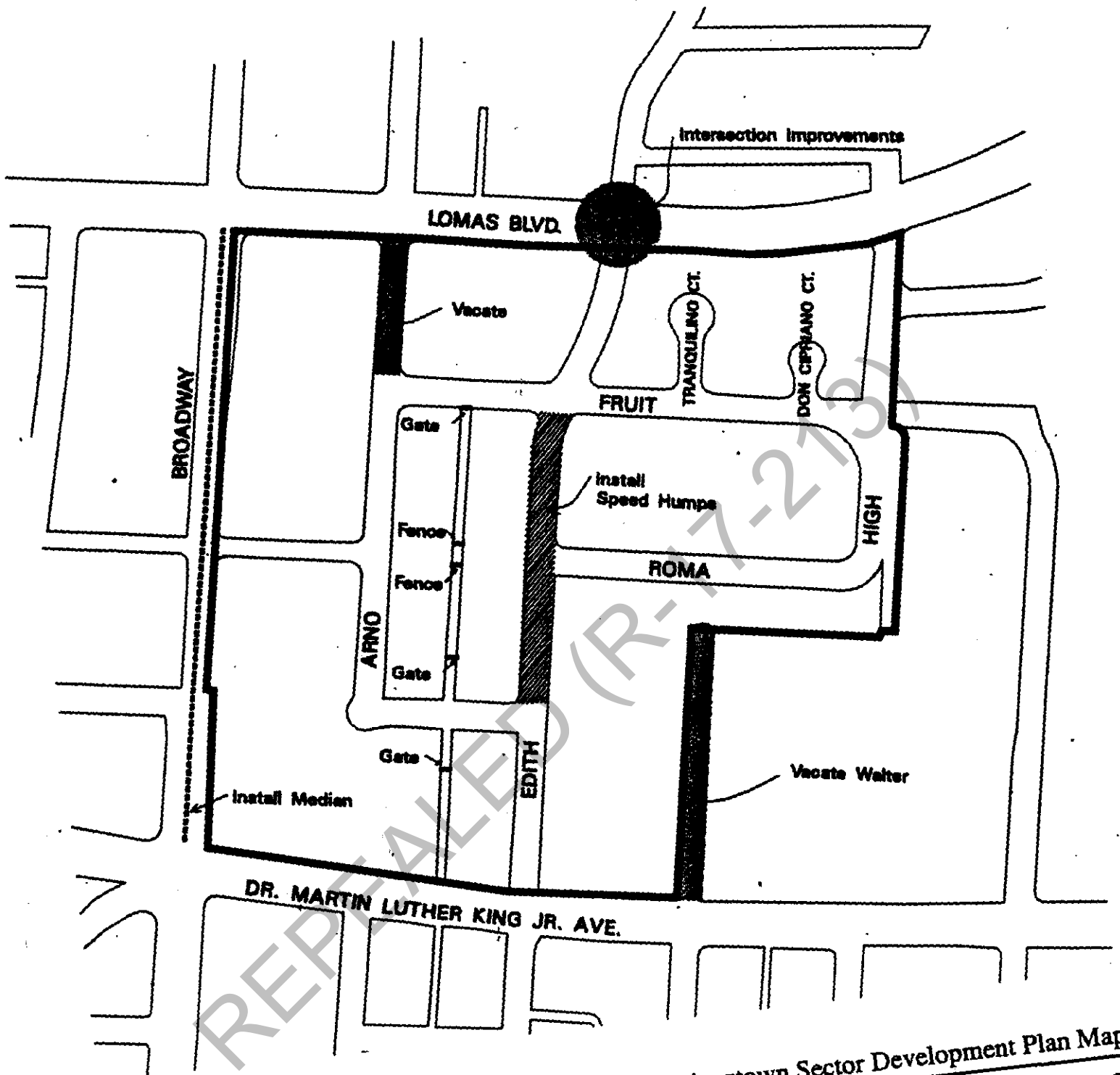
Traffic on Edith Boulevard frequently exceeds the posted limit of 25 mph. This is particularly true of northbound traffic coming down the incline from Dr. Martin Luther King, Jr. Avenue. This creates a dangerous situation since Edith is a pedestrian corridor and a street with considerable turning and decelerating traffic. Many Longfellow parents drop off and pick up their children on Edith. Several pedestrian and traffic generating uses are located along the four block section of Edith within South Martineztown. In addition to Longfellow Elementary School these include Martineztown Park, the Fruit Street public housing complex for seniors and disabled residents, Manuel's Market and Brooks Photo.

The Edith/Roma intersection is a frequent pedestrian crossing, as well as a designated school crosswalk with a crossing guard, and the location of frequent vehicular stops and starts by people going to and from Manuel's Market. Better, more prominent signage indicating the presence of children and disabled pedestrians will also alert drivers to drive with caution. The installation of speed humps on Edith Boulevard is the recommended means of controlling vehicular speed and increasing pedestrian safety. The installation of two pairs of three humps as recommended by Traffic Engineering Operations is viewed as the most cost effective and least disruptive means of achieving traffic management and pedestrian safety goals. If this alternative is unsuccessful, a Neighborhood Traffic Management Program (NTMP) should be implemented to address this issue.

Another measure discussed by planning meeting participants was the addition of a northbound traffic lane on Broadway Boulevard. This is viewed as a way to insure traffic flow along Broadway and reduce the likelihood of traffic using Edith as a crossover between Lomas and Grand. The widening of Broadway was anticipated during the Urban Renewal Program. The wall around the western portion of the residential area was setback from Broadway, however, there is insufficient right-of-way to accommodate this action. An alternative to installing an additional traffic lane is the installation of a landscaped median on Broadway from Dr. Martin Luther King, Jr. Avenue to Lomas Boulevard. This recommendation would improve vehicular movement by providing turn bays and would further identify Broadway Boulevard as an attractive arterial roadway.

2. Parking

Spillover parking into the neighborhood from Longfellow School and St. Joseph Medical Complex has been another ongoing issue. Parking for Longfellow staff is inadequate, requiring the use of Edith for parking. This situation results in two related problems: 1) inconvenient on-street parking for nearby residents; 2) safety concerns arising from parents double parking along Edith to drop off and pick up Longfellow students. While parents are instructed by Longfellow staff to use Roma Street adjacent to Martineztown Park for drop-offs, this problem persists. To a lesser degree, Medical Complex staff and



North (6/95)

South Martineztown Sector Development Plan Map

PROPOSED TRAFFIC & TRANSPORTATION-RELATED IMPROVEMENTS

South Martineztown Boundary

visitors park within the neighborhood. Roma St. provides a particularly convenient pedestrian access to the northwest portion of the Medical Complex. This parking situation has largely been rectified by the Medical Center administration in cooperation with the South Martineztown neighborhood.

St. Joseph Medical Center in cooperation with Longfellow Elementary School and Albuquerque Public Schools representatives have formulated a plan to close or vacate the section of Walter Street north of Dr. Martin Luther King, Jr. Avenue which provides access to the Hospital and Longfellow parking. Street vacation would convey ownership of the street to the two adjacent institutional owners permitting them to restrict access and convert portions of Walter Street into parking. This plan would reduce Longfellow's parking deficiency and reduce onstreet parking on Edith. The neighborhood supports this effort and views it as a positive solution for everyone concerned.

The Citizens Information Committee of Martineztown is also pursuing the closure of Arno north of Fruit Street. As part of the expansion plan for La Amistad Senior Citizen Facility, the neighborhood will request vacation of Arno from Fruit Street north for the length of this block. A segment of Arno south of Lomas would remain open to traffic, permitting access to the service station site at Lomas and Arno and to the northwest portion of the Lomas Center site at the corner of Lomas and Broadway. The vacation of Arno would provide parking for La Amistad and the adjacent senior housing units. Access to the parking lot would be from Fruit/Arno. This action would serve several objectives:

- 1) permit expansion of La Amistad senior meal site;
- 2) reduce incursion of unwanted traffic into the neighborhood from Lomas;
- 3) discourage traffic from cutting through the neighborhood from Broadway via Arno;
- 4) address the need for additional parking at La Amistad.

Area residents expressed interest in achieving all of these objectives during the course of planning meetings. The need for more parking at La Amistad was a prominent issue among respondents to the Citizen Satisfaction Survey.

3. Transportation

In 1994, the City Public Works Department completed the Downtown/Center City Transportation Study, a 20-year facilities plan for the downtown region. South Martineztown is within the study area. Although the Study contains few recommended changes or improvements that will directly affect South Martineztown, the document provides an area-wide context for transportation and traffic issues potentially affecting the neighborhood. Concepts potentially affecting South Martineztown include: 1) remote site parking for the downtown core within adjacent neighborhoods; 2) development of pedestrian corridors linking downtown to area neighborhoods and activity centers; 3) improvements to Interstate 25 interchanges at Lomas Boulevard, and Dr. Martin Luther



North (6/95)

South Martineztown Sector Development Plan Map POTENTIAL DEVELOPMENT SITES

- A. Lomas Center Site: 3.41 acres at southeast corner of Lomas and Broadway
- B. Northwest corner of Lomas and Broadway. Post Office site owned by the federal government.
- C. Sandia Foundation property (Madden or Courthouse site) north of Lomas, south of Mountain, adjacent to I-25
- D. Old Albuquerque High School Site
- E. Coca Cola Bottling Plant

King, Jr. Avenue and Central avenues. These and other transportation-related improvements have the potential to adversely impact South Martineztown.

Development of vacant or underutilized sites within the South Martineztown vicinity also has potential implications for the neighborhood. Development of the Sandia Foundation property between Lomas and Mountain along Interstate 25 may impact the South Martineztown area in terms of transportation and traffic. Although this site is outside the South Martineztown Sector Plan boundary, the size of the site and its proximity to the neighborhood suggests that development guidelines should include measures to mitigate traffic impacts into South Martineztown along with the Santa Barbara-Martineztown neighborhoods. For example, it may be beneficial to eliminate the left turn signal (and turn bay) at Lomas and Edith for southbound traffic. This would limit traffic using Edith as a crossover or short cut through South Martineztown. A similar measure would be to eliminate the left turn bay for eastbound traffic at the Edith/Dr. Martin Luther King, Jr. intersection. Traffic mitigation measures should be considered at the time of development review.

Development of the vacant property on the northwest corner of Lomas and Broadway has similar implications for the neighborhood. This large parcel is owned by the federal government. The property is being held for an unspecified future use. Government officials indicate that the site will be developed in association with the Main Post Office which is located immediately north of the site. While there are no plans to develop the site in the foreseeable future, once development occurs traffic flows on nearby sections of Broadway and Lomas are certain to increase.

Development or redevelopment of the Old Albuquerque High School site and/or the Coca Cola Bottling plant site at the northwest corner of Marquette and Broadway may also cause traffic increases in South Martineztown. As with the Sandia Foundation site discussed above, measures to mitigate traffic and related impacts from the redevelopment of either of these properties should be considered during development review. Improvements to Broadway Boulevard that will facilitate traffic flow and reduce intrusion into the residential neighborhood become increasingly important with continued development of eastern edge of the downtown core *Refer to the previous map on Proposed Traffic & Transportation-related improvements.*

4. Street Conditions

Street conditions in South Martineztown are generally satisfactory. Since the neighborhood and its streets and sidewalks were rebuilt through the Urban Renewal Program, conditions commonly affecting Albuquerque's oldest neighborhoods are not prevalent in South Martineztown. In the mid 1970s, residential streets in South

Martineztown were widened and realigned, and new curb, gutter and sidewalks were installed.

Street conditions throughout the City are evaluated through the City of Albuquerque's Pavement Management System. In 1994, most residential streets within the neighborhood were ranked in the "Poor" category, indicating some degree of wear, cracking and/or related deterioration. According to City Public Works Department officials, only streets in the "Very Poor" category are now programmed for repairs. Handicap or wheel chair ramps are routinely installed as street repairs are made. In 1994, no streets within the South Martineztown neighborhood were identified for rehabilitation or reconstruction.

If area residents have concerns or notice problems with area streets, this information should be communicated to the Street Maintenance Section of the Public Works Department.

There is no systematic programming for curb and gutter repairs. If repairs are needed they are made concurrently with street repairs. The City Sidewalk Ordinance specifies that sidewalk repairs or replacement are the responsibility of the adjacent property owners. The same regulations apply to sidewalks adjacent to public property as to private property.

5. Transit

South Martineztown is well-served by City bus routes. At the time of plan development, four Sun Tran routes operated along the perimeter of the plan area. Designated bus stops, including benches at several locations, are located along Dr. Martin Luther King, Jr. Avenue, Broadway Boulevard and Lomas Boulevard. Direct service is available to a variety of employment and shopping destinations, with transfers providing service throughout the City. Residents may also choose to walk a few blocks to Central Avenue where a number of bus lines operate. As traffic demands increase, one or more bus bays will be needed on Lomas and possibly on Dr. Martin Luther King, Jr. Avenue and Broadway to facilitate traffic flow during peak hours. Bus bays will encourage bus usage by providing a safe, convenient and pleasant user amenity along high-traffic corridors.

6. Pedestrian Amenities

South Martineztown is a pedestrian neighborhood. Designers clearly intended this neighborhood to be a pedestrian enclave, limiting vehicular access points, creating walkways and providing ample landscaping. The block wall around the neighborhood

suggests that the neighborhood requires protection from surrounding roadways. Martineztown Park, Longfellow School, St. Joseph Medical Center and Manuel's Market all generate pedestrian activity within the neighborhood. The design and amenities of the neighborhood provide a pleasant environment for walking, strolling and picnicking. On a typical day in South Martineztown, pedestrians are common: children playing at the Longfellow playground; parents watching younger children at Martineztown Park; people of various ages walking to and from Manuel's Market; and others walking north along Edith to Santa Barbara/Martineztown or south toward Huning Highland and Central Avenue.

A major pedestrian issue during the planning process related to the Edith/Lomas intersection. This intersection is a heavily-used pedestrian crossing. It is a school crossing and it is also used regularly by other pedestrians, including senior citizens and others walking between The Martineztown House of Neighborly Services north of Lomas Boulevard and La Amistad Senior Center. The Martineztown House of Neighborly Services operates La Amistad Senior Center, which generates pedestrian traffic between the two sites. During the sector planning process the following issues/concerns were raised over this intersection:

1. Handicap or wheel chair ramps are needed on three corners, and the wheel chair ramp on the southeast corner needs replacement. The curb elevations (heights) are very high and dangerous for children and senior citizens;
2. Curb deterioration at three of the corners is significant and requires rehabilitation;
3. Utility poles and a fire hydrant obstruct pedestrian movement at the corners making it particularly difficult for elderly and disabled pedestrians to negotiate the intersection;
4. The allotted time for pedestrian crossing is too short. Residents continue to indicate that senior citizens and disabled users are often stranded in the Lomas median between oncoming lanes waiting for the light to change because they cannot cross the entire street during the allotted crossing time.

Given the frequency of use and the special needs of many pedestrians using this crossing, redesign and construction of the pedestrian crossing at the Lomas/Edith intersection is a priority. The Lomas Boulevard Median Landscaping Project should be adjusted to incorporate pedestrian safety enhancements at this intersection in order to maximize public expedients.

Improvements to this intersection could be reinforced by two related landscaping projects recommended by neighborhood residents. The first project includes an entrance sign welcoming visitors to South Martineztown in combination with a hardscape focal point on the southeast corner of the Lomas/Edith intersection. This focal point would replace existing weeds and debris with specialty paving and a sign, creating an attractive pedestrian amenity and streetscape improvement. Along with the focal point, the bare planting strip along the south side of Lomas Boulevard has been identified for improvement. This strip is adjacent to the north side of the wall delineating the

neighborhood boundary. This strip should be paved to reduce weed and litter problems, and to provide walking space for pedestrians and more space for the existing bus stop.

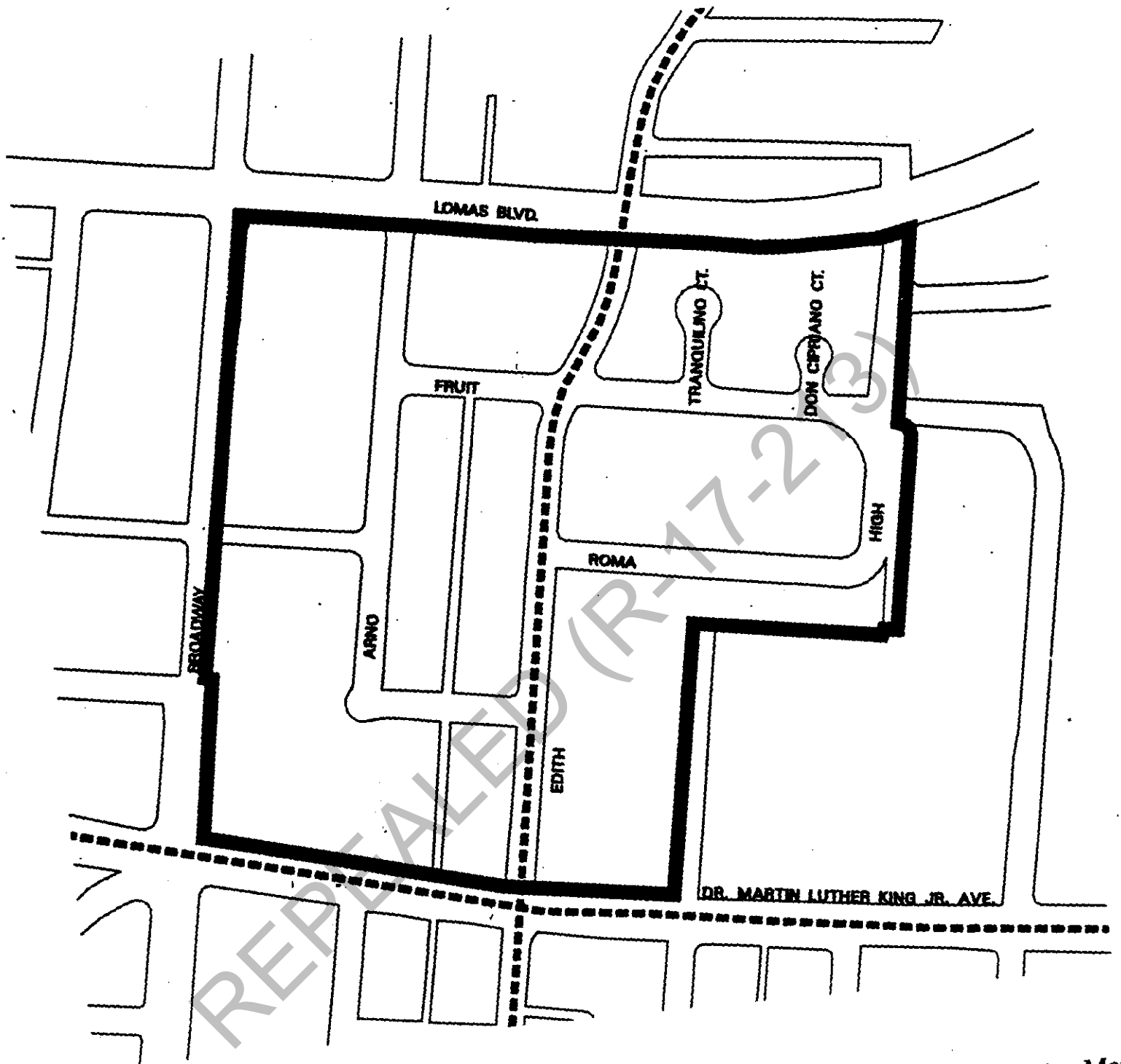
Another pedestrian and right-of-way issue relates to the use of the Edith/Arno Alleyway. This two-block stretch of public right of way was designed and built as a pedestrian walkway during the Urban Renewal Program. Since that time, the alleyway or walkway has not served its intended function; rather, it has been frequented by transients, graffiti artists and others seeking privacy for drinking or drug taking. It is generally avoided by residents, particularly after dark. Residents are seeking relief from these problems by limiting access to the area. Installation of fencing with lockable gates would permit access by utility and City maintenance vehicles while keeping unauthorized individuals out.

7. Bicycle Routes

Edith Boulevard is the one designated bicycle route in South Martineztown (see map on the following page). A second route is located on Dr. Martin Luther King, Jr. Avenue adjacent to the neighborhood. Bikes routes are part of a metropolitan bikeway system which is designed to provide an alternative to vehicular transportation as well as providing recreational opportunities for area residents. The bicycle route designation alerts drivers to the presence of cyclists with street signs while providing an appropriate long distance route for recreational bicyclists and commuters.

Recommendations:

1. Implement traffic management and pedestrian safety improvements on Edith Boulevard between Dr. Martin Luther King, Jr. Avenue and Lomas Boulevard.
 - A) Install two sets of three speed humps on Edith to slow traffic, increase pedestrian safety and discourage vehicular intrusion into the neighborhood.
 - B) Install traffic and pedestrian signage on Edith and adjacent streets as appropriate:
 - speed limit signs
 - school, hospital, senior citizen and handicapped zone signs
 - litter-free neighborhood signs
 - Designate the portion of Roma that is adjacent to Martineztown Park an official student drop off area for Longfellow students. This will eliminate double parking on Edith and improve the safety of children.



South Martineztown Sector Development Plan Map **BIKEWAYS**

North (6/95)



Bike Route

- Moderate traffic, signed, not recommended during rush hours or at night.
- Information taken from Metropolitan Albuquerque Bicycle Map

- C) Implement a Neighborhood Traffic Management Program (NTMP) if identified implementation measures for reducing traffic speed are ineffective.

Implementation Responsibility: Traffic Engineering in coordination with CICM and Longfellow Elementary.

2. Improve the Lomas/Edith intersection for pedestrian safety and convenience. This major pedestrian crossing has not been updated to provide a safe and pleasant pedestrian environment. Curbs are steep and crumbling. The sidewalks are narrow and obstructed by utility poles and other objects.

- Install new curb and gutter along with wheel chair ramps;
- Lengthen the time allotted for crossing;
- Remove or relocate utility poles obstructing the pedestrian pathway.

Implementation Responsibility: Public Works Department in coordination with CICM. This project should be evaluated to determine if it would be most cost effective and efficient to link it with the Lomas median landscape improvements.

3. In combination with recommendation 2. above, improve the Lomas streetscape in terms of pedestrian convenience, aesthetic appeal and maintenance:

- A) Pave the 3 1/2 foot-wide dirt planting strip on the south side of Lomas between the sidewalk and CMU wall which runs along the south side of Lomas roughly between Arno and High streets. This will eliminate the recurring weed problem and provide improved pedestrian convenience, especially adjacent to the bus stop to the east of the Edith/Lomas intersection. Along with paving improvements, eliminate two unnecessary curb cuts on Lomas Boulevard between Arno and Edith.

Implementation Responsibility: Public Works Department.

- B) Install hardscape focal points at the southeast and southwest corners of the Edith/Lomas intersection. The triangular-shaped dirt areas between the sidewalks and block walls provides appropriate locations for these features. Install a "South Martineztown Neighborhood" sign at the southeast corner of this intersection.

Implementation Responsibility: Parks and General Services Department in cooperation with the CICM. Urban Enhancement funds will be requested.

- C) Evaluate adjustments to the Lomas median design to accommodate future Woodward Avenue signalization which anticipates access/egress to the Sandia Foundation property on the north side of Lomas. This access/egress location will reduce future traffic incursion on the South Martineztown and Santa Barbara/Martineztown neighborhoods by keeping traffic off Edith.

Implementation Responsibility: Traffic Engineering with coordination from Transportation Development and the Parks and General Services Department.

4. Vacate Arno Street from Fruit Street northward to Lomas Boulevard to provide parking for the expansion of La Amistad Senior Center.
Implementation Responsibility: NM State Legislature has allocated funds for a portion of this project. Additional future funding from the legislature is possible. Additional funding and coordination will be required from the City Department of Community and Family Services and the Public Works Department. The CICM will coordinate the project.
5. Redesignate the Edith/Arno Alleyway a Utility Easement and install fencing and three lockable gates at vehicular and pedestrian entrances to the alleyway to prevent vehicular and pedestrian access.
Implementation Responsibility: City Public Works in cooperation with Public Service Company of New Mexico and in coordination with the Planning Department and the CICM.
6. Install a street light or similar high intensity light along the Martineztown Walkway where it crosses the Edith/Arno Alleyway. A light at this location would improve safety and security for Walkway pedestrians.
Implementation Responsibility: City Parks Maintenance Department in coordination with the CICM.
7. Install a 16' median on Broadway Boulevard from Dr. Martin Luther King, Jr. Avenue to Lomas. Landscape the median as appropriate. Provide left turn bays and improved corner radii as needed. Since the available right of way on Broadway will not accommodate an additional traffic lane, the median is the best alternative to promote traffic flow and provide streetscape enhancements.
Implementation Responsibility: City Public Works in coordination with CICM.
8. Vacate Walter Street north of Dr. Martin Luther King, Jr. Avenue creating additional parking for Longfellow Elementary School and St. Joseph's Medical Center. Medical Center representatives have formulated tentative plans for this project in cooperation with APS and the CICM. This project would be of benefit to the neighborhood and to both institutions by relieving parking deficiencies and reducing parking encroachment into the neighborhood.
Implementation Responsibility: St. Joseph Medical Center and Longfellow/APS and City of Albuquerque. Neighborhood representatives urge City cooperation on this project which provides benefits to all concerned parties. A possible means of avoiding right-of-way acquisition charges to St. Joseph Medical Center would be to deed all right-of-way to APS and implement acquisition of the street right of way through the Joint Powers Agreement between the City of Albuquerque and APS.

C. Housing

1. Overview

South Martineztown is unique in terms of its housing characteristics and conditions. Area housing stock was totally replaced in the 1970s as a result of the Urban Renewal program. As a consequence, area housing units are relatively new for an inner-city neighborhood. Most of the housing stock was built after 1975. Another unique aspect of area housing is the large proportion of public housing within the neighborhood. About half of area housing is provided by Albuquerque Housing Services, the agency which operates the City's public housing program.

U.S. Bureau of Census information indicates that South Martineztown had a population of 428 in 1990. Total number of households was 201, giving an average household size of slightly over 2. In contrast, the average household size in Albuquerque is about 2.5. The low figure for average household size is in large measure due to the number of people in South Martineztown who live alone. This is particularly true of senior citizens; 100 neighborhood residents are age 65 or older, 53 of these individuals live alone.

Almost a quarter of the population of South Martineztown was 65 or older at the time of the 1990 Census. This compares with a citywide average of 11%. Clearly, this factor has tremendous implications for area housing as well as other neighborhood issues. Mobility, accessibility and security are among the special needs of senior citizens. Meetings with area seniors during the planning process revealed numerous concerns relating to housing, particularly with security and maintenance. These concerns were most prevalent among seniors living in public housing. Area senior citizens perceive themselves as susceptible to crime and dependent on public services. For example, a broken window, a buckled sidewalk or a malfunctioning lock may not be major concerns for the general population. For senior citizens, however, such matters can take on an urgent quality.

Property values in South Martineztown have been stable since Urban Renewal. Data from the 1990 Census indicates that 46 of the 54 owner-occupied housing units were valued between \$50,000 and \$100,000. At that time, Albuquerque's median home value was \$85,900. Area housing values thus appear to be within the general range of the median values in Albuquerque. Determining housing value is traditionally accomplished by an assessment of the sales price of comparable properties. Sales of private property in South Martineztown have been concentrated in the San Martin Townhouse Complex. Townhouse units commanded respectable values in 1994. Units sold for prices in the \$70 dollar per square foot range--a fairly typical price in Albuquerque's stable, older neighborhoods.

South Martineztown is a surprisingly stable residential area. Residents tend to live in the neighborhood for a long time. This is unusual, given the high percentage of public housing and rental housing in the neighborhood. Generally renters, whether living in public or private housing, tend to be much more transient than homeowners. Nonetheless, a tendency towards long-term residency within the neighborhood is indicated by Census data. Estimates from the 1990 Census show that 55% of neighborhood residents five years of age or older lived in the same house for at least five previous years. This compares to a citywide rate of 45%.

The South Martineztown Citizen Satisfaction Survey substantiates Census data and provides some explanation for residential stability. Of the 122 responses to the question: "How long have you lived in this neighborhood?" 59 respondents indicated that they have lived in the neighborhood ten years or more. Eight respondents have lived in the neighborhood all their lives. While 93 of the 134 survey respondents were renters, respondents overwhelmingly indicated a high level of neighborhood satisfaction. It appears that the strong commitment of long-term residents to the neighborhood is shared by much of the rental population of the area. Both renters and owner occupants like the area and like living there. Survey respondents indicate that the most favorable attributes of the area are: convenience to health care, close proximity to employment and neighborhood upkeep and appearance.

Maintenance of residential quality is a major issue for area residents. During the planning process, concerns surfaced about the future stability of the area. Given the large percentage of rental housing in the neighborhood, some residents believe that the neighborhood is vulnerable to problems associated with even a slight shift in the current balance between rental and owner-occupied housing. In this line of reasoning, an increase in absentee landlords would increase the possibility for inadequate property maintenance and diminish neighborhood involvement. As neighborhood conditions deteriorate, owner occupants would continue to leave the area. Whether or not this decline scenario would be triggered by a decrease in owner occupancy, the neighborhood makes an ongoing effort to be well maintained. Graffiti is regularly removed, litter is picked up and properties are generally well-cared-for. Neighborhood leaders view property maintenance and upkeep as critical elements to retaining stability and maintaining a high quality of life for area residents.

Given the neighborhood's demographic profile and housing patterns, rates of owner-occupancy and residential stability should be closely monitored. The high percentage of rental units within the neighborhood along with the high percentage of elderly residents suggests that shifts in neighborhood composition could occur quickly. Such shifts could compromise neighborhood stability and quality of life. The City of Albuquerque must be responsive to such issues since it has considerable responsibility for the residential health of the area since half of the area's housing units are owned and operated by the City.

2. Private Housing

The 1990 Census identified 205 housing units in South Martineztown; 109 of these units were privately owned. Sixty units were owner occupied. Consequently, the rate of owner occupancy in the neighborhood is 30%. In contrast, 57% of the housing units citywide were owner occupied--double the South Martineztown rate. Given the low level of owner occupancy in South Martineztown many residents are concerned about the potential for disinvestment. Owner occupants have been the most active in neighborhood activities and improvement efforts. It is feared that further erosion of owner-occupancy levels will reduce both community participation and property maintenance levels.

Owner occupied units within South Martineztown are of two predominant types: single family homes and townhouses. Single family homes are generally detached, frame-stucco dwellings ranging in size from 1,200 to 2,000 square feet. Area townhouses are all within the San Martin Townhouse Complex, a 4.4 acre complex containing 45 units. The majority of these units are owner-occupied, although some are rented or leased.



San Martin Townhouses.

At the time of the planning process, the private housing stock in South Martineztown was in good condition. In the future area homeowners may wish to seek government assistance in making home repairs. Albuquerque Housing Services administers the City's Rehabilitation Loan Program which is designed to assist low income homeowners who cannot afford to make loan payments. The program includes three components:

1. Direct Loan Assistance Program provides deferred payment and low interest loans to qualifying homeowners.
2. Corrective Rehabilitation Program can be used for home renovation projects completed within the previous two year period.
3. Private Lender Participation Program provides funds to subsidize low interest loans from private lenders.

Additional information regarding these programs is available from Albuquerque Housing Services, Rehabilitation Section.

3. Public Housing

Almost half of the area housing units are publicly provided. These include 96 units that are contained in three complexes:

1. Fruit Street: a 13 building complex with 38 one bedroom elderly and disabled units.
2. Arno Street: a four building complex with eight one bedroom elderly units.
3. Martineztown Family Apartments: a 26 building complex on Roma with 50 units containing a mix of one, two, three and four bedroom units.

In the course of neighborhood planning meetings, public housing was a frequent topic. It was a topic shared by public housing residents and nonresidents. For nonresidents, public housing issues revolved primarily around the issues of the management, maintenance and security of public housing property. Many neighborhood residents felt that the City has been inconsistent in its management and maintenance of public housing, particularly the Martineztown Family complex. Building and grounds maintenance was a concern along with tenant and visitor activities. Specific issues included on-site security, drinking and other illegal activities occurring in the parking lots, on-premises drug dealing and property destruction by tenants and their visitors. The possibility of having an on-site manager was explored along with the feasibility of having a weekend security guard for the three complexes. According to Albuquerque Housing Services officials, neither suggestion is financially feasible in the foreseeable future.

The neighborhood is also interested in becoming more involved in the public housing process. Citizens Information Committee of Martineztown requests that the tenant screening process become more rigorous and prevent people with a history of disruption or criminal involvement from occupying public housing. The CICM also requests to be allowed to make improvement requests as part of the Comprehensive Grant Program which sets five-year and annual funding priorities for maintenance and renovation projects at public housing sites. Area residents are also interested in developing activities

where public housing tenants and other residents have the opportunity to get together socially.

Public Housing residents expressed interest in two main areas: security and maintenance. Security was a major factor to disabled and senior residents who attended planning meetings. Albuquerque Housing Services officials stressed that tenants need to communicate their requests and concerns to staff. There has been some confusion among tenants as to the procedure for requesting repairs and renovations.

The conversion of the Martineztown Family Complex into owner-occupied housing was discussed during the neighborhood planning meetings. Proponents of this action believe the neighborhood is unduly burdened by a high number of public housing units and that this complex should be converted into private, condominium-style housing. According to proponents, conversion of this complex into owner-occupied units would accomplish a number of goals:

1. Increase the number of owner occupants in the neighborhood thereby increasing the vested interest of the population in the neighborhood's future.
2. Result in a more stable population base.
3. Reduce the high percentage of the City's property ownership within the neighborhood.
4. Provide the opportunity for willing public housing residents to become homeowners.

This issue did not generate widespread concern or support within the neighborhood. However, proponents argue that this proposal warrants further investigation. It was noted that the conversion of public housing complexes into tenant managed and tenant-owned facilities is underway in various locations across the nation.

Recommendations:

1. Promote awareness among area homeowners of available housing rehabilitation assistance.
Implementation Responsibility: Albuquerque Housing Services, Rehabilitation Section and CICM.
2. Involve the CICM in resident orientation sessions with Albuquerque Housing Services and APD.
Implementation Responsibility: Albuquerque Housing Services, APD and CICM.
3. Promote interaction between the neighborhood and public housing residents.
 - luminarias
 - neighborhood events
 - welcome brochure/packetImplementation Responsibility: CICM and Albuquerque Housing Services.

4. Provide a housing unit within the Martineztown Family Complex to an APD police officer to discourage crime in and around the housing complex. If this is not possible, or, if desired results are not achieved, implement one or both of the following alternatives to improve management and security at the Martineztown Family Complex and nearby public housing facilities:

- Provide an on-site manager
- Provide an evening security guard

At the time of plan preparation, Albuquerque Housing Services indicated the lack of available funds for the on-site manager (\$28,000 annually) or for security services utilizing off-duty APD officers at a rate of \$20/hour.

Implementation Responsibility: Albuquerque Housing Services and APD.

5. The CICM, along with public housing tenants, should be well-informed about the Comprehensive Grant Program (which determines funding priorities for public housing facilities) and given adequate opportunity to comment on the proposals and the specific work to be done.

Implementation Responsibility: Albuquerque Housing Services and CICM.

6. Write a public housing handbook that would be distributed to public housing residents and made available to other neighborhood residents.

- policies
- procedures
- programs

Implementation Responsibility: Albuquerque Housing Services with input from the CICM and other interested neighborhood associations and other interested organizations.

7. Evaluate future phase-out of the Martineztown multi-family public housing complex into owner-occupied units. The purpose of a phase-out would be two-fold: 1) to promote home ownership among people who would not otherwise have that option; 2) to develop increased neighborhood stability by increasing the number of stakeholders (owner-occupants) within the neighborhood.

Implementation Responsibility: CICM and other organizations in cooperation with Albuquerque Housing Services.

D. Parks:

1. Martineztown Park

Martineztown Park is a central feature in the South Martineztown neighborhood. Prominently located on Edith Boulevard, this well-used facility serves many functions: 1) a neighborhood park for area residents and visitors; 2) a play area for Longfellow Elementary students; 3) a greenspace buffer between the St. Joseph Medical Center campus and the neighborhood; 4) a gathering place for various neighborhood and community events. The most frequent users of the park are elementary school children and parents with preschool children.

The park was designed and constructed as part of the Martineztown Urban Renewal Project in the early 1970s. The western portion of the park land (playground and area around the sculpture) is under a joint lease agreement with APS that will expire in 1997. It appears that the lease arrangement will be extended for another 25 years.

Over the years the use of the facility has become more oriented to passive activities for adults and play facilities for preschool and early elementary school children. In 1988, the Southwest Pieta sculpture by Luis Jimenez, Jr. was installed in Martineztown Park, bringing citywide attention to the park and reinforcing the park's passive orientation.



Martineztown Park and "Southwest Pieta" sculpture.

In 1992, basketball goals were removed at the request of the neighborhood. This reduced the use of the park by teenagers and young adults, resulting in a corresponding reduction of complaints associated with rowdiness and drinking. Most area residents favor these changes and would like future improvements to continue to orient to passive uses and playground facilities for young children.

During the planning process, design and maintenance of the park were areas of concern for planning participants. Trash pickup and maintenance during summer months were viewed as inadequate. The Park Management Division along with neighborhood residents need to remind park users, including the operators of the Summer Lunch Program, that they are responsible for cleaning up after themselves. Also, park design and equipment require updating. Improvements to the park can be divided into two basic categories: short range improvements; and, a comprehensive park renovation plan. Short range improvements include trimming of trees, more effective maintenance, installation of signage alerting users to park rules and hours, and removal of dangerous, worn and outdated equipment. A comprehensive renovation plan will include a major design alterations to the park, making it a more functional and appealing facility for residents and nonresidents. *(See Appendix B for a list of recommended short and long-range improvements.)*

2. Martineztown Walkway

Martineztown Walkway is a pedestrian connection between Edith and Arno at Roma. This paved and landscaped walkway was built with Urban Renewal funds and is now owned and maintained by the City of Albuquerque. Park Management Division of the City Parks and General Services Department is responsible for maintenance and repairs. The Walkway is an important pedestrian feature of the neighborhood, providing a safe and attractive pathway for area residents. At the time of the planning process, however, the Walkway was unlit at night, creating a potentially hazardous environment for pedestrians and nearby property owners.

Recommendations

1. Make short range improvements to Martineztown Park. *(See Appendix B for a complete listing of recommended improvements.)*
Implementation Responsibility: Park Maintenance in coordination with CICM.
2. Develop a comprehensive renovation plan for Martineztown Park based on community needs. Orient the park toward passive use activities for adults and age-appropriate playground equipment for preschool-age children. The first

implementation phase of this plan will be the planter area along the slope adjacent to the Longfellow Elementary School playground.

Implementation Responsibility: Design & Development Division of Parks and General Services Department in coordination with the CICM, St. Joseph Medical Center representatives and Longfellow School/APS representatives.

3. Develop a Neighborhood Landscape Maintenance Program to ensure maintenance of existing landscaping and provision of additional landscaping on property maintained by the Park Maintenance Division. This is needed to protect the existing public investment and to ensure that buffering is maintained to soften the impacts of institutional and urban development. Landscaping is a primary element of the distinctive character of this neighborhood, a neighborhood surrounded by intensive urban development.

The program will include:

- An updatable inventory of landscaping and plant features
- A replacement timetable for aging or diseased plantings

Implementation Responsibility: Park Maintenance Division with necessary assistance from Design & Development Division in cooperation with the CICM.

E. Recreation

Participants in the planning process expressed concern with the perceived lack of recreational opportunities available within the neighborhood for area teenagers and young adults. Participants expressed concern that without structured recreational activities area youth were more inclined to engage in anti-social activities. Residents pointed out that the Longfellow Elementary School gymnasium was built with federal community development funding that was targeted to the neighborhood. Consequently, area residents feel that they should be given access to this facility through structured programs that service neighborhood and community needs.

Recommendation

1. Develop joint recreational and educational programs between Longfellow Elementary School, City Cultural & Recreational Services Department and the Martineztown House of Neighborly Service as appropriate with coordination with the CICM.
 - Develop programs for community use of the Longfellow School gym
 - Explore and develop funding to support a recreational program for teens
 - Develop recreational programs for *At Risk* Longfellow students through the City-sponsored Middle School Initiative program

Implementation Responsibility: Longfellow Elementary, Cultural & Recreational Services Department, the Martineztown House of Neighborly Services in cooperation with the CICM.

F. Social Services & Facilities:

The primary provider of social services in South Martineztown is the Martineztown House of Neighborly Service located at 808 Edith Boulevard NE. Although not within the boundaries of South Martineztown, the Martineztown House of Neighborly Service has been serving the South Martineztown area since the 1920s. It offers programs to preschool children, school-age children, parents and senior citizens. The service area of the Martineztown House of Neighborly Service includes the area from Menaul Boulevard south to Dr. Martin Luther King, Jr. Avenue; its east-west service boundaries are Interstate 25 and the Santa Fe Railway tracks. In addition to operating programs at its Edith location, the Martineztown House of Neighborly Service provides staff and programs for La Amistad Senior Center at 415 Fruit Street NE. Its primary sources of funding are the Presbyterian Church and the United Way.

Martineztown House of Neighborly Service

The Martineztown House of Neighborly Service has three full-time and seven part-time staff along with over thirty volunteers. It offers the following services which are available to qualifying individuals and families in South Martineztown:

- **Summer Program.** Eligible children from 3-14 years-of-age participate in a weekday educational (reading-based) and recreational activities designed to enhance academic and social skills.
- **After School Tutoring.** Through this program, two teachers provide tutoring to area children.
- **Bookstart.** A program exposing 3 to 5-year olds to the world of books on weekday mornings.
- **Outreach Counselor.** Provides counseling to area children, parents and seniors on a variety of matters as needed.
- **Before and After School Program.** Provides recreation and tutoring to children 3 to 14 years-of-age before and after school. Staff walks before school participants to Longfellow Elementary School in the mornings.

At the time of the planning process, the Martineztown House of Neighborly Service was developing a community-based Demonstration Preschool Program stressing parental involvement through adult education classes and other programs.

Through its programs, Martineztown House of Neighborly Service attempts to prepare preschool children for elementary school and supplement the educational development of school-age children. Its programs are designed to enhance the social and intellectual development of area children without duplicating the programs or training provided by regular schools. The Martineztown House of Neighborly Service attempts to provide a safe, non-threatening environment that encourages participation from parents and others

who might otherwise be reluctant to become involved in educational, community or family programs.

La Amistad

This facility is owned and maintained by the City of Albuquerque but operated by the Martineztown House of Neighborly Service. La Amistad provides a place for seniors to socialize and participate in a variety of structured activities including ceramics, various arts and crafts, and a guest-speakers program. Seniors are also given day to day assistance along with professional assistance with income tax filing and medication. The City Office of Senior Affairs provides a lunch program at La Amistad with carry-outs for home bound individuals.

Given the large number of senior citizens within South Martineztown, La Amistad is a needed and well-used facility. At the time of the planning effort, the CICM was spearheading an effort to expand the facility utilizing funds appropriated by the New Mexico State Legislature and other funds. This is an appropriate action given the demonstrated needs of the neighborhood and the popularity of La Amistad's programs. Upon expansion (which appears likely) La Amistad will need to make ongoing outreach efforts to senior citizens north of Lomas Boulevard to ensure they are aware of available programs and services. Historically, La Amistad has primarily served South Martineztown. Other community-based activities should also be explored in cooperation with Longfellow Elementary School staff, St. Joseph Medical Center representatives and nearby neighborhood groups.

Therapeutic Recreation Program

This program is operated out of the office at 330 Roma NE. Therapeutic Recreation offers before and after school programs at several schools in the APS district. Its mission is to provide recreational opportunities (primarily swimming) for disabled children. No on-site programs are offered in the South Martineztown area, the Roma facility is only an office and coordination center.

Recommendations:

1. Expand La Amistad Senior Center providing adequate space and facilities to serve the needs of area senior citizens and others in need of social services. Upon expansion, La Amistad and Martineztown House of Neighborly Service shall make an ongoing effort to involve more seniors from north of Lomas in its programs at La Amistad.
2. Develop cooperative programs between the Martineztown House of Neighborly Service, Longfellow Elementary School, St. Joseph Medical Center and the CICM to address the needs of area children, parents and senior citizens. Refer to Recommendations in Recreation section (E) of this plan.

G. Education:

Education is an important area of concern to the neighborhood. The proximity and history of Longfellow Elementary School has reinforced the stand for quality education for area children among neighborhood leaders. South Martineztown is served by Longfellow Elementary School, Jefferson Middle School and Albuquerque High School. Area residents are most concerned about the education offered at Longfellow since it serves the immediate neighborhood and it is a school the neighborhood successfully fought to keep.

Longfellow Elementary School was built in 1927 on its present site. Declining enrollments through the 1960s and 1970s resulted in plans for the closure of the school once the building had reached its useful life. In 1978 irreparable structural problems were discovered and the school had to be closed. Student enrollment had dropped to 130 by this time--half the number it had been built for. At this point the neighborhood mobilized, convincing the Board of Education to build a new school on the same site. The school would be a model of innovation, beginning with extensive community involvement in the planning process. It was determined that Longfellow would become a magnet school, the first one in the district. Half of the student body would come from the surrounding residential area, the other half would be drawn from the remainder of the district. The original goals of Longfellow include the following:

- All students would be afforded multicultural-bilingual instruction
- The program would draw upon the heritage of the Longfellow community
- Each student would receive individualized instruction to maximize potential
- Affective development would be stressed
- Respect for self and others would be stressed
- Fine arts and Spanish language instruction were to be emphasized

Input from the community stressed additional ideas as involving senior citizens in the school, permitting community members to use the gymnasium, offering citizenship classes and involving students in the community.

Longfellow Elementary was rebuilt and reopened in 1982. Since reopening Longfellow Elementary has received numerous accolades for its programs. Each year numerous out-of-district parents have sought to enroll their children in Longfellow-- typically with the majority being turned away due to the lack of available space. Neighborhood leaders, however, have not been as satisfied. Over a period of many years the CICM developed a growing concern over the apparent academic performance of neighborhood students. An assessment was requested of Albuquerque Public Schools (APS) to determine the relative performance of Longfellow's residential and magnet students.

In September, 1993, APS released the study: The Longfellow Elementary Magnet School: Social, Cultural and Academic Effects on Neighborhood Children, 1982-1993. This study largely confirmed the suspicions of the CICM: that neighborhood children

were not performing well academically, while at Longfellow or at Middle and High School levels. Significant findings include:

- Magnet parents are more involved in the school than are resident parents
- Resident students score below magnet students and district averages on standardized tests
- Resident students cohort groups score below matched low income schools
- Resident students drop out of school at a rate higher than magnet students, the District average and the Albuquerque High School average.

These results are disturbing to parents and neighborhood leaders, many of whom fought to save Longfellow and develop an innovative program that would address many of the deficiencies verified by the 1993 study. While Longfellow staff has committed to addressing this situation, the CICM believes significant action is needed to reverse the ongoing academic deficiencies of area children.

Recommendations:

1. To address the ongoing academic deficiencies of area children, a comprehensive strategy for improved academic performance shall be developed and implemented. The strategy will involve Longfellow School, the Martineztown House of Neighborly Service, the CICM and other neighborhood groups in the district.
Implementation Responsibility: The CICM in coordination with Longfellow staff and administration, Jefferson Middle School, Albuquerque High School and the University of New Mexico School of Education.

For additional Recommendations pertaining to Education and Longfellow Elementary School, refer to Recommendations in the following sections of this plan:

Crime & Security; Transportation; Traffic & Pedestrian Accessibility;
Parks; Recreation; Social Services & Facilities



Longfellow Elementary School at the corner of Dr. Martin Luther King, Jr. Avenue and Edith Boulevard.

H. Utilities:

1. Electrical Transmission

Public Service Company of New Mexico (PNM) provides electricity to the South Martineztown neighborhood. A three-phase 46 kilovolt sub-transmission line (FT46KV line) is located in the alleyway between Arno and Edith from Lomas Boulevard to Dr. Martin Luther King, Jr. Avenue. This high voltage transmission line is a main feed for the St. Joseph Medical Center and is a major north-south distribution line to various residential and commercial areas from Praeger Station on the north, and southward to Rio Bravo Boulevard. The Arno Distribution Sub-Station, located at the northeast corner of Arno and Marquette, steps down the voltage from 46KV to 12.47KV, providing voltage levels suitable for distribution into residential and commercial areas. Small transformers (cylindrical units located on power poles) step down voltage further (to 110 volts) for direct service to electrical customers.

The 46 KV line and Sub-Station were installed in the early 1970s at the time the neighborhood was rebuilt during Urban Renewal. PNM representatives indicate that the life of transmission lines and substations is indefinite; PNM has no immediate plans to retire the Arno Sub-Station or make any changes to the electrical distribution system in the area. Nor does PNM have a program for replacing existing overhead transmission lines with below-ground facilities. Underground placement of electrical transmission lines is roughly 10-times the cost of overhead installation. Planned changes to electrical transmission facilities is addressed in the document: The Facility Plan for Electric Service Transmission and Subtransmission Facilities (1985-1995). An update of this document will be prepared in 1995 or 1996 by the City Planning Department.

Electromagnetic fields (EMF) are a potential source of health hazards associated with electric transmission lines. There are no established standards (at any level, local, state, federal or international) for determining harmful or acceptable levels of EMF exposure. All electrical current emits EMF; an average person is exposed to EMF daily from proximity to electrical appliances, lights and electrical wires. While studies have been conducted on the linkage between exposure to EMF and cancer, particularly childhood leukemia, nothing conclusive has been determined regarding exposure levels and duration. The following statement is from the U.S. Environmental Protection Agency (EPA) addressing EMF exposure:

Recent information suggests that exposure to electromagnetic fields may pose a health risk. Information at this point is inconclusive and more research is needed. Meanwhile, individuals may wish to avoid or reduce their exposure when practical.

This is the concept of prudent avoidance. More specific guidelines for EMF have not been developed.

Several dwelling units in South Martineztown are in close proximity to the high voltage transmission lines that are located in the Arno/Edith alleyway. While recognizing that there are no existing standards or requirements for separating high voltage transmission lines from residential dwelling units, the neighborhood association (CICM) wants to go on record that they believe a hazard exists from EMF levels to area residents.

Furthermore, the neighborhood requests that EMF levels within the vicinity of transmission lines are monitored and recorded at regular intervals. If a health hazard is determined, mitigation measures will be necessary.

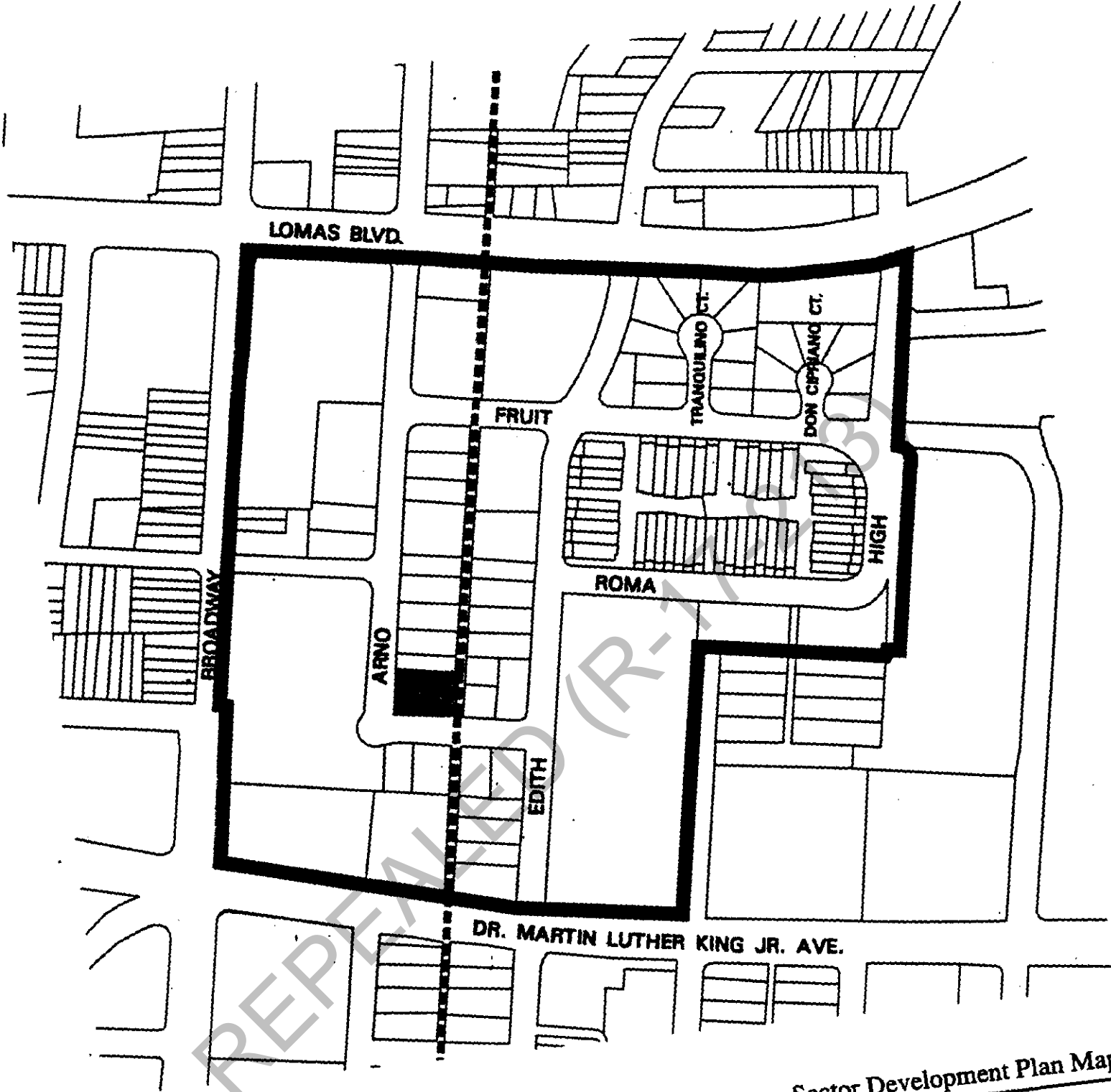
The following information has been provided by the City Environmental Health Department:

A baseline EMF contour profile was established for the 46KV line on Arno St. The strength of the EMF was measured along Arno St. at 2:45 PM on 2/10/95 using an EMDEX II Magnetic Field Exposure System. EMF directly under the power line measured 6.1 milliGauss (mG). Twenty feet to the east, at the edge of the alley, EMF measured 8.5 mG. This anomaly may be accounted for by the electrical feeder line that runs under the 46KV line. If the current is running in the opposite direction, then the EMF may be reduced substantially. Thirty feet east of the alley a reading of 3.5 mG was recorded. Successive readings and distances were: 50'-2.0 mG; 70'-1.4 mG; 100'-1.1 mG; and, 0.9 mG at the corner of Arno and Edith. Background levels are 0.1-0.2 mG.

PNM has provided the following response to the EMF data collected by the City of Albuquerque along Arno Street:

While the City's investigation indicates higher EMF levels near the transmission line and underground distribution feeder, the EMF levels recorded are typical, and not unusually high. No standards of exposure limits to EMF have been established, because studies conducted on health risks have not been conclusive. Annual monitoring of EMF levels in South Martineztown is recommended due to concern from neighborhood residents.

Continued monitoring and evaluation of EMF levels in South Martineztown should occur as more information and regulatory standards are developed.



South Martineztown Sector Development Plan Map

ELECTRIC TRANSMISSION LINES

North (6/95)

--- 46 KV

■ Arno Distribution Substation

2. Gas

The Gas Company of New Mexico provides natural gas service throughout the South Martineztown neighborhood. A 10-inch main line runs along Broadway Boulevard between Dr. Martin Luther King, Jr. Avenue and Lomas. This line provides gas to branching lines throughout the neighborhood including several 4-inch main lines and smaller lines serving area properties. While installation dates of gas lines within the neighborhood varies from 1941 to the present, lines are tested annually for leakage.

3. Telephone

U.S. West provides telephone service to South Martineztown; it is available to all area properties for standard installation and operation charges.

4. Cable TV

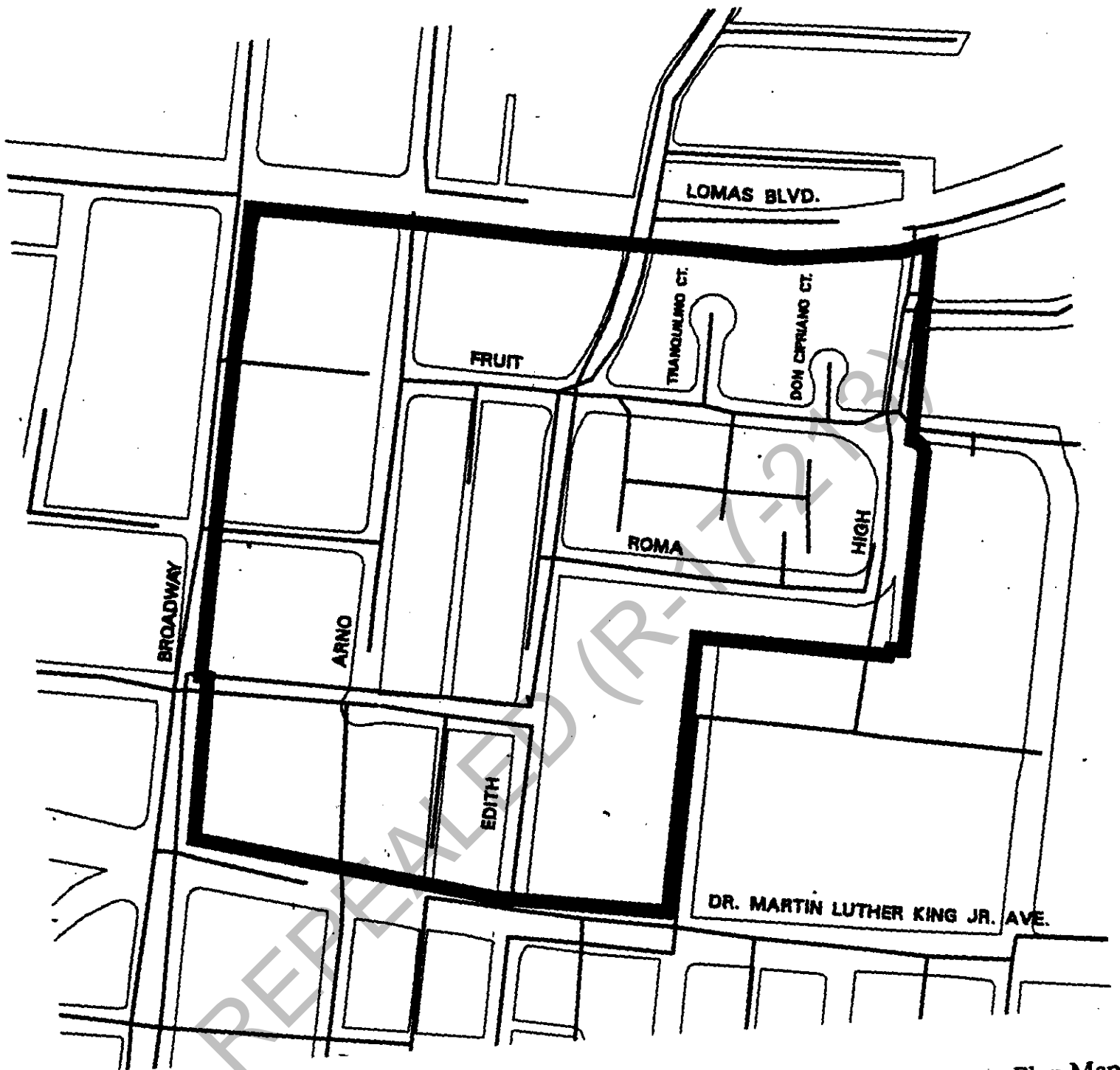
Jones Intercable provides a full-line of cable television programming to South Martineztown.

5. Water

Existing water lines are adequate for the current land uses in the area. The City Water Utilities Division manages all water and sewer programs with the purpose of providing and ensuring water availability to property owners and collecting wastewater. The City has a Master Plan for all water and sewer facilities. While existing lines are adequate, older lines should be replaced as problems arise or as street reconstruction permits.

6. Flooding and Storm Drainage

Only the extreme northwest corner of South Martineztown (the southeast corner of Broadway and Lomas boulevards) is within the 100-year flood hazard zone. Locations within this zone are prone to flooding during severe rain storms. Facilities for storm water drainage within the neighborhood are generally adequate with a few exceptions. One problem occurs in the area around the Longfellow Elementary School Gymnasium. The gymnasium incurs regular water damage requiring repairs to the floor every few years. Another area of concern is the southwest corner of the Edith/Fruit intersection. Heavy rainfall is causing pavement sinkage and buckling and upheaval of the adjacent sidewalk. According to residents, there is a storm sewer line that dead ends at this



South Martineztown Sector Development Plan Map

SANITARY SEWER LINES

- Sanitary Sewer Lines
- South Martineztown Boundary

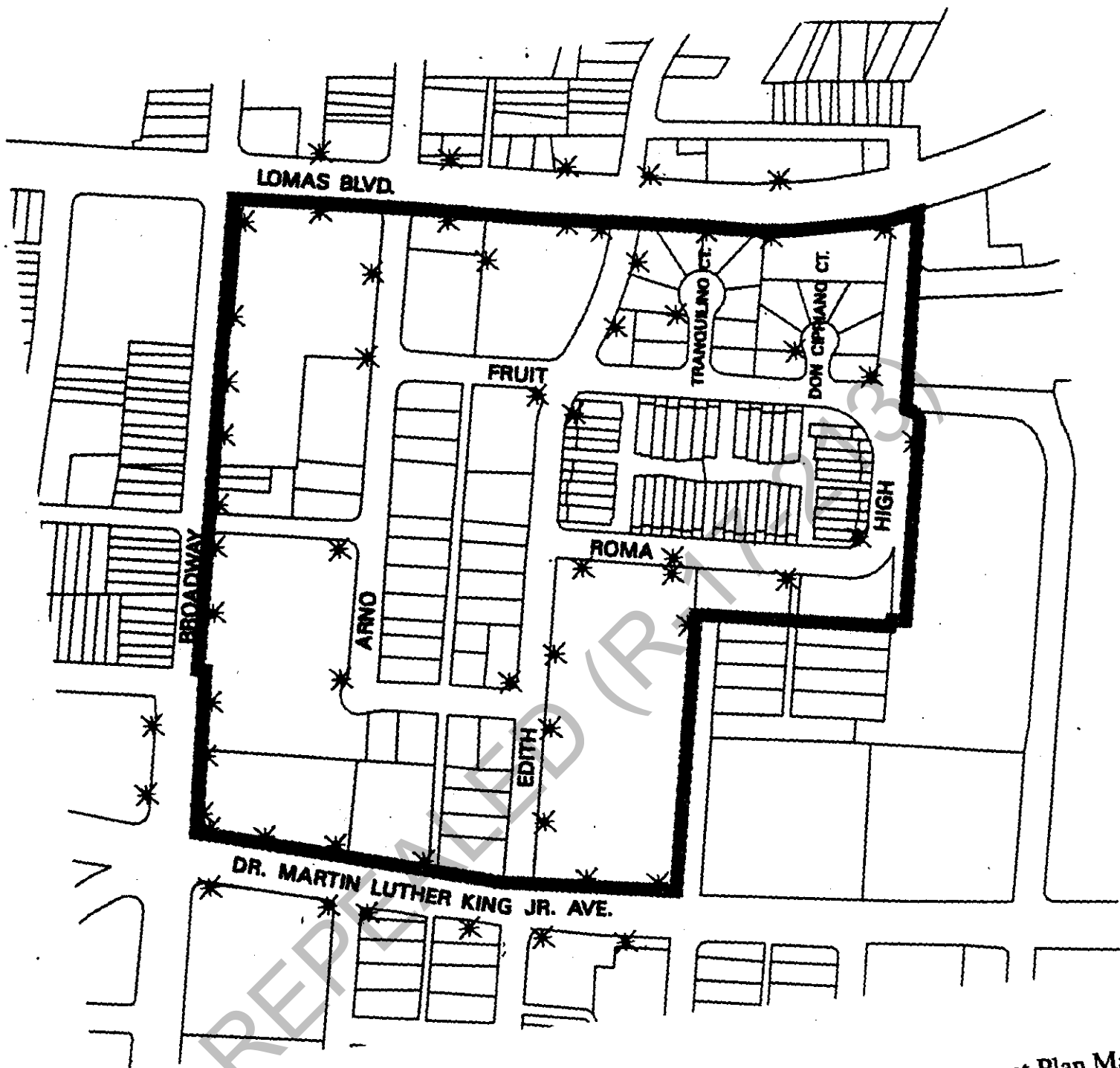
location. A related issue is the need for more frequent maintenance of curbside drains on Roma and Fruit streets to address the problem of plugging.

7. Sanitary Sewer

Residents have reported recurring sewer-like odors at the following intersections: Edith/Roma, Edith and Marquette, and Grand/Walter. According to the City Water Utilities Division, two major north/south sewer lines run through the neighborhood. One main sewer line (Interceptor) runs along Edith and turns west at Marquette to Broadway where it heads southward again along Broadway Boulevard. The other north/south interceptor runs along High Street through the neighborhood until the St. Joseph Medical Center where it heads west to Walter St. then southward again to Dr. Martin Luther King, Jr. Avenue. *Refer to Sewer Line Map.* Both interceptor lines are from 18 to 54-inches in diameter. The City has had problems with odors along their north/south sewer lines which they attribute to the small degree of slope in these lines which promotes a chemical reaction resulting in sewer gas. The City is attempting to rectify this problem with chemical injections which will inhibit sewer gas formation. Residents are urged to report sewer gas odor (rotten egg-like smells) to the 24-hour Liquid Waste Dispatch Hotline: 857-8250.

8. Street Lighting

Improved street lighting was an important issue for many planning participants and survey respondents. Improved lighting was seen as a basic safety and convenience issue and a deterrent to crime. Responses to question 23 (How adequate is street lighting in your neighborhood?) in the **South Martineztown Citizen Satisfaction Survey** were as follows: good 45; fair 44; poor 38. This indicates a high rate of dissatisfaction with existing lighting. Responses to open-ended question 42 (In your opinion, what improvements are most needed in the neighborhood?) totaled 20 respondents indicating that better lighting is the most needed neighborhood improvement. This was the second highest response to this question. Residents believe better street lighting is needed. Street Lighting within the neighborhood meets City Street Design Criteria as specified in the Development Process Manual. These standards specify that street lights are located at every intersection and at mid-block locations for blocks over 1200-feet in length. *Refer to the Street Light Location Map on the following page.* The City does not have a program for upgrading street lighting which meets this standard level of service. Two primary types of street lights are used within the City. The older type is a 175 watt mercury vapor light that provides 7,500 lumens. This type of light emits a blue-white light. The newer 100 watt high-pressure sodium lights provide 9,500 lumens per light and emit an amber light. Much of the city is now lit with high-pressure sodium lights.



South Martineztown Sector Development Plan Map

STREET LIGHT LOCATIONS

North (6/95)

* Street Lights

— South Martineztown Sector Plan Boundary

PNM is on contract with the City to service malfunctioning street lights. The older mercury vapor lights are repaired until unusable. Only then are they replaced with the more luminous (and energy efficient) sodium vapor lights. Several factors make it difficult to provide a simple estimate for the cost of selectively upgrading working street lights from mercury vapor to high pressure sodium. Costs could range from as low as \$250 to about \$1,000 per light.

Refer to Parks and Recreation Section which addresses lighting in Martineztown Park and Walkway.

Recommendations:

- 1) Monitor Electro-Magnetic Field (EMF) levels from the electrical transmission line located in the alley between Edith and Arno. The power line is adjacent to several residences.
 - Monitor and record EMF levels
 - If a health hazard is determined, a determination of liability is required along with a strategy for mitigation which could include relocation of power lines and the substation.

Implementation Responsibility: The City of Albuquerque Environmental Health Department and the Public Service Company of New Mexico.

- 2) The updated version of document, Facility Plan: Electric Service Transmission and Subtransmission Facilities (1985-1995) should address the issue of EMF and make recommendations for circumstances like those in South Martineztown where high voltage transmission lines are in close proximity to residences.

Implementation Responsibility: City of Albuquerque Planning, Environmental Health and Public Works Departments.

- 3) Provide adequate maintenance of high-intensity power poles, insuring that graffiti is regularly painted over.

Implementation Responsibility: PNM in cooperation with the CICM.

- 4) Replace mercury vapor streetlights on Edith Boulevard with higher intensity sodium vapor lights as repairs are needed.

Implementation Responsibility: PNM with funding from City of Albuquerque.

- 5) Investigate and repair storm drainage problems:

- Along Walter St. adjacent to Longfellow Elementary School which result in damage to the Longfellow gymnasium.
- Pavement sinkage and sidewalk buckling at the southwest corner of Fruit and Edith.

Implementation Responsibility: City Public Works in cooperation with APS.

Appendices

REPEALED (R-17-215)

Appendix A.

South Martineztown Citizen Satisfaction Survey

Citizen Satisfaction Survey results are tabulated on the following pages. The tabulations are made directly on the survey form that was distributed to households within the South Martineztown neighborhood.

Notes regarding survey tabulations:

- Response tabulations are underlined.
- Responses to open-ended questions are italicized. Responses to open-ended questions were grouped into categories with similar responses.
- In many cases, respondents did not answer all survey questions; therefore, total responses to individual questions often do not equal a total of 134.

Date _____ Time _____ Interviewer _____

South Martineztown Citizen Satisfaction Survey

One survey was administered to each household. All survey responses remained confidential and anonymous.

1. Interviewee: male 38 female 84 no response 12

I. GENERAL INFORMATION:

2. How long have you lived in this neighborhood? all your life 8
1 year or less 10 1-3 years 25 4-10 years 36 11-20 years 39 21 years or more 12
3. What is your age? 18 or under — 19-25 3 26-35 12 36-50 39 51-64 23 65+ 53
4. What is your occupation? Retired-40; Homemaker-10; Nurse/medical-3; Teacher-3; Counselor-3; Student-3; Social Worker-2; Architect-1; Economist-1; Artist-1.
5. Do you own your own transportation? yes 79 no 50
6. Why do you live in South Martineztown? Placed by City Housing-30; Like the area-17; Convenient-15; Born here-5; Good Neighbors-5.

II. CITY SERVICES:

7. Do you use the city Bus service? yes 37 no 90 Sun Van service? yes 5 no 101.
If yes, how often? daily 10 weekly 6 monthly 2 occasionally 19.
8. Is city bus/Sun Van service adequate in your neighborhood? yes 47 no 13 don't know 69
9. How well are neighborhood roads & sidewalks maintained? very well 43 fair 61 poor 25
10. Is there adequate parking available in the neighborhood? yes 76 no 53
Specify any parking problems, including location:
La Amistad parking is inadequate-10; Longfellow School parking is inadequate-10.
11. How well are speed limits and other traffic regulations enforced? very well 32 fair 64 poor 29
12. How well is Martineztown Park maintained and managed? very well 64 fair 46 poor 9
13. Are there adequate recreational and educational activities available to neighborhood children and teenagers? yes 35 no 24 don't know 71 If no, please explain:
More recreational activities needed-14; More playground equipment needed-4; Less...2
14. Does the City provide adequate services for elderly residents? yes 55 no 15 not sure 64
If no, what elderly services or facilities are needed:
Security Guard-13; Sidewalk repair-13; Better maintenance-7.
15. Specify any problems with City-owned facilities or properties in your neighborhood; City facilities include: Martineztown Park, public housing complexes, streets & sidewalks and La Amistad.
Sidewalk repair-16; Lighting at La Amistad-15; Parking at La Amistad-9; Better Park Maintenance-7; Better Public Housing Maintenance-5; Drug dealing-5.

III. HOUSING:

16. How many people live in your house or apartment? 1- 69; 2 - 42; 3 - 10; 4 - 7; 5 - 2. Average: 1.7
17. Do you own 41 or rent 93 your home?
18. If you rent, is your landlord the City of Albuquerque 70 or a private owner 21 don't know --
19. Generally, how well is private property in your neighborhood maintained:
very well 56 adequately 53 poorly 1 no opinion 32
20. Generally, how well is the senior housing complex on Fruit Street maintained and managed:
very well 38 adequately 45 poorly 7 no opinion 42
21. Generally, how well is the multi-family housing complex on Arno Street maintained and managed:
very well 22 adequately 35 poorly 17 no opinion 57

IV. CRIME:

22. Do you feel safe in the neighborhood? yes 42 most of the time 53 no 34
23. How adequate is street lighting in your neighborhood? good 45 fair 44 poor 38
24. Were you a victim of crime within the neighborhood in the last three years? yes 38 no 94
25. Do you think crimes within the neighborhood are usually reported? yes 53 no 22 don't know 60
26. Would you get involved in a neighborhood Crime Watch Program where neighbors work together to report crimes and suspicious behavior to the Police? yes 75 no 19 maybe 27
27. What type of crime is the biggest problem in your neighborhood? vandalism 24 theft 10
burglary 20 drug use/dealing 15 robbery 4 gang related 1 other 3
28. In your opinion, what is the level of Police service in your neighborhood?
good 32 adequate 41 inadequate 47
29. How much does crime impact the quality of life in the South Martineztown neighborhood?
minor impact 16 some impact 57 severe impact 36
30. What could be done to reduce crime in South Martineztown?
specify: *More Police patrols-31; Better lighting-21; Security guards at public Hsg. sites-13*
Neighborhood Watch program-11; Traffic control-10.

V. NEIGHBORHOOD SATISFACTION:

31. What is your level of satisfaction with the quality of life in South Martineztown?
great 27 good 75 adequate 25 poor 4 intolerable 1
32. In this question, rate the following factors on a scale of 1 to 5, with 1 being poor, and 5 being very good. What do you like about South Martineztown? (Average score is noted)
- | | |
|--|---|
| <u>3.6</u> close to family and friends | <u>4.1</u> convenient to City services / facilities |
| <u>4.22</u> close to downtown or employment | <u>4.5</u> convenient to hospitals/health care |
| <u>3.23</u> good neighborhood for kids | <u>4.64</u> convenient to schools |
| <u>3.87</u> neighborhood upkeep & appearance | <u>3.36</u> a good place to walk |

33. On a scale from 1 to 5, what do you dislike about your neighborhood? A rating of 1 indicates there is not a problem with this issue, a rating of 5 indicates a major problem exists with this issue.

<u>1.33</u> location	<u>3.5</u> crime/safety factors
<u>2.71</u> transients/homeless	<u>2.5</u> traffic congestion and noise
<u>2.9</u> litter/graffiti	<u>1.77</u> unstable or mobile resident population

34. Have you considered moving from the neighborhood? yes 30 no 96
If yes, why? *There were very few responses to this question*

35. In your opinion, the neighborhood is:
generally improving 36 staying about the same 74 declining 16

VI. NEIGHBORHOOD ACTION:

36. Do you participate in neighborhood projects? yes 46 no 71

Which of the following projects would you participate in:

<u>35</u> clean up campaigns	<u>23</u> graffiti removal
<u>51</u> crime prevention activities	<u>3</u> neighborhood history handbook
<u>34</u> neighborhood events	<u>10</u> senior citizen activities

37. Can you think of any other neighborhood improvement projects or activities that could be undertaken by area residents:
Neighborhood newsletter; More resident involvement; Neighborhood Watch

VII. URBAN RENEWAL PROGRAM

In the 1970s the South Martineztown neighborhood went through urban renewal. Much of the neighborhood was redesigned and rebuilt. Street patterns were altered, new housing units were constructed and three public housing projects were built. The next 4 questions ask for your evaluation of Urban Renewal of South Martineztown.

38. In your opinion, the general design and appearance of South Martineztown is:
good 68 satisfactory 50 poor -

39. Rate the following neighborhood features on a scale from 1-5: 1 is poor; 5 is very good.

<u>3.6</u> a good place to walk	<u>2.47</u> safety/security
<u>4.1</u> landscaping	<u>3.33</u> parking accommodations
<u>4.18</u> design of housing	<u>3.63</u> park design
<u>4.0</u> street layout	

40. In the 1970s, approximately 100 units of public housing were built in South Martineztown. This comprises about half of the housing units in the neighborhood.

Is this a good mixture (about 50:50) of public and private housing? yes 77 no 8 not sure 48
If not, why: 6 respondents indicated that this ratio is too high: reduce # of units.

41. Did Urban Renewal benefit the South Martineztown neighborhood? yes 97 no 1 not sure 27
Why or why not: *The few responding said: Yes, it cleaned it up.*

FINAL QUESTION:

42. In your opinion, what improvements are most needed in the neighborhood?

*Increased Police patrols-31; Better lighting-20; Sidewalk repairs-16; Recreation-14;
School traffic/parking-10; Traffic on Edith-9; Safety/security-9; Park maintenance-6;
Screen Housing tenants-5; Sewer smell-5; Street maintenance-4; More playground equipment-4.*

Appendix B.

Martineztown Park Improvements

The following information supplements the discussion in the Parks and Recreation section of this plan (Section V., item D). As previously noted, Martineztown Park is a popular facility--used regularly by Longfellow Elementary students and by adult and preschool visitors to the neighborhood. For several years the neighborhood has been concerned about park usage. There is general agreement among residents to further orient the park toward passive activities in combination with playground facilities for preschool and young elementary school children. This orientation is complementary to Longfellow School playground facilities and satisfactory to area residents.

A priority project of this plan is the improvement of Martineztown Park. Improvements can be divided into two general categories: short term improvements and long range renovations. Recommended short term improvements primarily address maintenance and safety issues. These improvements are low cost, and should be made quickly to insure the safety of users and the quality of life of area residents. An extensive renovation plan for the park is also recommended. The Design and Development Division of the City Parks and General Services Department will need to work with the neighborhood to better determine neighborhood and area-wide needs. Although the Park facilities are outdated and unsafe, the park remains popular. This situation should hasten the process for park renovations.

Short Range Improvements:

- Lighting:** Adjust statue lighting to reduce spillover lighting and provide more Park security
Remove tree along Roma to eliminate light blockage and improve security
Replace light bulb or lamp on dysfunction light on Roma
Add light standard and light to PNM pole at Martineztown Walkway/alley
- Trees:** Plant additional trees next to St. Joseph Parking Structure
Trim and maintain trees as needed in Park and Walkway--tree trimming should be oriented to increased Park/Walkway visibility and security
When planting more trees, plant conifers near the edge of the Park which abuts Walter St. and the Longfellow School parking lot--conifers would be used to screen vehicular headlights from shining on townhouses
Replace dead/diseased trees
- Playground:** Remove colored metal cubes in playground
Provide additional trash containers to reduce summer overflow problem
Repair water fountain
Install signage specifying Park hours and rules
Eliminate wasp and bee nests located in playground equipment
Spray for cockroaches in spring/summer
Remove wooden play structures as they wear out
Renovate the wooden platforms to eliminate the ability for people to hide in them

Remove merry-go-round as it wears out
Hire a neighborhood park attendant
Set watering schedule to discourage overnight use of park

Long Range Renovations:

Develop a Comprehensive Park Improvement/Renovation Plan based on community needs.
Design input should involve St. Joseph Medical Center representatives along with Longfellow School staff and the South Martineztown neighborhood.
(Renovations could possibly occur in multiple phases).

Park renovations would at minimum include the following:

- Terrace slope to increase safety and discourage overnight sleeping
- Make the Southwest Pieta statue a focal point, surrounded by shaded seating.
Consider developing an amphitheater for performances
- Upgrade playground equipment and seating with orientation to facilities for small children and passive activities for adults.
- Remove or modify of dangerous features, including the concrete rings surrounding some of the playground equipment.
- Develop an appropriate design for passive use of the east end of the park.
- Repair and restucco the retaining wall next to the slope along High.
- Retain basketball slab for multiple uses, including: games, picnic space, covered space, etc.
- Extend the block wall at the Walter St. cul de sac to buffer the park and screen vehicular lights from the townhouses.
- Provide additional and/or improved handicapped ramps as appropriate to facilitate usage by disabled individuals.
- Eliminate or modify the drainage channel from Walter St. to Roma—it is unnecessarily large and dangerous.
- Improve the pedestrian connection from Walter St. to the Park.
- Improve all planters
- Eliminate water ponding on entry steps to Longfellow School from the Park

Appendix C. Neighborhood Handbook

Government / Community Services

Animal Control	768-1935	Office of Senior Affairs	764-6400
Bernalillo County Government	768-2000	Parks Management	
Better Business Bureau	884-0500	lights / maintenance	857-8650
Burn / No Burn Advisory	768-2876	Public Works Department	
City Council Offices	768-3100	Cockroach Hotline	873-7009
City of Albuquerque Information	768-2000	Information	768-3650
Community Awareness		Pothole repair	768-4653
(Crime Prevention)	764-1090	Street Maintenance	857-8027
County Assessor	768-4040	Water/sewer emergencies	857-8028
County Clerk (voter registration)	768-4090	Recycling information	761-8100
County Commission	768-4000	Ridepool	243-7433
County Information	768-4000	Sheriff	768-4160
Fire (non emergency)	243-6601	State Police	841-9256
Garbage Collection problems	761-8100	Stop Signs missing	857-8028
Graffiti Removal Services	857-8055	Streetlights out or	
Housing Code Enforcement	764-3954	down powerlines	761-5888
La Amistad Senior Center	848-1395	Suntran Information (Bus)	843-9200
Landfill Information	836-8754	SunVan Information	764-6165
Landlord / Tenant Hotline	256-9442	Traffic signs and speed limits	764-1599
Liquid Waste Dispatch Hotline		United Way Helpline	247-3671
to report sewer smells	857-8250	Vehicles	
Main Library information	768-5140	Abandoned on the street	768-2277
Martineztown House of		Inoperable vehicles	
Neighborhoodly Service	242-4333	on private property	764-1664
Mayor's Office	768-3000	Weed & Litter complaints	764-1661
Mosquito / fly spraying	768-2600	large item pick-up	857-8060
Neighborhood Coordination	768-3790	Zoning violations	764-1664

Elected Officials

Senator Jeff Bingaman	766-3636 (Albuq.)	
110 Hart Office Bldg.	(202) 224-5521	FAX (202) 224-2852
Washington, DC 20510		
Senator Pete Domenici	766-3481 (Albuq.)	FAX (202) 224-7371
Congressman Steve Schiff	766-2538 (Albuq.)	
625 Silver Avenue SW		
Albuquerque, NM 87102		
Governor Gary Johnson	(505) 827-3000	
Mayor Martin Chavez	768-3000	

Martineztown House of Neighborly Service

The Martineztown House of Neighborly Service, located at 808 Edith Boulevard NE, offers the following programs which are available to qualifying individuals and families in South Martineztown:

- **Summer Program.** Eligible children from 3-14 years-of-age participate in a weekday educational (reading-based) and recreational activities designed to enhance academic and social skills.
- **After School Tutoring.** Through this program, 2 teachers provide tutoring to area children.
- **Bookstart.** A program exposing 3 to 5-yearolds to the world of books on weekday mornings.
- **Outreach Counselor.** Provides counseling to area children, parents and seniors on a variety of matters as needed.
- **Before and After School Program.** Provides recreation and tutoring to children 3 to 14 years-of-age before and after school. Staff walks before school participants to Longfellow Elementary School in the mornings.

La Amistad Senior Center

Located at 415 Fruit Street NE, La Amistad provides a place for seniors to socialize and participate in a variety of structured activities including ceramics, various arts and crafts, and a guest speakers program. Seniors are also given day to day assistance along with professional assistance with income tax filing and medication. The City Office of Senior Affairs provides a lunch program at La Amistad with carry-outs for home bound individuals.

Appendix D.

Compilation of Plan Recommendations

A. Crime & Security

- 1) **Develop and Implement Community-based Policing Plan.**

A community-based policing plan might include all or some of the following items. Or, the following measures could be pursued separately from a community-based policing plan or strategy.

- 2) **Establish regular bike and foot patrols in the neighborhood.**
- 3) **Increase Police presence in the neighborhood.**
 - **More patrols through the area**
 - **Bike and foot patrols**
 - **Encourage residents to report crimes thereby having more resources allocated to the neighborhood**
- 4) **Provide additional lighting in the neighborhood.**
 - **Park Management lighting improvements to Martineztown Park and Walkway**
 - **Additional street lighting**
 - **Request lighting improvements at the public housing complexes**
 - **Encourage private owners to provide additional lighting, especially in alley**
- 5) **Compile Neighborhood Crime Prevention Handbook.**
- 6) **Implement Neighborhood Watch/Crime Prevention Training.**
- 7) **Improve neighborhood security by working with St. Joseph Security Patrol.**
- 8) **Continue the commitment to keep South Martineztown a graffiti-free neighborhood.**
- 9) **Move transients from the neighborhood.**
- 10) **Install a fence at the Fruit/High Street curve which prevents unwanted access.**
- 11) **Track of crime rates and citizen complaints annually or every other year.**
- 12) **Establish a continued partnership with APD.**
- 13) **Develop increased neighborhood participation and coordinate with nearby neighborhood associations in developing a Community Policing program.**

B. Transportation, Traffic & Pedestrian Accessibility

1. Implement traffic and pedestrian improvements on Edith Boulevard.
 - A) Install two sets of three speed humps on Edith.
 - B) Install traffic and pedestrian signage on Edith
2. Improve the Lomas/Edith intersection for pedestrian safety and convenience.
3. Improve Lomas streetscape: pedestrian convenience, aesthetics and maintenance.
4. Vacate Arno Street from Fruit Street northward to Lomas Boulevard.
5. Redesignate the Edith/Arno Alleyway a Utility Easement and install fencing.
6. Install a street light or similar high intensity light along the Martineztown Walkway.
7. Install a 16' median on Broadway Boulevard
8. Vacate Walter Street north of Dr. Martin Luther King, Jr. Avenue.

C. Housing

1. Promote awareness of available housing rehabilitation assistance.
2. Involve the CICM in resident orientation sessions with Housing Services and APD.
3. Promote interaction between the neighborhood and public housing residents.
4. Provide a housing unit within the Martineztown Family Complex to an APD officer.
5. Inform the neighborhood and housing tenants about the annual Comprehensive Grant Program.
6. Develop a public housing handbook.
7. Evaluate future phase-out of the Martineztown multi-family public housing complex.

D. Parks:

1. Short range improvements to Martineztown Park.
2. Develop a comprehensive renovation plan for Martineztown Park.
3. Develop a Neighborhood Landscape Maintenance Program.

E. Recreation

1. Develop joint recreational and educational programs between Longfellow, City Cultural & Recreational Services Dept. and the House of Neighborly Service.

F. Social Services & Facilities:

1. Expand La Amistad Senior Center.
2. Develop cooperative programs between the Martineztown House of Neighborly Service, Longfellow Elementar, St. Joseph Medical Center and the CICM.

G. Education:

1. Develop a comprehensive strategy for improved academic achievement at Longfellow.

H. Utilities:

- 1) Monitor Electro-Magnetic Field (EMF) levels.
- 2) Address the issue of EMF in the Facility Plan: Electric Service Transmission and Subtransmission Facilities (1985-1995).
- 3) Provide adequate maintenance of high-intensity power poles.
- 4) Replace mercury vapor streetlights on Edith with sodium vapor lights as repairs are needed.
- 5) Investigate and repair storm drainage problems:
 - Along Walter St. adjacent to Longfellow Elementary School which result in damage to the Longfellow gymnasium.
 - Pavement sinkage and sidewalk buckling at the southwest corner of Fruit and Edith.

Frequently Called Phone Numbers

Emergency: Police - Fire - Rescue	911
Police (non-emergency)	768-2677
Police (Valley Sub-station)	761-8800
Poison & Drug Information	843-2551
Crime Stoppers	843-7876
Graffiti 24-hour Hotline	768-4725
City of Albuquerque information	768-2000
Mayor's Office	768-3000
City Council Offices	768-3100
Bernalillo County Information	768-4000
Sun Van Information	764-6165
Office of Senior Affairs	764-6400
Liquid Waste Dispatch Hotline	768-4725
Street Lights Out or down power lines	761-5890
Weed & Litter Complaints	764-1661
Zoning Violations	764-1664
Landlord/Tenant Hotline	256-9442
Neighborhood Coordination Office	768-3790
Parks Management (Maintenance)	857-8650
Planning Department	768-3860