

Village of Los Ranchos de Albuquerque

2010 Master Plan

January, 2000



Prepared by the Citizens Advisory
2010 Master Plan Committee

Adopted by the Board of Trustees on January 19, 2000
Resolution No. 2000-1-1

Architectural Research Consultants, Incorporated

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1.0

Master Plan Summary

1.1 Introduction

The Master Plan Citizen's Advisory Committee was appointed by the Mayor and Board of Trustees in December, 1998. They were charged to assist the Mayor and Board in developing the 2010 Master Plan for the Village of Los Ranchos. The primary objective was to formulate a growth strategy for the Village for the next ten years. The Citizen's Advisory Committee was comprised of volunteers that were either residents, local businesses or property owners. All were interested in participating and developing a vision for the Village of Los Ranchos 2010 Master Plan. The Master Plan Committee met for the first time on December 1, 1998 and continued to meet weekly through November, 1999.

The first task specified in the work program was to solicit input on the existing 1992 Master Plan. This effort was conducted in December, 1998 and January 1999 to gain insight from interested persons as to their experience with the Master Plan, the strengths and weaknesses of the document. Flyers announcing the meetings were available at local businesses and at the Village Hall. In addition, public service announcements were published in the Albuquerque Journal Westside Edition. The informational sessions were held December 17, 1998, and January 7, 1999, and a fifteen people attended the meetings.

The CAC met and discussed planning related topics in an effort to develop a comprehensive land use plan addressing issues of land use, transportation, housing, agriculture, open space, water, ditches, flood and drainage, historic, cultural, public facilities and services, commercial, village form. Local experts were invited to the CAC meetings in which professionals shared their expertise and educated the committee about issues.

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As part of the public input process, four visioning workshops were held in the spring of 1999. Flyers inviting members of the public were distributed to each household by a local Boy Scout Troop. As with the informational meetings, flyers were also available at local businesses and the public service announcements were published in the Albuquerque Journal Westside Edition. Contributions made by meeting participants provided invaluable insights into issues affecting different areas of the village. The major points raised at the workshops included planning, transportation, infrastructure, environment, housing, noise, lighting, business economy, agriculture.

Meeting participation was one method the CAC utilized to gather public input. However, a questionnaire was mailed to residents and/or businesses of the village. An overwhelming response rate of thirty-six percent (36%) was attained (See the questionnaire results in the Appendix)!

To be efficient and give committee members and opportunity to contribute specific expertise subcommittees were formed to address specific elements of the plan. Typically subcommittees met and discussed the vision of a particular issue and formulated that vision into a goal and objectives. Specific action steps were developed that would implement each goal. The CAC, as a full committee then reviewed each goal, objective and action step proposed and voted to accept, reject or modify the proposed language.

One subcommittee, the agricultural subcommittee, gained particular notoriety when they initiated a village-wide competition for a village flower. The Board of Trustees accepted the Hollyhock and Rose as the official flowers of the Village.

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A consultant was hired to provide professional expertise to the CAC so that a realistic Master Plan could be developed. The consultant participated in several workshops and meetings, reviewed survey results, analyzed growth trends and with all the input, helped develop a Master Plan. A pre-draft was released to the community in October, 1999 in an effort to gain additional input from residents, the business community and property owners alike and shortly thereafter a public hearing was held in November, 1999 where public comment was again accepted.

After a year of public involvement, many meetings and discussions about the Village and its future a new Master Plan was adopted in December, 1999. This document shall attempt to guide the Village to 2010.

Master Plan Summary

1.2 Problem Statement

As identified by the Citizen's Advisory Committee, at imaging workshops, and through community surveys, the following issues and problems to be addressed in this Master Plan. Some of these issues may conflict. See the section relating to policies and goals for the actions that address each problem statement.

Village Form:

- What is Village character?
- How can the Village preserve its semi-rural character (trees and greenery, agriculture, ditches, low density but mixed lot sizes)?
- Can the identifiable entry ways into the Village be created?

Agriculture:

- How can the Village protect agricultural lands?
- What techniques can be used to promote small-scale agriculture and specialty crops?

Ditches:

- How can the Village preserve and maintain the ditch system for both irrigation and recreational use?
- What tools are available to prevent ditch closure and ensure access to irrigation?

Open Expanses:

- What methods are available to protect open expanses?
- Can the Village provide access to the Bosque?

Historic and Cultural:

- What is the best method to preserve Village historic and cultural resources?

Residential:

- How can the Village keep its neighborhoods free of excessive noise, traffic, and light?
- How can the Village retain existing residential uses and zoning densities while allowing mixed lot sizes?
- Should the Village limit apartments, and mobile homes?
- What is the best method to consistently enforce land use regulations?

Commerce:

- Can the Village attract small destination businesses as well as small businesses selling everyday items?
- How can the Village prevent 'big box' commercial development?
- Does the Village want to prevent commercial activity outside of Fourth Street?
- What can the Village do to improve the appearance of Fourth Street?

Community Facilities:

- Can the Village provide needed community services and uses within Village budget?
- Can drainage in the Village be improved?
- When will Village-wide sewer infrastructure be completed?

Transportation:

- How can the Village encourage safe pedestrian and bicycle travel?
- What policies need to be developed to preserve rural character of residential roadways?
- Can the Village limit traffic volumes and speeds in residential neighborhoods and near schools?
- How can the Village make Fourth Street more pedestrian-friendly?

1.3 Master Plan Goals, Policies and Actions

Vision Statement:

Los Ranchos de Albuquerque is an incorporated historic village in the Rio Grande valley corridor. Its North Valley location provides a unique environment that includes trees, open ditch irrigation systems, small agricultural plots that allow for livestock, diverse neighborhoods and businesses, all in a relaxed, peaceful and friendly environment.

Overall Village Goals:

- The goal is to reflect a village character through:
 - relatively low density and diversified residential land uses
 - density and intensity of village scale commercial development appropriate to village needs and primarily focused on 4th Street
 - continued agricultural uses, including animal husbandry; and
 - preservation of historic or archeologically significant features, traditional land use patterns and identifiable familiar vernacular characteristics (such as tripas, acequias, Buffalo Curve, and old buildings).
- The goal is to create and promote the village as a destination point where visitors and residents alike want to be and can take part in the village lifestyle.
- The goal is to plan for the future of the area based upon its three major corridors: Rio Grande Boulevard, Guadalupe Trail and Fourth Street; to preserve the unique character of each and to maintain and enhance the richness of architectural and land use types within a range appropriate to village scale.

Village Form Goal

The goal is to preserve and enhance the historic and "Valley" character of Village neighborhoods, roadways, mixed-use centers, and corridors.

Agriculture Goal

In recognition of the importance of agriculture to the history and character of this valley area, and in recognition of a limited and diminishing amount of land suitable for agricultural uses, a primary goal of the Village is to encourage agriculture.

Ditch Goal

In recognition of the importance and uniqueness of the ditch irrigation system in providing a renewable supply of water that sustains the diversity of life in the valley and its agriculture, the goal is to preserve and enhance the ditch irrigation system.

Action Steps for each goal and policy are found in Section 4.0.

Village Form Policy A: The Village will promote private development that is in keeping with village scale.

Village Form Policy B: For each of the character areas and residential corridors, the Village will preserve the unique characteristics.

Village Form Policy C: The Village will create and promote a sense of place.

Agriculture Policy A: In any action effecting land use, the Village shall consider agriculture, including livestock raising, vegetation and open expanses, the most important factors that maintain village character and atmosphere.

Agriculture Policy B: The Village will coordinate with various jurisdictions and agencies at all levels to preserve agriculture.

Agriculture Policy C: The Village will promote agriculture and "greening" through public education and incentives.

Ditch Policy A: The Village shall consider the ditch system as a vital component in the life of the community and shall support its preservation to the fullest extent possible.

Master Plan Summary

Open Expanses Policy A: In all planning actions, the Village shall consider open spaces, including vegetation and wildlife habitat.

Historic and Cultural Policy A: The Village will utilize and enhance local cultural features as a way to create a sense of place.

Historic and Cultural Policy B: The Village will celebrate local histories within a historic context.

Residential Policy A: The Village will enforce zoning densities and design requirements in residential areas.

Open Expanses Goal

In recognition of the value of visually accessible open expanses to the character, atmosphere, and welfare of this Valley area, the goal is to identify and encourage the preservation of open expanses, vegetation and wildlife to the greatest extent possible and in a manner appropriate to each sector of the Village.

Historic and Cultural Goal

The goal is to recognize and preserve Village history and culture and their importance within the Rio Grande Valley.

Residential Goal

The goal is to maintain residential development in keeping with the rural and diverse character of the Village.

Action Steps for each goal and policy are found in Section 4.0.

Commercial Goal

The goal is to revitalize the 4th Street area as the Village's major commercial and mixed use corridor through both public and private efforts.

Community Facility Goal

The goal is to ensure the existence and availability of all services necessary to the health, safety, and welfare of all Village citizens, while recognizing the scale and resource limitations of the Village government.

Action Steps for each goal and policy are found in Section 4.0.

Commercial Policy A: The Village strongly supports the business community and will use various economic incentives to strengthen local businesses as well as attract new ones.

Commercial Policy B: The Village will recognize and enhance the commercial activities.

Commercial Policy C: The Village will promote development of a Village Center at Fourth Street and Osuna Road.

Commercial Policy D: The Village will promote development of a Neighborhood Center at Fourth Street and Ranchitos.

Commercial Policy E: The Village shall support home occupation businesses and agricultural related businesses outside the commercial corridor.

Commercial Policy F: To encourage business activity on Fourth Street, the Village will create a mixed use zone.

Community Facility Policy A:

The Village will provide community facilities and services as funding allows.

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Transportation Policy A: The Village shall identify Fourth Street as its main commercial corridor and shall provide the infrastructure to meet commercial goals.

Transportation Policy B: The Village shall maintain Guadalupe Trail and Rio Grande Boulevard as residential/agricultural corridors.

Transportation Policy C: The Village shall encourage the use of trails and non-vehicular transportation.

Transportation Policy D: The Village will provide infrastructure for safe traffic volumes and speeds to the extent possible on its roads.

Transportation Policy E: The Village shall maintain and create safe public rights-of-way.

Transportation Goal

The goal is to preserve the village scale and valley nature of the roadways and to enhance possibilities for pedestrian, equestrian, bicycle, mass transit, and other alternatives to vehicular traffic.

Action Steps for each goal and policy are found in Section 4.0.

Implementation Policies

Policy 1: *The Village will revise its land use ordinances to ensure proper development review and administration.*

Policy 2: *The Village will adopt design requirements for areas of unique character.*

Policy 3: *The Village will cooperate with the Village business community to help promote existing and recruit new local businesses.*

Policy 4: *The Village, through committees and organizations, shall take the lead in educating residents about important community issues.*

Policy 5: *The Village will revise its review procedures for site plans, subdivision plats, and rezonings to conform to Master Plan goals.*

Policy 6: *The Village will identify areas for acquisition through a variety of means.*

Master Plan Summary

Policy 7: The Village will coordinate with other agencies and jurisdictions through joint powers agreements, information sharing, and participation in discussion.

Policy 8: The Village will link its capital planning with Master Plan goals and objectives.

Policy 9: The Village will seek funding from various sources to implement projects identified in the Master Plan.

Policy 10. The Village will reorganize the administration of land use ordinances.

Policy 11. The Village will review the Master Plan for applicability and effectiveness no later than 2002.

Policy 12. Create a neighborhood commercial zone that allows:

- specific commercial uses,
- density bonus incentives, and
- provision for parking areas.

Los Ranchos Conceptual Master Plan Scenario 2

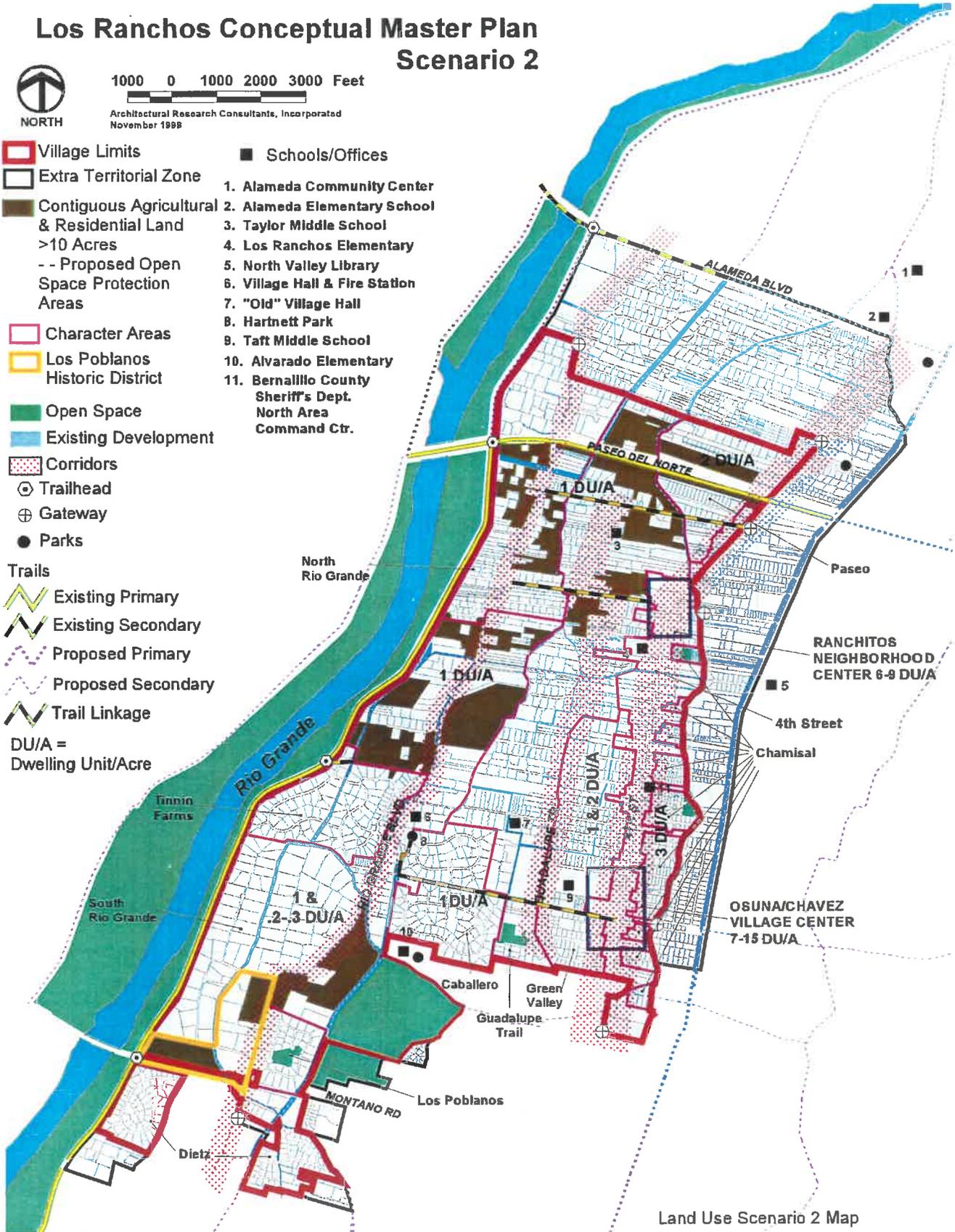


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- Village Limits
 - Extra Territorial Zone
 - Contiguous Agricultural & Residential Land >10 Acres
 - - Proposed Open Space Protection Areas
 - Character Areas
 - Los Poblanos Historic District
 - Open Space
 - Existing Development
 - Corridors
 - Trailhead
 - Gateway
 - Parks
 - Trails**
 - Existing Primary
 - Existing Secondary
 - Proposed Primary
 - Proposed Secondary
 - Trail Linkage
- DU/A = Dwelling Unit/Acre

- Schools/Offices
- 1. Alameda Community Center
- 2. Alameda Elementary School
- 3. Taylor Middle School
- 4. Los Ranchos Elementary
- 5. North Valley Library
- 6. Village Hall & Fire Station
- 7. "Old" Village Hall
- 8. Hartnett Park
- 9. Taft Middle School
- 10. Alvarado Elementary
- 11. Bernalillo County Sheriff's Dept. North Area Command Ctr.



Master Plan Summary

Exhibit 1-2: Action Matrix

Village of Los Ranchos Master Plan Implementation				
Policy	Action	Description	Plan Element Cross Reference	Agency/Committee Responsibility
No.	No.			
1		<i>Amend Land Use Ordinances</i>		
	1	Ensure densities reflect character zones	Residential	VLR-Planning
	2	Amend sign ordinance	Commercial	VLR-Planning
	3	Amend parking regulations	Commercial	VLR-Planning
	4	Adopt landscaping requirements	Commercial	VLR-Planning
	5	Adopt 'dark skies' ordinance	Commercial	VLR-Planning
	6	Amend home occupations ordinance	Commercial	VLR-Planning
	7	Create Village & Neighborhood Center zones	Commercial	VLR-Planning
	8	Adopt residential design requirements	Residential	VLR-Planning
	9	Adopt mechanisms for preserving open space	Open Space	VLR-Planning
	10	Mechanisms for preserving ditches & agriculture	Ditches & Agriculture	VLR-Planning
11	Adopt rural residential roadway design standards	Transportation	VLR-Planning	
2		<i>Design Guidelines</i>		
	1	Village Center	Commerce, Transportation	VLR
	2	Corridor Roadways	Transportation	VLR
3		<i>Promote and Recruit Businesses</i>		
	1	Prepare a detailed economic development plan	Commerce	VLR & business community
	2	Foster cooperation between business & government	Commerce	VLR & business community
	3	Encourage local banks to provide low-interest loans to local businesses	Commerce	VLR & business community
	4	Organize and hold festivals	Commerce	VLR & business community
	5	Establish a Village MainStreet program	Commerce	VLR & business community
	6	Recruit appropriate commercial uses	Commerce	VLR & business community
	7	Apply for funding assistance	Commerce	VLR & business community
8	Prepare recruitment tools: brochures, site maps, and directory	Commerce	VLR & business community	
4		<i>Promotion and Educating the Public</i>		
	1	Tool lending, market products, brochures, workshops, demonstration projects, fairs.	Agriculture	VLR & Agriculture Committee
	2	Inventory, educate public	Ditches	VLR & Ditch Committee
	3	Festivals, profile, brochures, site maps, directory	Commerce	VLR & business community
5		<i>Site Plan, Plat, Rezoning Review</i>		
	1	Require commercial corridor plan review	Commercial	VLR-Planning
	2	Subdivision residential design requirements	Residential	VLR-Planning
	3	Review for cluster development	Residential, Open Space	VLR-Planning
4	Review for ditch access, agricultural uses, well protection, use of native vegetation	Ditches, Agriculture	VLR-Planning	
6		<i>Acquisition</i>		
	1	Identify significant properties	Open Space	VLR-Planning
	2	Work with state land trust	Open Space	NM Land Trust
3	Combine with infrastructure projects	Community Facilities	VLR	

Exhibit 1-2: Action Matrix (continued)

Implementation Policy No.	Action No.	Description	Plan Element Cross Reference	Agency/Committee Responsibility
7	<i>Coordination</i>			
	1	Ditch maintenance, closure, trail use	Open Space	MRGCD
	2	Participate in regional open space planning	Open Space	COA, MRGCD, NMSP
	3	Regional transportation and trails	Transportation	MRGCOG, COA
	4	City-County consolidation	Implementation	COA, BC
	5	Exercise Village's ETZ planning & zoning authority	Residential, Commerce	BC
	6	Joint powers agreements: roads, water, sewer, police, fire, ETZ	Community Facilities, Open Space	MRGCD, COA, BC
	7	Coordinate with PNM on utility consolidation	Commerce	PNM
	8	Work with State Historic Preservation Office	Historical & Cultural	SHPO
	9	Lobby state legislature on Greenbelt Tax law and real estate transfer tax	Open Space, Ditches, Agriculture	NMSL
10	Coordinate with county on Greenbelt status	Open Space, Ditches, Agriculture	BC	
8	<i>Capital Improvements</i>			
	1	4th Street improvements, streetscape amenities	Transportation	VLR, NMSHTD
	2	Traffic calming devices	Transportation	VLR
	3	Install identification & information signage	Commerce, Historic & Cultural	VLR, business community, Historical & Cultural Landmark Committee
	4	Sewer improvements	Community Facilities	COA
	5	Drainage Improvements	Community Facilities	COA, VLR
	6	Trail improvements	Transportation	MRGCOG, MRGCD, VLR
	7	Community facilities	Community Facilities	VLR
8	Transit facilities	Transportation	VLR, MRGCOG	
9	<i>Identify various funding sources</i>			
	1	Trails funding	Transportation	NMSP
	2	CDBG funding	Community Facilities	NMLGD
	3	TEA-21 funds	Transportation	MRGCOG
	4	Real estate transfer tax	Open Space	VLR Trustees, NMSL
5	Formation of a land trust	Open Space	Unidentified	
10	<i>Land Use Administration</i>			
	1	Transfer land use approval to administration	Implementation	VLR-Planning
2	Retain land use approval by Trustees	Implementation	VLR-Trustees	
11		<i>Review Master Plan</i>	Implementation	VLR
12		Create a Neighborhood Commercial Zone (N)	Commercial	VLR-Planning

Jurisdiction or Agency

- VLR Village of Los Ranchos Planning Agriculture Committee Ditch Committee Historical & Cultural Landmark Committee business community
- COA City of Albuquerque
- BC Bernalillo County
- SHPO State Historic Preservation Office
- PNM Public Service Company of New Mexico
- NMLGD New Mexico Local Government Division
- NMSP New Mexico State Parks
- NMSL New Mexico State Legislature
- NMSHTD New Mexico State Highway and Transportation Department
- MRGCD Middle Rio Grande Conservancy District
- MRGCOG Middle Rio Grande Council of Governments

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2.0

Village Background

The Village of Los Ranchos de Albuquerque is located in the north valley region of Bernalillo County, seven miles from downtown Albuquerque, the heart of its urban neighbor. The incorporated limits of the Village contain 2,500 acres.

The Village is bordered on the south by the city of Albuquerque, on the east and north by unincorporated Bernalillo County, and on the west by the Rio Grande Valley State Park, which incorporates the river of the same name. The existing village of Corrales and the city of Rio Rancho lie just across the Rio Grande to the north.

Communities are enabled under New Mexico Statutes to prepare and adopt a general plan for the physical development within their municipal boundaries and planning and platting jurisdiction. In addition, the Village of Los Ranchos has extraterritorial jurisdiction approximately three miles wide over land in unincorporated Bernalillo County.

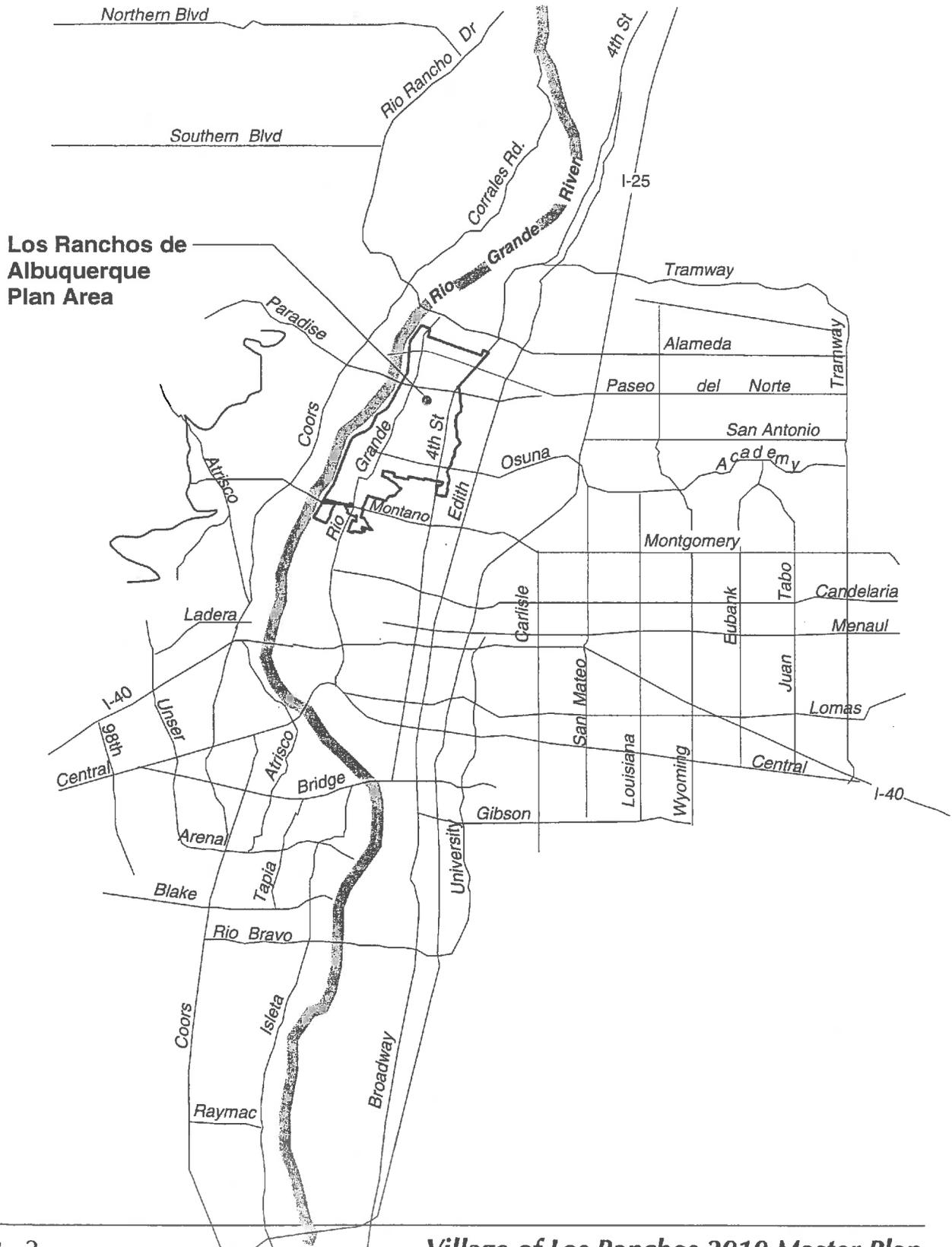
2.1 Village History

The area containing the Village of Los Ranchos has been settled by humans for at least 2500 years. During the Spanish Colonial period, there were a series of adobe villages scattered throughout the north valley, including a community settled around a small plaza called San Jose de Los Ranchos. After New Mexico became a United States territory, this community was actually the Bernalillo County seat from 1850 to 1854.

Los Ranchos and the North Valley were historically agricultural settlements. By 1920, however, much land was out of production because of recurrent flooding and poor drainage. In response to this

Village Background

Exhibit 2-1: Village Location Map



Village Background

problem, the Middle Rio Grande Conservancy District was formed in the 1920's to implement drainage and flood control improvements in the area. Besides improving the situation for agriculture, this opened the area to increased development. Thus, when World War II and its aftermath brought a population explosion in the Albuquerque region, the Los Ranchos area became ripe for development associated with the growth boom. Concern over this growth on the part of local residents helped lead to the incorporation of the modern Village of Los Ranchos in the late 1950's.

The Village of Los Ranchos is an incorporated municipality which was formed under the laws of the state of New Mexico on December 29, 1958. The original Los Ranchos townsite in 1958 was located between Guadalupe Trail and Rio Grande, north of Chavez, and south of Los Ranchos. The character of the community was largely homogeneous, rural and agricultural. Over the past 40 years, additional territory has been annexed into the Village (Exhibit 2-2). During that time, the Village has lost considerable open expanses and agricultural usage to residential development (Building Densities, Exhibit 2-3a-c). The Village has tripled in population since 1970 (largely through annexation). The 1999 population of Los Ranchos is about 6,000 (Exhibit 6-1).

The Village has a mayor-council form of government. The council, known as the Board of Trustees, is a four member body that is elected at large. The Trustees serve-four year staggered terms, with two seats on the Board becoming open every two years. The Mayor is elected once every four years and votes on issues only in the event of a tie. At present, the Board of Trustees functions as the Planning and Zoning Commission.

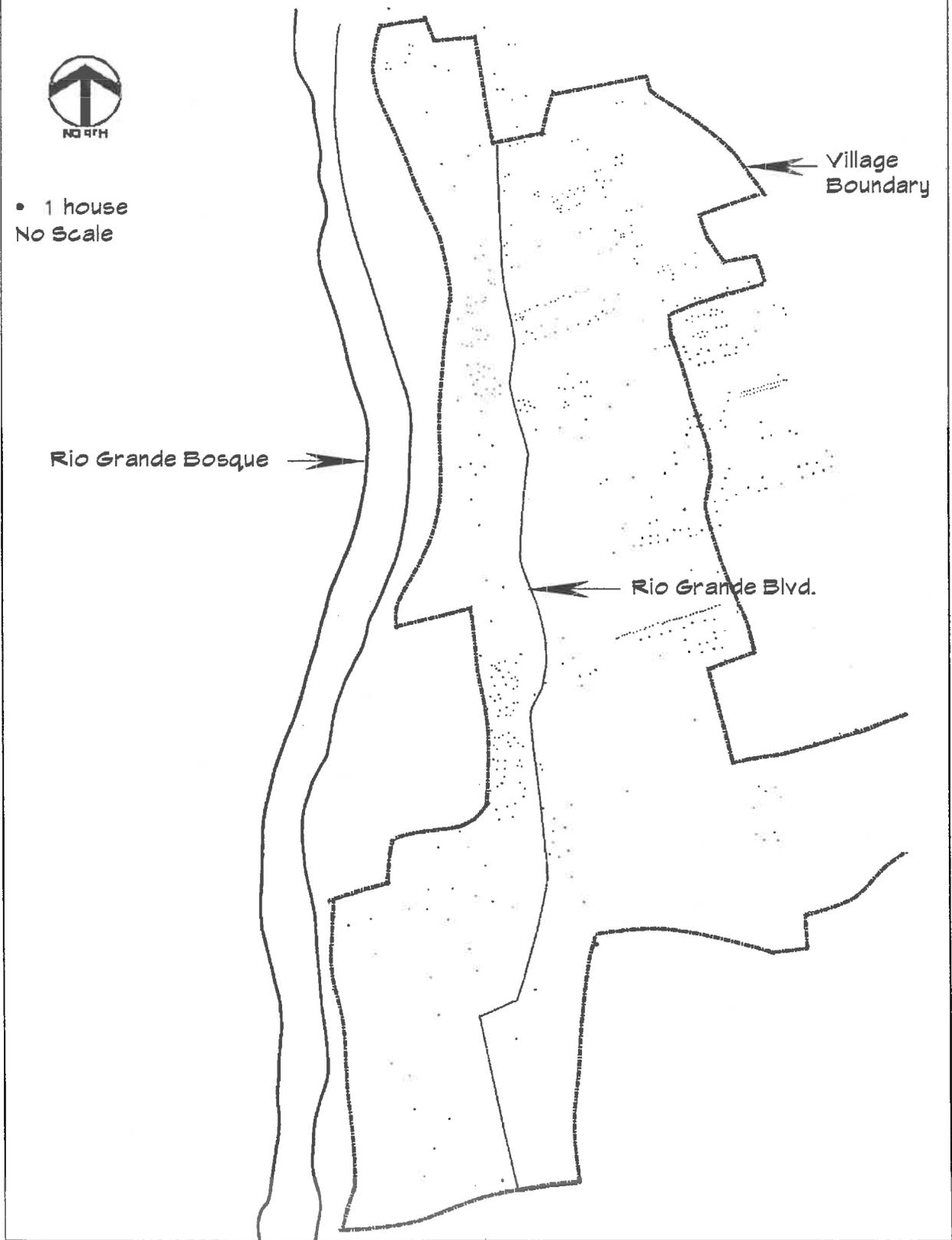
2.2 Regional Context

Los Ranchos is interconnected with the other jurisdictions in the Albuquerque Metropolitan area. The economic and social systems of the Village are

Village Background

Exhibit 2-2: Annexation Map

Exhibit 2-3a: Building Density in 1970



Village Background

Exhibit 2-3b: Building Density in 1996

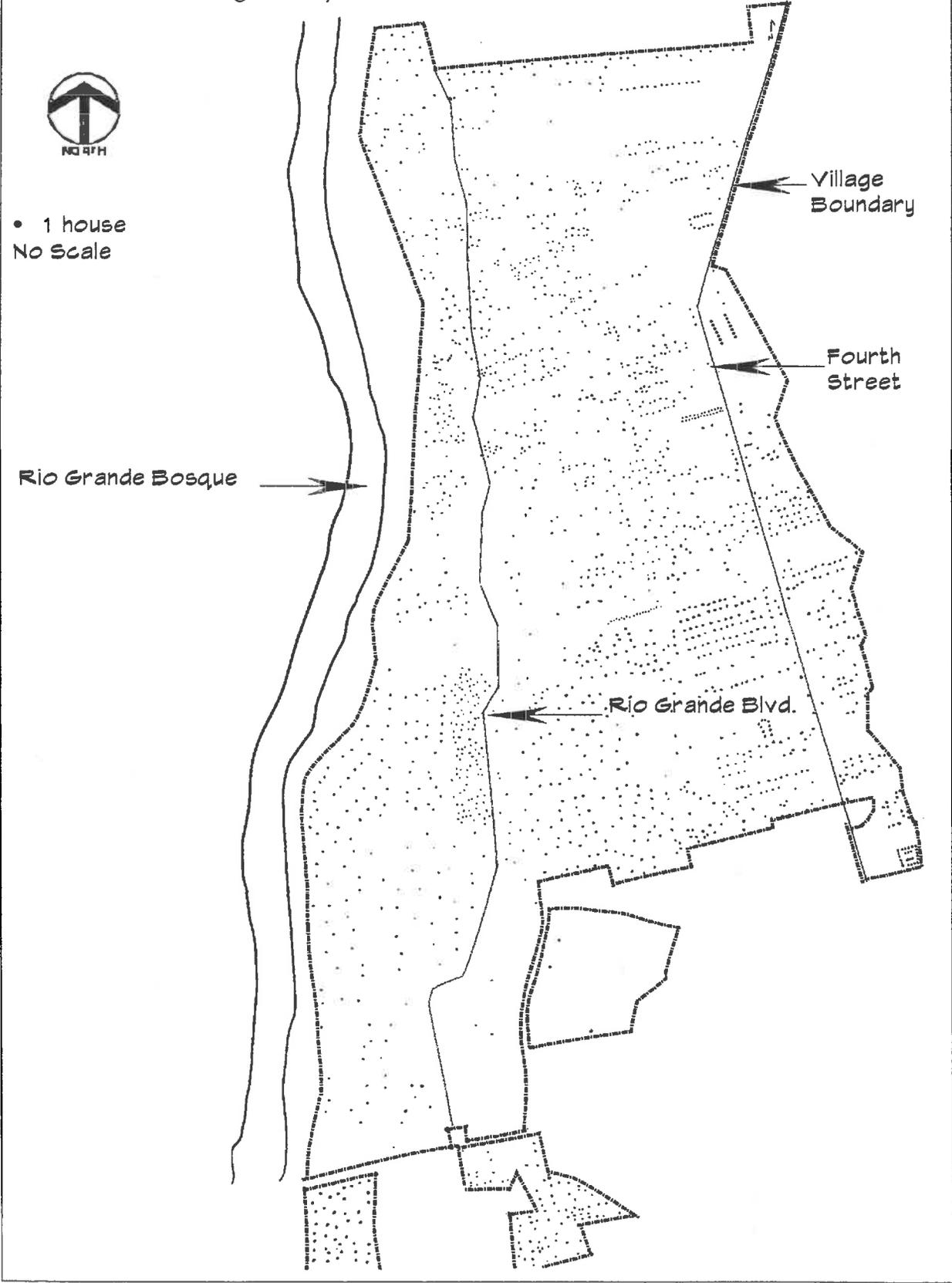
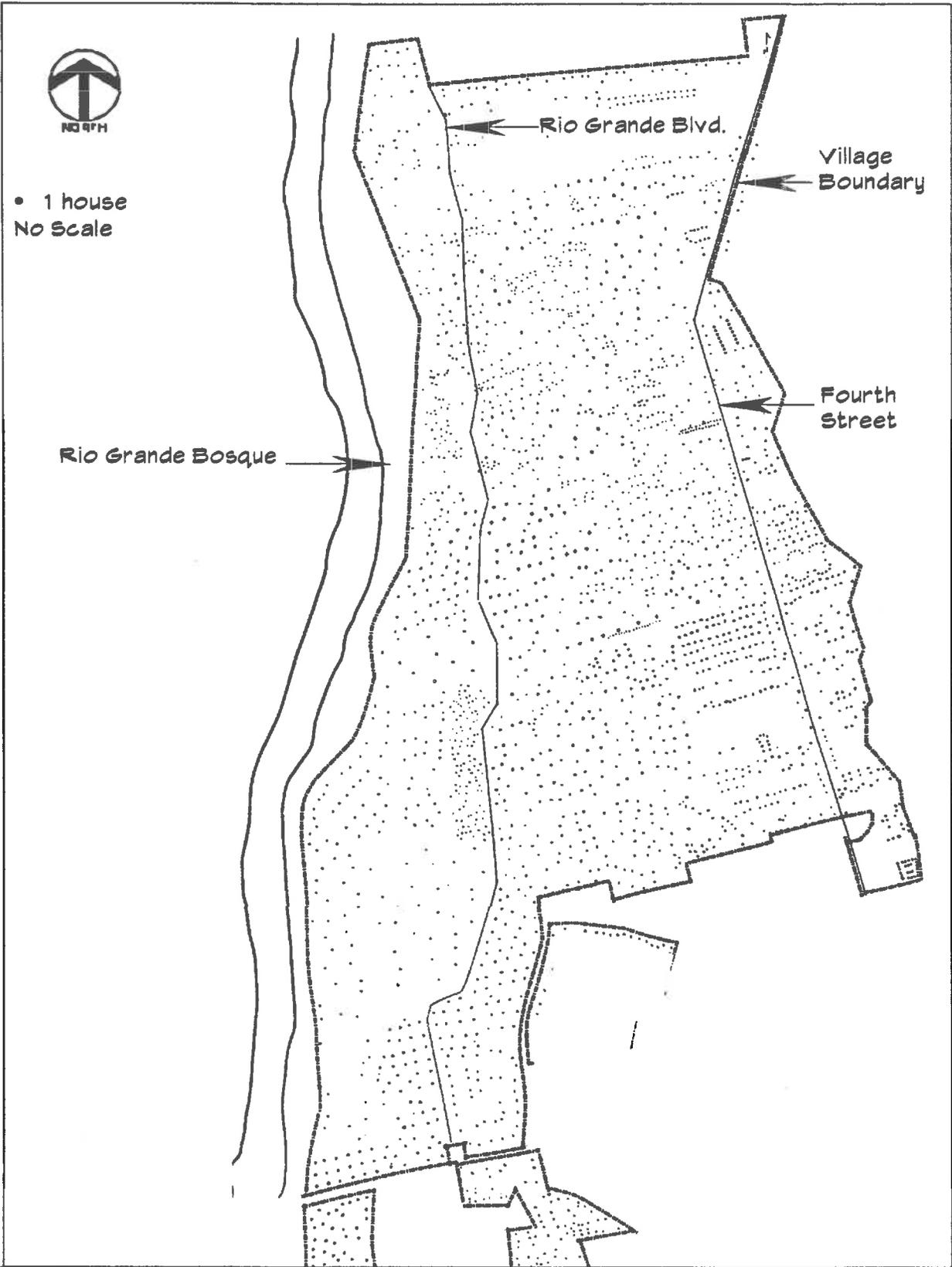


Exhibit 2-3c: Build-Out Density Under Current Zoning



Village Background

inseparable from those of its neighbors. Many vital facilities for the functioning of the Village are operated at a metropolitan level and are supported by the residents of all of the various jurisdictions of the metropolitan area in addition to those in the Village.

- The Village shares the metropolitan transportation network with its neighbors. Four major routes (Fourth Street, Rio Grande Boulevard, Montañño and Paseo Del Norte) traverse the Village. Two other arterials, Second Street and Alameda Boulevard, lie on the borders of the Village's planning jurisdiction.
- The Village, along with other jurisdictions, share the irrigation and drainage system. This system is owned and maintained by the Middle Rio Grande Conservancy District (MRGCD).
- Los Ranchos shares the city of Albuquerque's community water and sewer system. This system was installed and is maintained by the city of Albuquerque, but service and maintenance are paid for by residents of the Village. In 1998, the state legislature enabled creation of a regional water/wastewater utility board, via a joint powers agreement between the city of Albuquerque, Bernalillo County and the Village. Currently, a representative of the Village sits on the Board and has been given one vote.
- The police services of the Village are linked with those of neighboring Bernalillo County. Bernalillo County furnishes police protection for the Village, which reimburses the County government for this service.
- Per agreement, the Village, Bernalillo County, and City of Albuquerque cooperate in providing fire protection to the area.

Regional Interdependence:

Los Ranchos depends upon many regional services:

- Transportation network
- Irrigation and drainage system
- Rio Grande Bosque open space
- City of Albuquerque community water and sewer system
- Bernalillo County police
- Bernalillo County/Albuquerque fire services
- Albuquerque Public Schools

Village Services



Village Background

- Public Education is provided by Albuquerque Public Schools within and outside the Village limits. Higher education is provided by Technical Vocational Institute (TVI) and University of New Mexico (UNM) outside the village limits.
- Public and indigent health care is provided by University Medical Center. Private hospitals include St. Joseph, Lovelace, and Presbyterian Hospitals, among others. All are located outside the Village limits. A public health clinic is located on north Second Street.

Existing Plans:

- Los Ranchos Master Plan, 1992
- Fourth Street Revitalization Study, 1998
- North Valley Area Plan, 1993
- Bosque Action Plan, 1993
- 2020 Regional Transportation Plan, 1992
- North Valley Drainage Master Plan, 1988
- Trails and Bikeways Facility Plan, 1993
- Albuquerque Wastewater Master Plan, 1992

2.3 Existing Plans

The 2010 Master Plan for the Village is intended to retain those concepts and principles of the 1992 Plan which are still viable while supplementing this with new conditions and community direction that may have arisen since that time.

Los Ranchos Master Plan 1992

The Village began to plan for the community in 1981 when village adopted the 1975 Albuquerque / Bernalillo County Comprehensive Plan. By 1989, it was decided the Village should determine its own future by adopting a plan that would more closely represent the unique qualities of the community. Some of the more significant plan recommendations include:

- agriculture and rural residential are the primary uses in the Village.
- implement cluster housing policies.
- downzone most rural areas to A-2 and A-3 zoning.
- commercial uses are to be concentrated along Fourth Street.
- conduct a Fourth Street improvement study.
- require sanitary sewer hook-ups to all commercial and residential development as the new system comes on-line.
- all streets (including Fourth Street) are to be rural in character with no sidewalks, curb, gutter or lighting.

Village Background

- develop rural roadway design criteria for Guadalupe, Rio Grande and Fourth Street corridors.
- form a Ditch Committee to inventory and study the ditch system and advocate changes at MRGCD.

Fourth Street Revitalization Plan, 1998

As part of the implementation of the 1992 Master Plan and in conjunction with the Fourth Street Corridor engineering study, a revitalization planning study was also prepared and accepted by the Board of Trustees. Some of the more significant recommendations include:

- A combination of public investment and incentives (roadway improvements, landscaping and pedestrian amenities) and regulatory tools be used to encourage appropriate development and redevelopment along the corridor.
- Strategies could include the development of a theme, concentrations of activity at neighborhood and Village centers and reinforcement of rural character through zoning and design guidelines (signage, landscaping, parking, etc.). Guidelines should be referenced in all site plan reviews.

Community Center Report, 1998

Based on prioritized needs identified in a community questionnaire, the study recommended:

Phase 1 - Renovation of the Old Village Hall for temporary use.

Phase 2 - Construction of one large (2,000 s.f.) multipurpose room capable of dividing into two multipurpose rooms; 600 s.f. classroom; 350 s.f. kitchen; 250 s.f. office; 550 s.f. restrooms ;and maintenance and storage rooms. Total building area would be 4,500 s.f. estimated to cost \$485,400.

Phase 3 - Construction of Specialized Use Rooms.

Phase 4 - Community Swimming Pool.

Village Background

It is recommended the facility be built in a visible location. Recommendations also include coordinating with Bernalillo County Senior and Community Center programs.

2020 Metropolitan Transportation Plan, 1999

The plan identifies street, bike and pedestrian facility, and transit improvements for the Albuquerque metropolitan area, including Los Ranchos, until the year 2020. Roadways within or near Los Ranchos listed for major reconstruction and rehabilitation include Fourth Street and Second Street. A neighborhood bus center is planned for Los Ranchos at Fourth Street and Osuna. A related plan is the City of Albuquerque/ Bernalillo County **Long-Range Major Streets Plan**.

North Valley Drainage Master Plan, Phase 1, 1998

Identifies priority flood areas within the Village for storm drainage improvements. Eleven sites in the Village are identified, four are high priority. The majority of the flood problem sites are in the north and east parts of the Los Ranchos area. Future phases of the plan will include hydrological studies and development of solutions.

Village Cyclist



Trails and Bikeways Facility Plan, 1996

A number of multi-use trails are identified in this plan for the Los Ranchos area, including:

- Griegos Drain
- Rio Grande
- Griegos Lateral
- Gallegos Lateral
- Chamisal Lateral
- Chamisal Wasteway
- Alameda Drain
- Albuquerque Main Canal

In addition, Albuquerque's **Long Range Bikeways Plan** proposes bike routes along Guadalupe Trail, Chavez Road, and Chamisal/Roehl Roads through the Village.

Village Background

Albuquerque Wastewater Master Plan, 1992 (and North Valley Service Options Evaluation Study, 1994)

Priorities for sanitary sewer service are identified by subareas based on weighted criteria (documented groundwater problems, soils, groundwater depth, water system availability, density of septic systems, etc.). In Los Ranchos, Area I, northwest and east sides of the Village, ranked highest in terms of system need. Area J, west side of Village ranked next, then Areas E and K, north and southwest parts of Village respectively, ranked last. Sewer service has largely been installed on the east side of the Village since the study was completed.

North Valley Area Plan, 1996

The North Valley Area Plan, adopted by the City of Albuquerque and Bernalillo County, includes the Village within its scope, although it has never been formally adopted by the Village (because it has its own plan). Many of the issues faced by the Village relating to rural character are similar to those also identified in this plan. Some of the principles set out in the North Valley Area Plan include:

- *Agriculture and Rural Character* - "...farming, gardening, raising livestock, maintaining irrigated permanent pasture land, and related uses would be encouraged through market and tax incentives and through subdivision standards that provide for the retention of irrigation access and larger parcels."
- *Cluster Housing* - "Existing features that distinguish the valley, such as narrow roads and ditches, would be retained in all new development." Those "that typify rural character such as mixed lot sizes and setbacks would be replicated ..."
- *Village Centers* - Both public and commercial uses would apply these principles. Businesses "would meet local neighborhood needs and would be oriented to those neighborhoods through provision

Village Background

of access to pedestrians and bicyclists. These businesses would be smaller scale and would incorporate...pedestrian access, mixed use and valley scale and character.”

Bosque Action Plan, 1993

This plan, prepared by the City of Albuquerque with participation of the state, county and Middle Rio Grande Conservancy District, is especially influential because the bosque is the western boundary of the Village. “The purpose of the plan is to identify specific environmental and recreational improvements for the Rio Grande State Park.” It contains policies designed “to minimize impacts on the bosque environment and to ensure continued survival of the plants and animals habitat within the bosque.” Of particular interest to the Village are planned access points at Alameda and Paseo del Norte bridges. However, trailhead amenities and parking are not planned for all access points, including Montaña.

Village Background

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3.0

Master Plan Alternatives

Three planning alternatives or scenarios have been developed in the Master Plan for comparison. These scenarios present a range of land use actions that can be taken by the Village to meet planning goals. Exhibits 3-1-1 through 3-1-4 summarize each of the scenarios.

3.1 Scenario 1: Trend or 'Do-Nothing'

This scenario illustrates the build-out of the Village under existing planning and zoning requirements. It assumes no extraordinary measures will be taken to protect open expanses. Lands currently undeveloped or in agricultural use (about 570 acres) will eventually be subdivided for housing at current zoning densities (mostly one house per acre). Another 30 acres of land along Fourth Street will be developed as commercial but without any special attention given to signage, landscaping, parking, public spaces, or treatment of the streetscape. Full buildout of the Village will be reached at a population of about 7,300 beyond the planning horizon of 2010.

Under the trend scenario, development will be largely of a single use without attention given to pedestrian and transit opportunities. Under this alternative, no actions are taken to preserve the character of Village neighborhoods and roadways. Development will take place without any regard to the historical or local conditions that make the area unique. No identification of Village gateways will be created for visitors. The preservation of views of the mountains and open expanses will not be actively encouraged. Finally, no actions will be taken to coordinate with MRGCD on the use of ditches for trails or for preventing their closure.

Master Plan Alternatives

3.2 Preferred Scenario 2: Moderate Action

Under this scenario, large agricultural and undeveloped properties will be identified and measures will be taken (through the land development process) to encourage protection of open space and agricultural lands. The most likely method to be used is cluster development. Using this technique, a developer will be given a density bonus of 30 to 50 percent to provide dedicated open space (at least 30 percent of the total). This land must remain undeveloped in perpetuity. Zoning and subdivision ordinances will be revised to include requirements that, in addition to open space, access to ditches, views, and other unique Village features be maintained.

While land acquisition will be encouraged, this must be done largely through private efforts. However, the Village will work with the New Mexico Land Trust and other groups to begin acquiring significant lands for preservation. About 475 acres of land for protection is identified under this scenario.

Other actions are taken under this scenario to preserve the character of various neighborhoods and rural roadways in the Village. Character areas and corridors are identified which have special planning requirements to ensure appropriate development. Requirements include maintaining rural roadway widths and shoulders, promoting dark skies, etc.

Along the Fourth Street corridor, Village and Neighborhood centers are proposed at major intersections. At these centers, mixed use (commercial and higher density residential than now permitted under zoning) will be encouraged with pedestrian and transit friendly improvements required in all new development. The intensity of uses at Village Centers are similar to those already permitted under existing C-1 zoning except for higher density housing. Uses such as a small supermarket, specialty retail, public uses, offices will

be encouraged. Neighborhood center uses will be less intensive than allowed in a Village Center. These may include convenience stores, gas stations, professional offices, coffee shops, beauty salons, video stores, and antique and craft shops.

Along the remainder of Fourth Street, buffer landscaping, appropriately scaled signage and other improvements will be used to enhance the streetscape. Gateways to the Village will be given special attention with respect to signage, landscaping, and views. While the standard commercial depth along the corridor is 300 feet, an additional 100 foot depth bonus may be provided for less intensive commercial uses.

3.3 Scenario 3: Aggressive Action

Like the preferred scenario, open space and agricultural preservation techniques, such as cluster development and land trusts, will be used in targeted areas. About 825 acres are identified for protection under this scenario.

Also similar to Scenario 2, actions will be taken to preserve the unique character of Village neighborhoods and roadways. These requirements will be incorporated into zoning and subdivision regulations.

Because more land will be protected from development in the heart of the Village, more opportunities are given for mixed use development along Fourth Street. Higher residential densities are proposed for Village and Neighborhood Centers and along the commercial corridor than in Scenario 2. Commercial depths may be increased in certain locations and an area of Fourth Street, currently outside of the Village, will be annexed into the Village. The same design requirements as provided in Scenario 2 will apply under this alternative.

Exhibit 3-1: Trend Map

Los Ranchos Master Plan Scenario 1 (Trend)

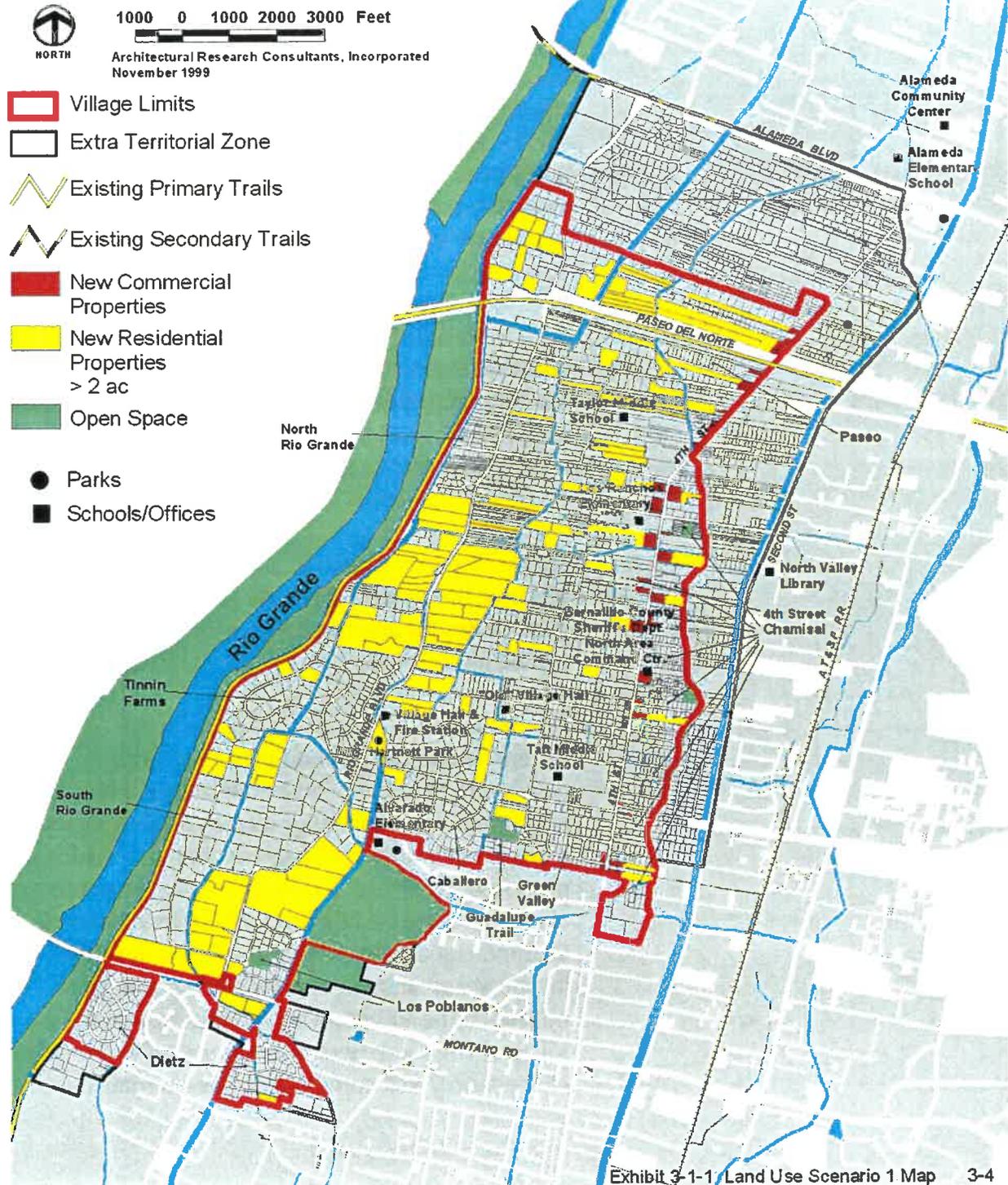


Exhibit 3-1-1 Land Use Scenario 1 Map 3-4

Exhibit 3-2: Preferred Scenario 2 Map

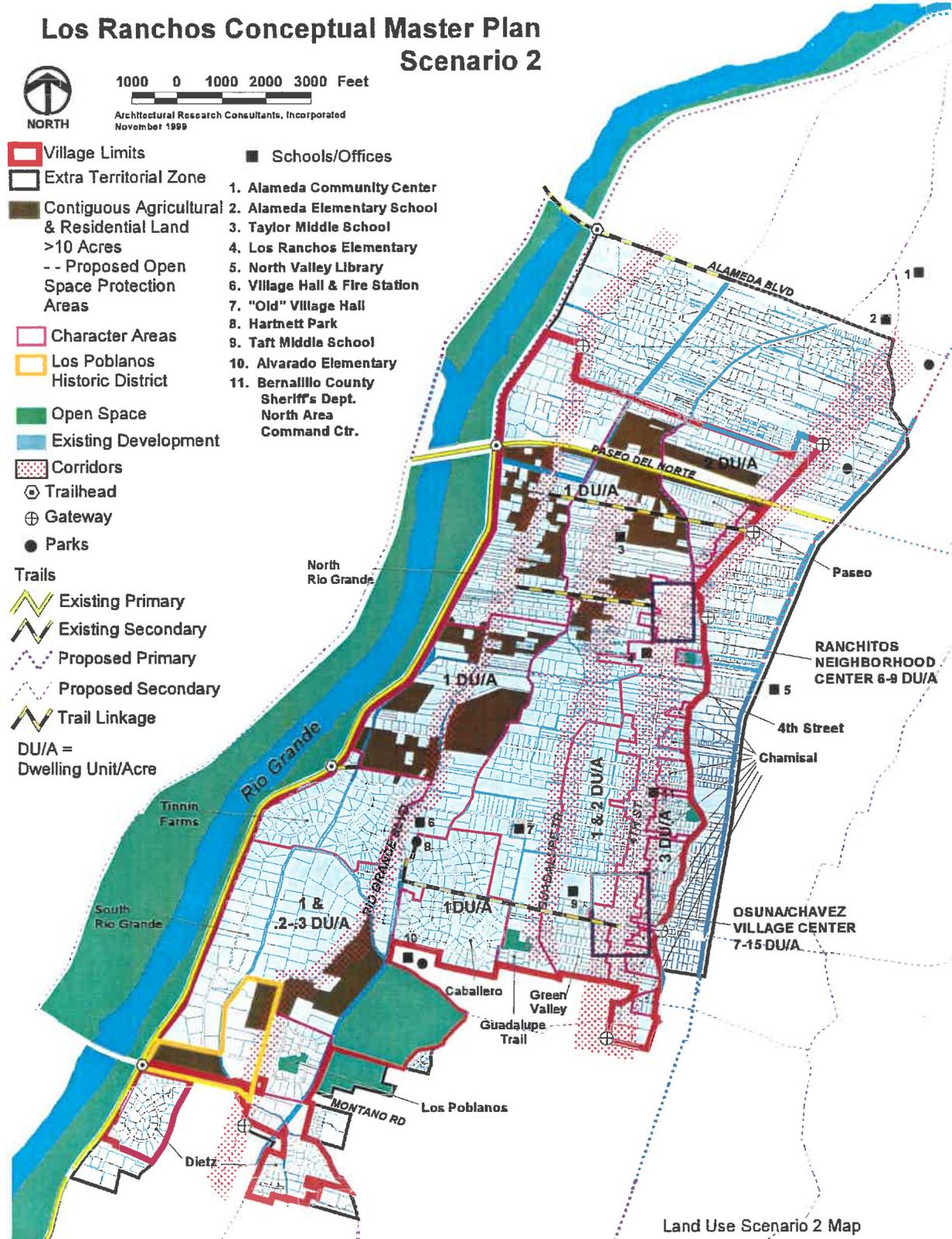


Exhibit 3-4: Master Plan Scenarios

Master Plan Scenarios				
Concept or Feature	Description	Scenario 1 Trend or 'Do-Nothing'	Scenario 2 Moderate Action	Scenario 3 Aggressive Action
Gateways	Village entryways are identified and provided special treatment: signage, landscaping, view preservation, etc.	None	North and South Rio Grande; North and South Fourth Street; Osuna; Ranchitos	North and South Rio Grande; North and South Fourth Street; Osuna; Ranchitos
Trailheads	Entrances to the Bosque Trail system are provided with a clear ditch crossing, linkages to Village trails, signage, and in some cases, nearby parking.	Existing @ Montañón and Paseo del Norte	Montañón, Paseo del Norte, proposed in vicinity of Tinnin Farms	Montañón, Paseo del Norte, proposed in vicinity of Tinnin Farms
Trail Linkages	Village multi-use trail system is clearly identified along ditches and some roadways with linkages to activity centers: schools, parks, Village and Neighborhood Centers, Village Hall, etc.	Existing; no improvements	Proposed along Griegos Drain, Griegos Lateral; Gallegos Lateral; Chamisal Lateral; Chamisal Wasteway; Guadalupe Trail; Rio Grande Boulevard; Chavez Road; and Chamisal/Roehl Roads.	Proposed along Griegos Drain, Griegos Lateral; Gallegos Lateral; Chamisal Lateral; Chamisal Wasteway; Guadalupe Trail; Rio Grande Boulevard; Chavez Road; and Chamisal/Roehl Roads.
Open Space Protection	Large agricultural and undeveloped parcels are identified for protection through a variety of measures, including: cluster housing, land trusts, transfer of development rights, etc.	None identified; 30% protection under current SU-1 zoning	Identified contiguous parcels >10 acres; 475 acres identified	Identified contiguous parcels > 3 acres; 824 acres identified
Residential Densities (outside of Fourth Street Corridor)	Residential densities are identified for various parts of the Village	Existing densities (.3 to 3 DU/A)	Unchanged	Unchanged
Character Areas	Neighborhoods are identified by any unique characteristics such as lot patterns, density, prevalent uses, street character, historical structures, etc.	Not recognized	11 areas identified	11 areas identified
Village Centers	Centers located at nodes have pedestrian-friendly mixed and higher intensity uses and higher residential densities than elsewhere on the commercial corridor. Village Centers serve the entire community.	None	1 Village Center (7-15 DU/A); more intensive uses than C-1 zone; height of 42 ft.; commercial depths may be extended; streetscape, parking, landscaping, and signage requirements	1 Village Center (7-15 DU/A); more intensive uses than C-1 zone; height of 42 ft.; commercial depths may be extended; streetscape, parking, landscaping, and signage requirements
Neighborhood Centers	Centers located at nodes have pedestrian-friendly mixed and higher intensity uses and higher residential densities than elsewhere on the commercial corridor. Neighborhood centers serve only the surrounding neighborhoods.	None	1 NC (6-9 DU/A); more intensive uses than C-1 zone; height of 42 ft.; commercial depths may be extended; streetscape, parking, landscaping, and signage requirements	3 NC (10-12); more intensive uses than C-1 zone; height of 42 ft.; commercial depths may be extended; streetscape, parking, landscaping, and signage requirements
Fourth Street Commercial Corridor (between centers)	The corridor is identified commercial and residential uses along both sides of the road. Streetscape design requirements and zoning requirements would prevail.	Existing C-1 zoning with 300 ft. commercial depth limit; 1-3 DU/A	300 ft. commercial depth limit with a depth bonus for less intensive uses and additional density; buffer landscaping and signage requirements	6-9 DU/A; commercial depth on the eastside of 4th St. to the ditch; 300' on the westside of 4th St. or 1 property deep; buffer landscaping and signage requirements
Rio Grande & Guadalupe Trail Residential Corridors	The depth of the corridors is not specified but suggests both the streetscape and development of properties along the street follow design guidelines.	No special protections identified	Requirements re: setbacks, views, open space, ditch access	Requirements re: setbacks, views, open space, ditch access
Annexation Area	Properties along the eastside of Fourth Street north of Ranchitos outside of the Village would be annexed and made subject to zoning and design standards for the rest of the corridor.	No	No	Yes

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4.0

Master Plan Elements

4.01 Vision Statement

Los Ranchos de Albuquerque is an incorporated historic village in the Rio Grande valley corridor. Its North Valley location provides a unique environment that includes trees, open ditch irrigation systems, small agricultural plots that allow for livestock, diverse neighborhoods and businesses, all in a relaxed, peaceful and friendly environment.

4.02 Overall Village Goals

The goal is to reflect a village character through:

- *relatively low density and diversified residential land uses*
- *density and intensity of village scale commercial development appropriate to village needs and primarily focused on 4th Street*
- *continued agricultural uses, including animal husbandry; and*
- *preservation of historic or archeologically significant features, traditional land use patterns and identifiable familiar vernacular characteristics (such as tripas, acequias, Buffalo Curve, and old buildings).*

The goal is to create and promote the village as a destination point where visitors and residents alike want to be and can take part in the village lifestyle.

The goal is to plan for the future of the area based upon its three major corridors: Rio Grande Boulevard, Guadalupe Trail and Fourth Street; to preserve the unique character of each and to maintain and enhance the richness of architectural and land use types within a range appropriate to village scale.

4.03 Overall Village Action Step:

In order to gain design expertise on development proposals, qualified design professionals (i.e., registered architects, landscape architects, civil engineers, and planners) will aid Village staff in review of key site plan applications to ensure implementation of Master Plan policies.

4.1 Village Form Element

4.1.1 Existing Trends

The original Los Ranchos townsite in 1958 was located between Guadalupe Trail and Rio Grande, north of Chavez, and south of Los Ranchos. The character of the community was largely homogeneous, rural and agricultural. With the annexation of more territory of differing character, including a commercial Fourth Street, new suburban development, and a larger, more diverse population base, a definition of Village character has been developed. Few residents raise crops for a living but rather work in neighboring Albuquerque. The Village today includes several neighborhoods of differing character and land use (Exhibits 4-1-1 and 4-1-2), some low density, some suburban, some townhouse, and some mixed. It also includes a commercial district of varying character. Typical character 'areas' in the Village include:

- **South Rio Grande** - Large lot residential and agricultural areas, especially along the southern portion of Rio Grande Boulevard characterized by open fields and views of the Sandia Mountains in the distance. This area includes the Los Poblanos Historic District.
- **North Rio Grande** - Mixed residential and agricultural tripa lots along the northern portion of Rio Grande Boulevard. Views include open fields and ditches.
- **Caballero** - A planned community, self-contained residential development with community park facilities.
- **Guadalupe Trail** - Smaller lot residential mixed with tripa fields along Guadalupe Trail are located in this historic area of the Village.
- **Green Valley** - This established neighborhood is comprised of generally regular lots located between Fourth Street and Guadalupe Trail, with lot sizes ranging from approximately 1/3 acre to one acre. Some irrigation use from the Rice Lateral.

Issues identified at the Imaging Workshops and in community surveys as well as by the Citizens Advisory Planning Committee are provided in the Appendix.

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

- **Chamisal** - This area also includes small, varied neighborhoods clustered along the Chamisal Lateral, established areas of approximately 1/3 to 1 acre lots, and newer, denser developments with dedicated open space, along with a small amount of underutilized irrigated acreage.
- **Paseo** - Commercial, mobile homes and varied residential uses comprise this area of the Village. In addition, some vacant fields and agricultural uses also exist in this area.
- **Fourth Street** - Commercial, agriculture, residential, one property deep, and mixed parcels are included in this area. Gateways to the Village, views of the corridor, and streetscape are largely undefined.
- **Dietz** - A planned single-family community.
- **Los Poblanos Orchards** - A planned single-family community with curvilinear streets, vistas, and dedicated open space.
- **Tinnin Farms** - A planned single-family community with homes on large lots.

Los Ranchos Character Areas

1000 0 1000 Feet



Architectural Research Consultants Incorporated
November 1999

-  Village Limits
-  Extra Territorial Zone
-  Character Areas
-  Parcels
-  Gateway

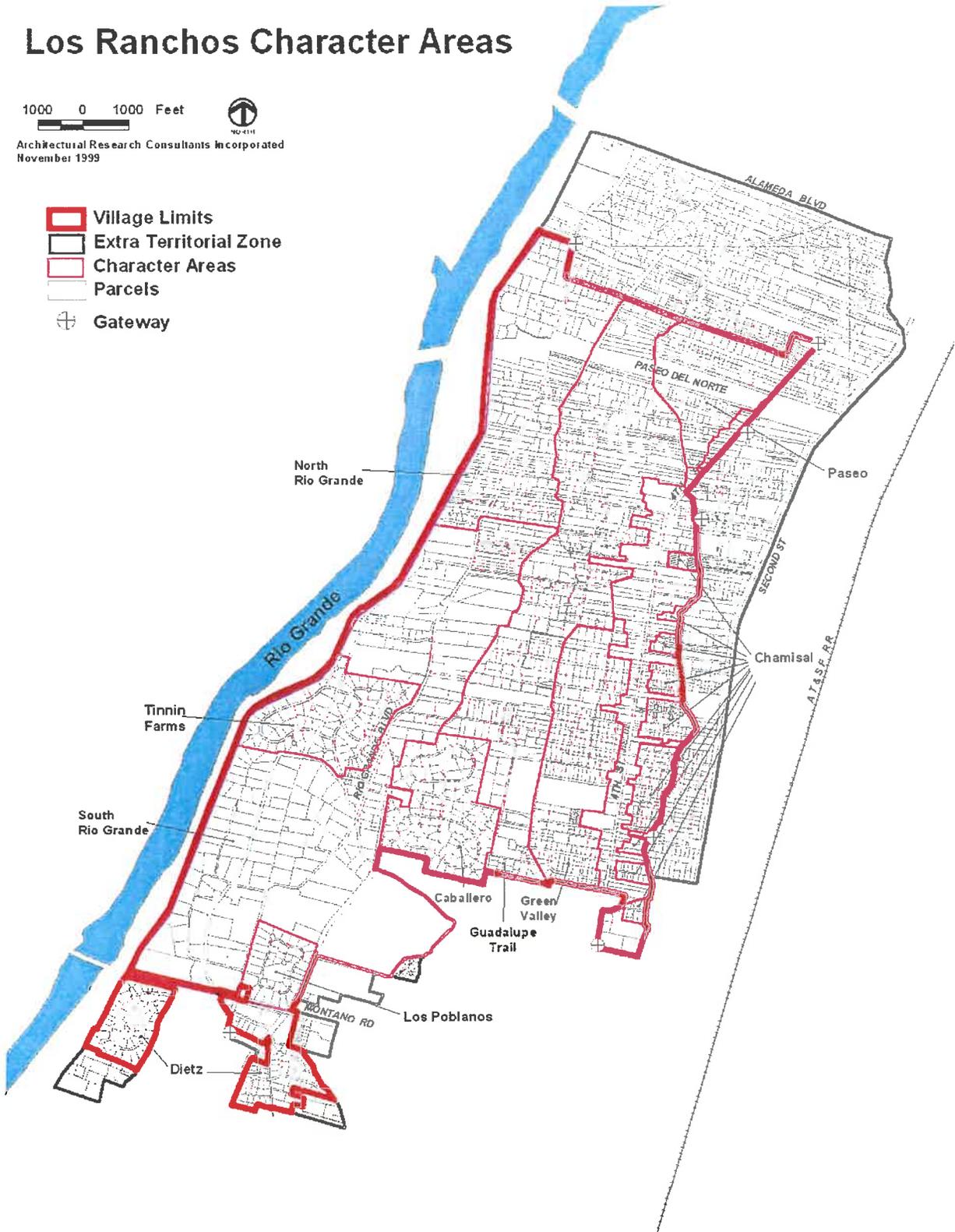


Exhibit 4-1-1 Character Area Map 4-4

4.1.2 Village Form Goals

The goal is to preserve and enhance the historic and “Valley” character of Village neighborhoods, roadways, mixed-use centers, and corridors.

4.1.2.1 Objectives

- Allow architectural diversity while promoting a unifying style.
- Preserve unique character of Village corridors and character ‘areas’.
- Minimize light pollution.
- Minimize noise pollution.
- Preserve views of mountains and open expanses.
- Promote and encourage pedestrian movement through urban design.
- Reinforce Village identity and enhance gateways.
- Designate Fourth Street as a primary area of development, especially at Village and Neighborhood Centers.

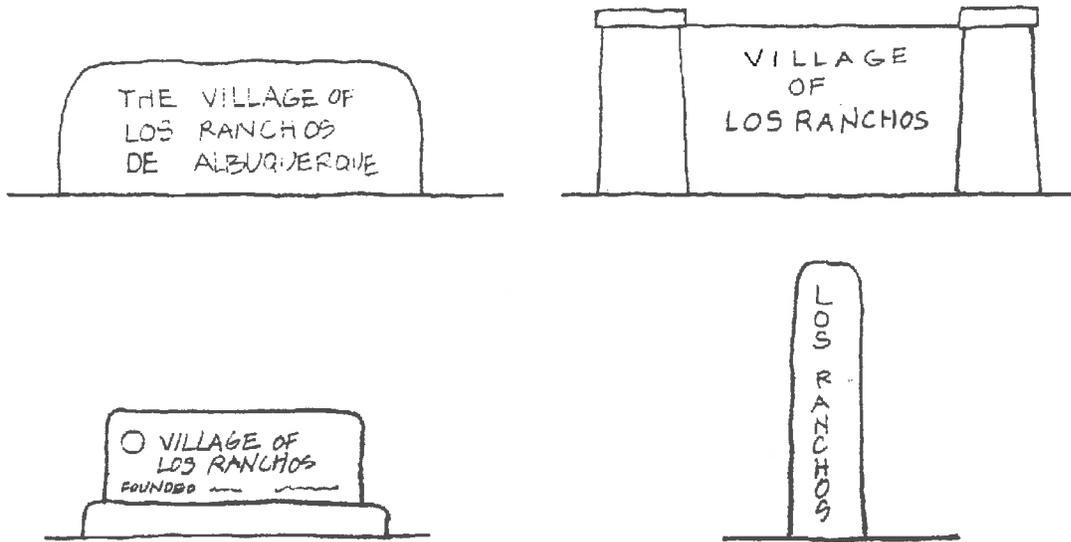
4.1.2.2 Policies and Actions

Policy A: The Village will promote private development that is in keeping with village scale.

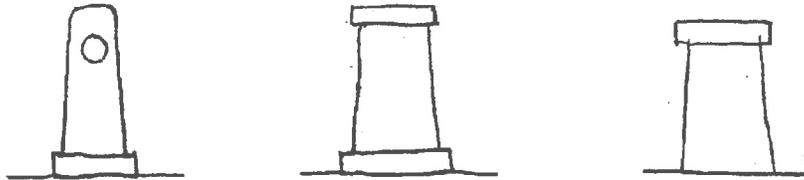
Action Steps:

- Develop architectural design requirements for Fourth Street corridor which provide for:
 - building style, massing, and setbacks consistent with history and a pedestrian friendly environment.
 - wall and/or landscaping buffers to minimize the impact of noise and light.
- Create and adopt lighting requirements for shielding of artificial light on private property.
- Consider street lighting only where and if appropriate.
- Encourage cluster housing for residential developments that:
 - preserve views of mountains, Bosque and ditch system through zoning code incentives
 - encourage preservation of open space areas as part of the development plan.
- Incorporate ditch access requirements into the planning approval process.

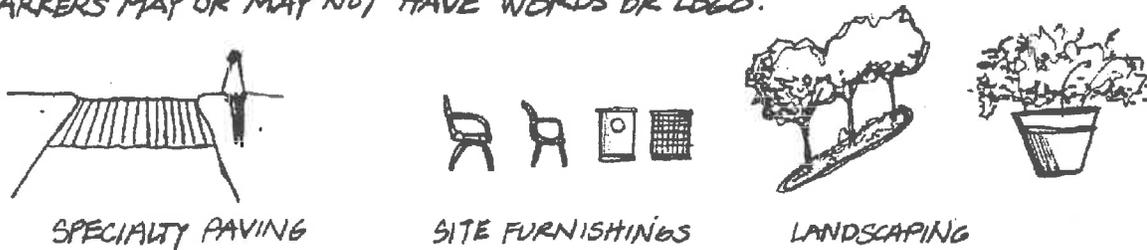
Exhibit 4-1-3: Village Entrance Sketches



SIGNS: ESTABLISH FORMAL ENTRY AND COULD BE USED AT SOME OR ALL OF THE MAJOR ENTRANCES TO THE VILLAGE. INFORMATION ON SIGN MAY INCLUDE VILLAGE NAME, FOUNDING DATE, LOGO ETC.



MARKERS ARE A LESS FORMAL SYMBOL OF ENTRY AND COULD BE USED AT MAJOR OR SECONDARY ENTRANCES TO THE VILLAGE. MARKERS SHOULD RELATE TO SIGNS IF BOTH ARE USED. MARKERS MAY OR MAY NOT HAVE WORDS OR LOGO.



SPECIALTY SITE FEATURES ALERT ONE OF ENTRY INTO THE VILLAGE IN SUBTLE WAY. SITE FEATURES COULD BE USED ALONE OR IN CONJUNCTION WITH SIGNS AND/OR MARKERS.

Master Plan Elements

Policy B: For each of the character areas and residential corridors, the Village will preserve the unique characteristics.

Action Steps:

- Revise the zoning code to recognize and continue with the traditional land development patterns in the residential corridors and character areas, specifically with respect to:
 - use
 - historic styles
 - placement of buildings
 - ✓ - setbacks
 - views
 - lot patterns, and
 - density.

- Adopt streetscape requirements for the Rio Grande and Guadalupe Trail Corridors and residential roadways (see Transportation section).

- Recognize and identify the 11 character areas :
 - South Rio Grande
 - North Rio Grande
 - Caballero
 - Guadalupe Trail area
 - Green Valley
 - Chamisal
 - Paseo
 - Fourth Street
 - Dietz
 - Los Poblanos Orchards
 - Tinnin Farms.

Corridors - distinct roadways and adjoining properties identified for their unique characteristics, such as width, curvature, level of improvements, setbacks, prevalent uses, historical significance, architecture, etc.

Policy C: The Village will create and promote a sense of place.

Action Steps:

- Identify locations and install entry signs, sculptures, or other community identity markers that welcome the visitor.
- Identify locations for landscaping and plant street trees along roadways, including:
 - 4th Street
 - Guadalupe Trail
 - Rio Grande Boulevard
 - Ranchitos Road
 - Los Ranchos Road
 - Chavez Road
 - El Pueblo Road
 - Ortega Road.
- Link private developments through common design elements, such as:
 - consistent street setbacks
 - cohesive pedestrian paths and plaza systems
 - compatible landscape themes
 - pedestrian paths, interior and exterior, will be textured and linked with the public right-of-way.
- New structures in the commercial area will incorporate Southwestern, Spanish, Pueblo, and New Mexican Territorial architectural styles, with elements such as portals, vigas, etc.
- Identify common infrastructure elements such as street and directional signs, points of entry, lighting styles, landscaping (e.g., use of Village Flowers as a motif).

Village Entry Sign



4.2 Agriculture Element

4.2.1 Existing Trends

The North Valley and Village have been losing significant amounts of agricultural land over the past 30 years due to development. Irrigated acreage in the Rio Grande Valley (Bernalillo to Isleta) declined by 44% to 11,500 acres between 1955 and 1993. Bernalillo County had approximately 10,600 acres of irrigated acreage in 1995.

According to the North Valley Plan, the entire North Valley area lost 410 acres between 1976 and 1989 with 1,081 acres remaining in production. The Los Ranchos area lost more than 100 acres of farmland during the period. Another indicator of the loss of agriculture are from Bernalillo County Assessor records. According to the North Valley Area Plan, 2,600 acres were tax-exempt under the Greenbelt Tax Assessment Law in 1987. By 1990, only 1,100 acres qualified. Approximately 400 acres of land are classified as agriculture by Bernalillo County. Exhibit 4-1-2 illustrates agriculture and agricultural/residential uses in the Village.

Irrigated acreage in the Rio Grande Valley (Bernalillo to Isleta) declined by 44% to 11,500 acres between 1955 and 1993. Bernalillo County had approximately 10,600 acres of irrigated acreage in 1995. The number of farms in the county actually increased between 1982 and 1992 from 433 to 504.

Farming as a way of life has not been taken up by the younger generation. Agricultural economics have changed during the past generation, making it difficult for most small farmers to make a living. Refrigerated trucking allows most produce to be shipped in from out-of-state. Most farmers have resorted to growing alfalfa or other low-priced crops. However, markets can be created for specialty crops and organic herbs, fruits and vegetables. A local growers market is becoming increasingly popular to residents in the Village and North Valley. More grocers are beginning carry locally grown produce and organic and specialty crops.

Greenbelt Tax Assessment Law (NMSA 7-36-20)

Designed to preserve agricultural land in the state by granting a tax abatement to property owners.

Regulations for property tax exemption are:

- Minimum lot size of 1.0 acres (.5 acre is deducted for a home. Improvements are valued separately)
- Demonstrated agricultural use such as federal tax forms, statement of labor and material charges, affidavit from the property owner

In the North Valley, lands which qualify for the program are wetlands and irrigable lands. Irrigable lands are assessed at \$500 an acre.

Plowing Field



Issues identified at the Imaging Workshops and in community surveys as well as by the Citizens Advisory Planning Committee are provided in the Appendix.

4.2.2 Agricultural Goal

In recognition of the importance of agriculture to the history and character of this valley area, and in recognition of a limited and diminishing amount of land suitable for agricultural uses, a primary goal of the Village is to encourage agriculture.

4.2.2.1 Objectives:

- Discourage development of prime agricultural lands.
- Ensure continued use of greenbelt tax assessment.
- Promote small scale, sustainable agriculture.
- Promote more profitable and diverse crops.
- Promote water conservation.

Viniculture in the Village



4.2.2.2 Policies and Actions

Policy A: In any action affecting land use, the Village shall consider agriculture, including livestock raising, vegetation and open expanses, the most important factors that maintain village character and atmosphere.

Action Steps:

- Ensure through ordinances the raising of livestock and farm animals is permitted in agricultural/residential zones (consistent with appropriate public health and safety protections.)
- Use planning techniques to preserve pasture lands, cultivated fields:
 - cluster development
 - conservation easements
 - land trusts
 - Transfer of Development Rights. (see Open Space Section.)
- Review development proposals for:
 - use of native vegetation
 - agricultural uses
 - continued use of agricultural wells
 - maintain tripa lot patterns. (see Ditch and Open Space Sections)

Master Plan Elements

Policy B: The Village will coordinate with various jurisdictions and agencies at all levels to preserve agriculture.

Action Steps:

- Support and promote preferential taxation for agricultural property by amending the current greenbelt tax law.
- Consider supporting amendments to the state property tax code that preserve open expanses:
 - qualification for passive open space
 - include cultivated land, utilizing surface irrigation water and provided by MRGCD ditches, and qualified open space as eligible for preferential tax treatment
 - amendments that improve the equity of the preferential tax through a repayment provision that recaptures lost taxes where land subject to preferential tax treatment is converted to other uses.
- Coordinate with Bernalillo County Assessor's office on application process of the greenbelt tax exemption.
- Coordinate with New Mexico Land Trust and local jurisdictions to purchase significant agricultural land for open space.

Sheep Grazing in Village



Policy C: The Village will promote agriculture and “greening” through public education and incentives.

Actions to **promote** the “greening” of the Village include:

1. marketing Village products
2. educating residents (see also 4.5.2 Historic & Cultural)
3. conducting demonstration projects
4. holding agricultural festivals
5. lending tools and labor.

Pasture and Equestrian Crossing



Action Steps:

- Establish an Agricultural Committee.
- Investigate:
 - tool, machinery and labor lending
 - marketing Village products in local grocery stores, nurseries, restaurants, growers markets, and for landscaping.
- Promote the Growers Market.
- Continue to provide periodic chipping services.
- Promote planting of the Village Flowers (hollyhock and rose) by creating flyers that illustrate planting techniques.
- Encourage ‘greening’ of the Village by incorporating planters and /or planted areas as appropriate in commercial and residential areas.
- Work with Fourth Street Business Association and NM Farmers Market Association to market Village products.
- Educate residents through printed materials and workshops about:
 - organic, sustainable farming (fruits, vegetables, herbs, cut flowers)
 - specialty crops (lavender, garlic)
 - Greenbelt Tax law
 - composting, pest control and irrigation methods.
- Conduct demonstration projects for:
 - a modified irrigation-drip system
 - composting
 - flower and vegetable gardens.
- Hold agricultural fairs in conjunction with other Village events.

4.3 Ditch Element

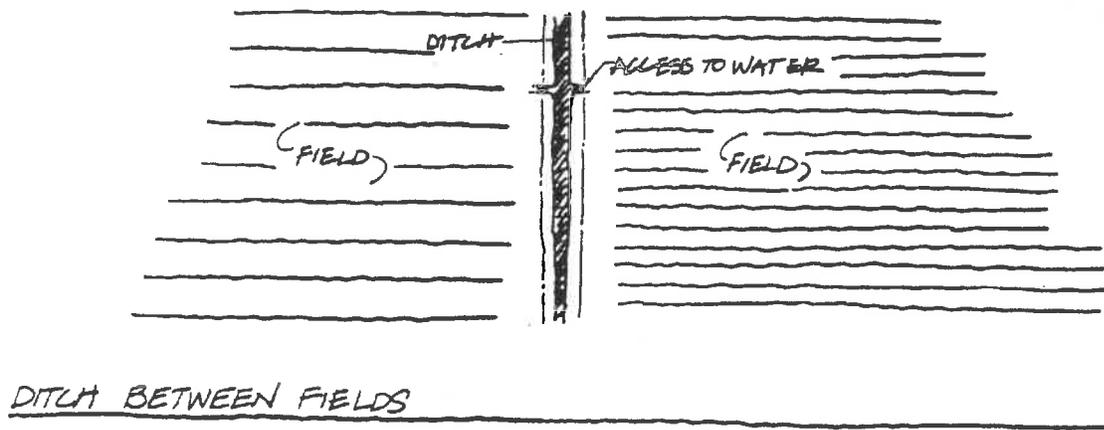
4.3.1 Existing Trends

The North Valley contains a vast system of levees, ditches, laterals, drains and canals, many of which were created by the Middle Rio Grande Conservancy District (MRGCD) in the late 1920's (see Exhibit 4-4-4). Creation of this system allowed the Valley to sustain agriculture. Prior to this time, the area was subject to continual flooding. In addition to providing flood control, this system supplements an older irrigation, or acequia system. Ownership of lands within the system is complex. Some lands are owned outright by the District and others are contained within easements held by the MRGCD. While the District does not recognize recreation as one of its purposes, the network of ditches and drains provides an informal trail system for pedestrians, bicycles and horses. Approximately 103 acres of land are used for ditches in the Village.

Issues identified at the Imaging Workshops and in community surveys as well as by the Citizens Advisory Planning Committee are provided in the Appendix.

The ditch irrigation system, even more importantly than the roads, is the original service provided Village area landowners. It is responsible for shaping the early use of land in the area and continues to define the Village for the future. The land pattern that has developed over time is known as *tripa*, long narrow lots formed when land is sub-divided while also maintaining access to ditch irrigation.

Exhibit 4-3-1: Ditch Sketch



4.3.2 Ditch Goals

In recognition of the importance and uniqueness of the ditch irrigation system in providing a renewable supply of water that sustains the diversity of life in the valley and its agriculture, the goal is to preserve and enhance the ditch irrigation system.

4.3.2.1 Objectives

- Preserve historic ditches.
- Improve maintenance of ditches.
- Identify appropriate trail use for ditches.
- Ensure access to adjacent ditches.

4.3.2.2 Policies and Actions

Policy A: The Village shall consider the ditch system as a vital component in the life of the community and shall support its preservation to the fullest extent possible.

Action Steps:

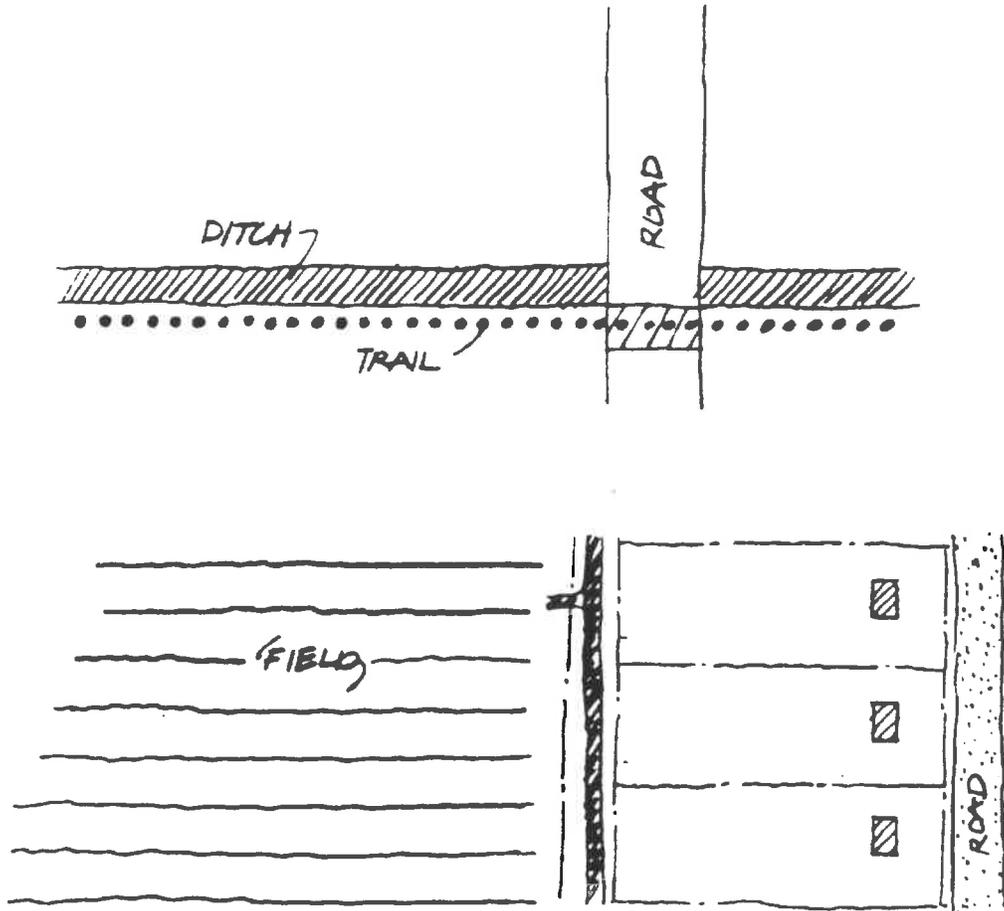
- Form a Ditch Committee (as a sub-committee of the Agricultural Committee) to coordinate plan activities:
 - identify historic ditches.
 - educate the public about ditches (see also 4.5.3).
 - inventory ditch condition and use (including imminent closure).
 - assist Village staff in replat and zoning applications.
- Coordinate with MRGCD on maintenance and recreational ditch usage; and notification of ditch closures.
- Development proposals shall allow for:
 - use of ditch irrigation
 - open space and wildlife preserves
 - access/linkages to trails and ditches
 - replatting when necessary to ensure access to the ditch.
- Coordinate with New Mexico Land Trust and local jurisdictions to purchase ditches to be closed vital to Village's open space network.
- Revise zoning and subdivision codes to require ditch access and preservation of irrigation.

Village Ditch System

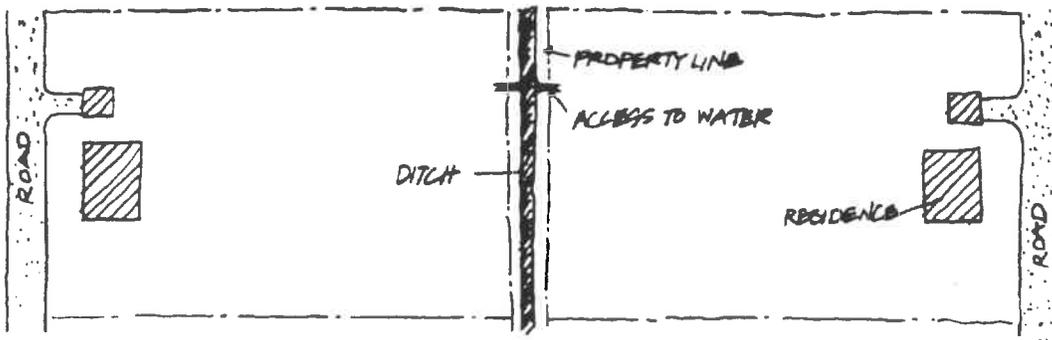


Master Plan Elements

Exhibit 4-3-2: Ditch Access



DITCH BETWEEN RESIDENTIAL AND AGRICULTURAL



DITCH IN BACK OF RESIDENCE

4.4 Environment and Open Expanses Element

Open Expanses



Issues identified at the Imaging Workshops and in community surveys as well as by the Citizens Advisory Planning Committee are provided in the Appendix.

4.4.1 Existing Trends

4.4.1.1 The Rio Grande Bosque

The Rio Grande is one of the few riparian habitats and the largest remaining cottonwood forest in the southwestern United States. Approximately 1,000 acres of the Rio Grande Bosque borders Los Ranchos to the west. This area is now part of the Rio Grande Valley State Park, authorized in 1983. In 1985, the State of New Mexico and the city of Albuquerque signed a management agreement which gives the city's Open Space Division responsibility for maintenance of the park.

Population growth throughout the metropolitan area and surrounding areas has increased the demand for recreational use of the State Park and has placed pressures on the river bosque. Another threat is the spread of hardy exotic plants, such as salt cedar, tamarisk, and russian olive trees which interfere with the propagation of native species.

4.4.1.2 Vegetation and Wildlife

The natural vegetation and wildlife communities in the Los Ranchos area have been heavily influenced by the nearby Rio Grande and the reconstruction of the area since the MRGCD began in the 1920's. Vegetative communities include:

- *Riparian Woodland* - The dominant tree in this community is the Rio Grande cottonwood, which occurs in extensive stands throughout the river area and along canals. Willows, tamarisks, and russian olives are also quite common. Plants associated with this community include New Mexico olive, Canada wild rye, foxtail, Virginia creeper, sunflower, spiney aster, kochia, globe mallow, sand dropseed, muhly, yerba, mansa, salt grass, lambs quarters and lue weed. The bosque provides a habitat for large numbers of wildlife species, many of which are rare outside of it. In particular, there are a great variety of riparian bird species, some occurring at very high densities.

Master Plan Elements

- *Wetland* - This community is very limited occurring primarily in marshes, ponds, and depressed areas, although some remnants of this community can be found along the MRGCD canals. Main vegetative types include cattails, duckweed, smartweeds, rushes, knotweed, reedgrass and many types of algae. The Fourth Street Corridor Study EA identifies the Coyote Willow as a species in these wetland areas.

Most of the area outside of the Rio Grande bosque has been altered. When the land was drained, land was converted to agricultural uses. As the area built up, much of the vegetation that had not been altered through agriculture was replaced by houses, concrete and nonnative vegetation associated with residential development. Today, the indigenous plants and associated animals are mainly confined to the area between the river levees.

The Fourth Street Corridor Study EA (1998) mentions 16 species of rare, threatened, and endangered species in the North Valley “including one reptile species, eight bird species, and seven bat species.” Sightings of bald eagles, whooping cranes, ferruginous hawk, and loggerhead shrike have been reported in the area. Stands of cottonwood provide habitats for migratory birds such as geese and cranes. Potential habitat along ditches exist for several bat species of concern. Another species of concern is the New Mexico meadow jumping mouse.

4.4.1.3 Air Quality

Air quality is monitored in Bernalillo County by the Albuquerque Environmental Health Department. Under the Clean Air Act (amended in 1990), the EPA sets federal limits called the National Ambient Air Quality Standards (NAAQS) by which local air pollution control authorities must abide. Exhibit 4-4-1 shows the federal air quality standards followed by the levels for Carbon Monoxide (CO), Ozone (O₃), Nitrogen Dioxide (NO₂), Coarse Particulates (PM-10), the 10 county monitoring stations. Bernalillo County was designated a non-attainment area from 1978 until 1996, cited for several violations. The air pollution program has since brought levels down through its implementation of a

Exhibit 4-4-1: County Air Quality

Bernalillo County Air Quality Monitoring				1997	1996	1995	1997
Site		NAAQS Standard	Level	Level	Level	Levels	>50%
2G		PM-10 150 µg/m3, 24-hr. ave.	48.0				
2H		PM-10 150 µg/m3, 24-hr. ave.	100				x
		CO 9 ppm, 8-hr. ave.	2.6				
		O3* 120 ppb, 1-hr. ave.	0.082				x
2ZE		PM-10 150 µg/m3, 24-hr. ave.	18.6				
		CO 9 ppm, 8-hr. ave.	6.9				x
		O3 120 ppb, 1-hr. ave.	0.099				x
2ZF	Northeast Foothills	O3 121 ppb, 1-hr. ave.	0.097				x
2ZH	Alameda/Second	PM-10 150 µg/m3, 24-hr. ave.	80	96	145		x
		O3 120 ppb, 1-hr. ave.	0.094	0.091	0.097		x
2ZL	N. Coors	PM-10 150 µg/m3, 24-hr. ave.	97	80	121		x
		CO 9 ppm, 8-hr. ave.	2.5	2.6	5.6		
		O3 120 ppb, 1-hr. ave.	0.092	0.081	0.051		x
2ZK	San Mateo/Menaul	PM-10 150 µg/m3, 24-hr. ave.	60				
		CO 9 ppm, 8-hr. ave.	6.7				x
2ZM		PM-10 150 µg/m3, 24-hr. ave.	46				
		CO 9 ppm, 8-hr. ave.	3.5				
		O3 120 ppb, 1-hr. ave.	0.094				x
		NO2 53 ppb, annual mean	0.022				
2ZN	Southeast	PM-10 150 µg/m3, 24-hr. ave.	40				
		CO 9 ppm, 8-hr. ave.	3.9				
2ZO	Broadway	PM-10 150 µg/m3, 24-hr. ave.	50				

* new standard effective 1997; 80 ppb, 8-hr. ave.

Master Plan Elements

woodburning program. A North Valley monitoring station on north Second Street provides air quality levels for the Los Ranchos area.

4.4.1.4 Water Quality

Potable water for each resident comes from the same aquifer and a threat to the quality of any part of the aquifer is a threat to all of it. The shallow water table in the Village area compounds this problem. The main threat to this aquifer is percolation of pollutants through the surrounding soil to the water table. The sources of these materials are many and varied, including leaking underground tanks and the leaching of materials from the surface, such as chemicals used for agricultural purposes.

There are two types of underground tanks to be considered when examining pollutants in the aquifer; septic tanks used for private liquid waste disposal and Underground Storage Tanks (UST's) used for a variety of hazardous chemicals. In 1992, 200 cases of ground water contamination in Bernalillo County had been identified, affecting 25 public wells and 600 private wells covering over 30 square miles of area. In the Los Ranchos area, two groundwater contamination sites have been identified, both along Fourth Street.

4.4.1.5 Topography and Flood Hazards

The Village lies entirely within the Rio Grande flood plain. Before the 1920's, when the Middle Rio Grande Conservancy District (MRGCD) was created, the North Valley was subject to regular flooding. The system of drainage and irrigation canals created by the MRGCD, coupled with the construction of dams further upstream on the Rio Grande, greatly reduced this threat. The continual flooding prior to the 1920's reflects the natural environment of the valley and the low-lying location of the area in a riverine flood plain.

The Los Ranchos area slopes gradually southwestward, following the contour of the Rio Grande (see Exhibit 4-4-2). At the highest point of the area, at Fourth Street and Alameda, the elevation is 4,995 feet. The lowest point lies

in the Dietz Farms neighborhood, at approximately 4,970 feet. The Village is framed by the Rio Grande to the west and an area of increasingly sloping land to the east. The Sandia Mountains, lying twelve miles to the east, offer a dramatic backdrop to the entire region.

The Federal Emergency Management Agency (FEMA) has mapped the entire area, dividing it into three general zones for purposes of flood insurance. These zones are shown on Exhibit 4-4-2 and are described as follows:

- Zone A - No flood elevations determined.
- Zone AE - Base flood elevations determined.
- Zone AH - Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- Zone AO - Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- Zone A99 - To be protected from 100-year flood by Federal flood protection system under construction; no base flood elevations determined.
- Zone V - Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- Zone VE - Coastal flood with velocity hazard (wave action); base flood elevations determined.
- Zone X - Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
- Zone X - Areas determined to be outside 500-year floodplain.
- Zone D - Areas in which flood hazards are undetermined.

4.4.1.6 Noise

Noise impacts are mainly associated with vehicular traffic along major roadways in the area. The Federal Highway Administration has enacted standards for noise levels along roadways where vehicular traffic exceeds 10,000 AWDT (Average Weekday Traffic, vehicles per day). The standard for noise levels along roadways that average 10,000 AWDT

Master Plan Elements

Exhibit 4-4-2: Topography and Floodplain Map

Los Ranchos Topography/
Flooding Areas

1000 0 1000 2000 3000 Feet

Architectural Research Consultants, Incorporated
November 1999



- Village Limits
- Extra Territorial Zone
- Contour Lines
- Zone A
- Zone AE
- Zone AH (100 Year)
- Zone AO
- Zone X
- Zone X (500 Year)

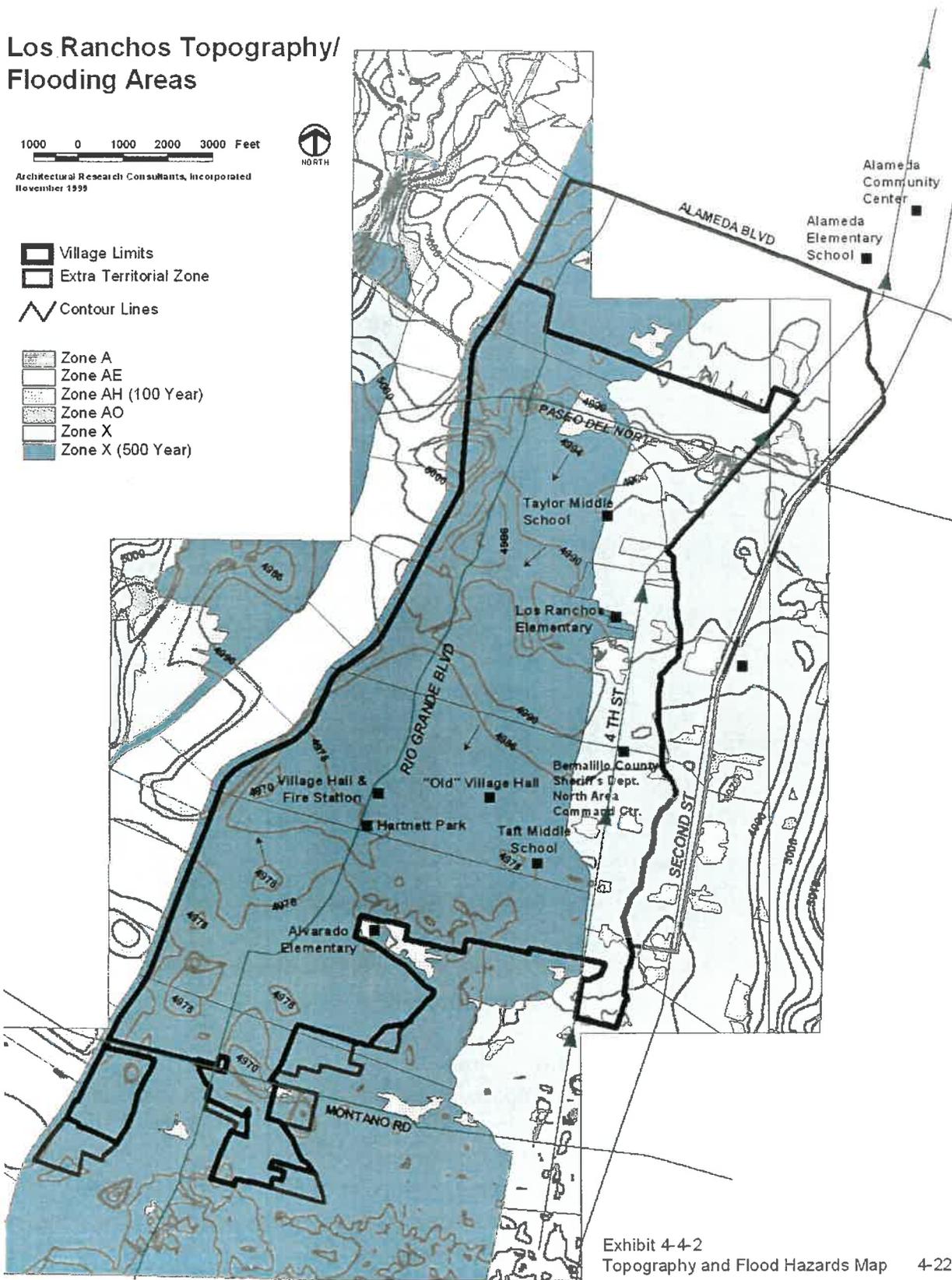


Exhibit 4-4-2
Topography and Flood Hazards Map 4-22

Exhibit 4-4-3: Noise Abatement Criteria

Activity Category	Description	Leq (h)
A	Lands on which serenity and quiet are of extraordinary significance and serve an important public need	57 dBA
B	Residences, schools, parks, churches, libraries, hospitals, motels, and hotels.	67 dBA
C	Developed lands not included in Categories A or B above	72 dBA

Source: Code of Federal Regulations, Title 23, Part 772

NMSHC Criteria for Noise Abatement* (Category B Land Use Activities.)	
1	66 dBA is considered to "approach" FHWA's Noise Abatement Criteria of 67 dBA for residential receivers.
2	A "substantial increase" in noise is generally defined as a 10 dBA or more increase over existing noise levels.
3	Only receptors existing at the time of Location Study approval will be considered for noise abatement measures.
4	Noise abatement on undeveloped lands will be considered the responsibility of future developers of the land.
5	The abatement measures must provide a minimum attenuation of 5 dBA or more.
6	The abatement measures must cost less than \$40,000 per receptor.

Source: *JHK & Associates, Paseo del Norte Feasibility Study, 1996.

through Category B land uses, which include residences, schools, churches, hospitals and motels, is set to no more than 67 decibels for locations adjacent to the right of way. At 67 decibels, normal speech is drowned out. There are seven roadways in the area that average above 10,000 AWDT (Average Weekday Traffic, vehicles per day) for part or all of their length: Rio Grande Boulevard, Paseo del Norte; Fourth Street, Osuna Road, Second Street, Montaña and Alameda Boulevard. Decibel data was obtained for two of these roadways, Paseo Del Norte in 1996 and 4th Street in 1998.

The decibel data obtained from a 1996 Paseo del Norte study indicated that noise levels in the Village of Los Ranchos were not high enough to indicate a noise impact and warrant noise abatement. The decibel data obtained in the 1998 study of the 4th Street corridor indicates that there were several locations where noise impacts occurred, and where possible noise abatement measures should be taken.

Master Plan Elements

4.4.1.7 Lighting

In general, street lighting is only found on portions of Fourth Street and on major streets on the edges of the Village. Residential areas do not have street lighting and residents have expressed a desire to retain the rural character through dark skies. A light ordinance could restrict street lighting in residential areas while prescribing appropriate, shielded lighting for business areas along Fourth Street.

4.4.1.8 Built Environment vs. Open Expanses

The North Valley, including the Village, has lost considerable open expanses and agricultural usage over the past 30 years to development (see Agriculture section). While the exact number of lost acres is unknown, Exhibits 2-3a-c, *Building Density Study*, illustrates how the Village has become built-up during that time.

According to the North Valley Plan, the entire North Valley area lost 410 acres between 1976 and 1989 with 1,081 acres remaining in production. The Los Ranchos area lost more than 100 acres of farmland during the period. Another indicator of the loss of agriculture are from Bernalillo County Assessor records. According to the North Valley Plan, 2,600 acres were qualified as tax-exempt under the Greenbelt Tax Assessment Law in 1987. By 1990, only 1,100 acres qualified.

A large proportion of the Village still remains in agriculture and open space (Exhibit 4-4-4). If vacant land is included in this amount, about 11 percent of Village land remains undeveloped. About 30% of the Village remains in large-lot agricultural/residential use. However, agricultural tracts of land have been subdivided into smaller and smaller lots over the years and no longer give the appearance of open spaces as once was the case.

Open space can be defined in many ways: It includes farmland and pasture land, green belts along ditches and along the Rio Grande Bosque, vacant and undeveloped lots, parks, common areas in developments, and even large residential lots with extensive lawns and gardens. In this plan, open space will be defined as public or private land that is dedicated open space, that is, open areas in common

Open expanses may take on several forms as described below:

Parks

Public or private land set aside for common recreational or open space uses.

Dedicated Open Space

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

Undeveloped Land

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

Ditch Rights-of-Way

Land alongside a ditch or drainage intended for access may also be used as open space and recreational trails.

Private Open Expanses

Large parcels may have open land for the sole benefit of the landholders.

use that must remain undeveloped in perpetuity.

Using this definition, it is estimated the Village has 90 acres of dedicated open space. Another 12 acres of parks, and 44 acres of vacant land exists in the Village. Ditches account for 103 acres. Large tracts of undeveloped property provide opportunities to the Village to preserve additional dedicated open space. The Rio Grande Bosque is not included in these totals, although 1,000 acres of this open expanse are adjacent to the Village.

Exhibit 4-4-4: Open Spaces Map

Los Ranchos Ditch System/Open Space

-  Village Limits
-  Extra Territorial Zone
-  Closed Ditch
-  Historic Ditch
-  Agricultural/Residential
-  Agricultural/Vacant
-  Parks/Recreation
-  Dedicated Open Space
-  All Other
-  Drainage and Irrigation Ditches



NORTH

1000 0 1000 2000 3000 Feet

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November 1999

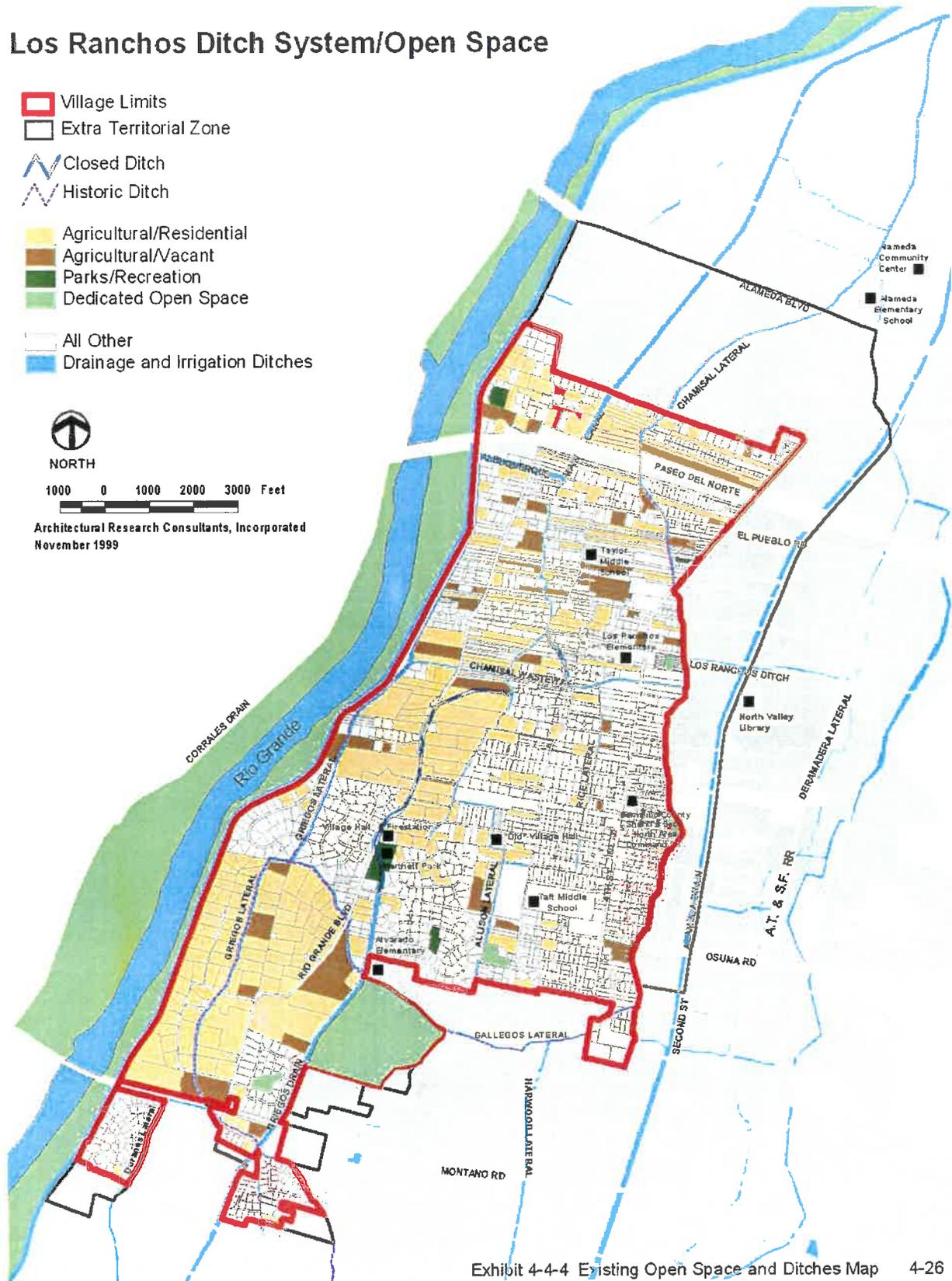


Exhibit 4-4-4 Existing Open Space and Ditches Map 4-26

4.4.2 Open Expanse Goal

In recognition of the value of visually accessible open expanses to the character, atmosphere, and welfare of this Valley area, the goal is to identify and encourage the preservation of open expanses, vegetation and wildlife to the greatest extent possible and in a manner appropriate to each sector of the Village.

4.4.2.1 Objectives

- Identify significant properties for open space protection.
- Provide trail access at appropriate locations.
- Protect the natural environment and habitats for wildlife and vegetation.
- See 4.2.2 Community Facilities for publicly accessible open space.
- Provide information via Village directory and newsletter.

4.4.2.2 Policies and Actions

Policy A: In all planning actions, the Village shall consider open spaces, including vegetation and wildlife habitat.

Action Steps:

- Utilize land use preservation techniques:
 - cluster housing developments
 - ✓ - conservation easements
 - transfer of development rights
 - land trusts.
- ✓• Investigate a real estate tax (tax on home sales) for open space acquisition.
- ✓• Coordinate with New Mexico Land Trust, and adjacent jurisdictions to purchase significant open spaces.
- Coordinate with surrounding jurisdictions on regional open space preservation throughout the Rio Grande Valley, including the possible use of TDRs and land trusts.
- Coordinate on regional Bosque planning.
- Map vegetation and wildlife habitat of major open space areas.
- ✓• Adopt open space buffer requirement within the zoning code:
 - require building setbacks (based on size of adjoining lot) from ditches, agricultural fields, parks, Rio Grande Bosque, and other open spaces.
- ?• Lobby the state legislature to include passive open space use under the Greenbelt Tax law.

Master Plan Elements

Action Steps (continued):

- Develop trail linkages to open space reserves such as Anderson Fields and Bosque through public and private efforts.
- Establish Bosque trailheads and associated directional signs with parking provided, at:
 - Montaña
 - Tinnin Farms - includes construction of a bridge over the clear ditch.
- Encourage information dissemination for:
 - wildlife workshops
 - brochures available in the Village Hall (i.e., how to establish a wildlife area in the backyard)
 - newsletter articles.

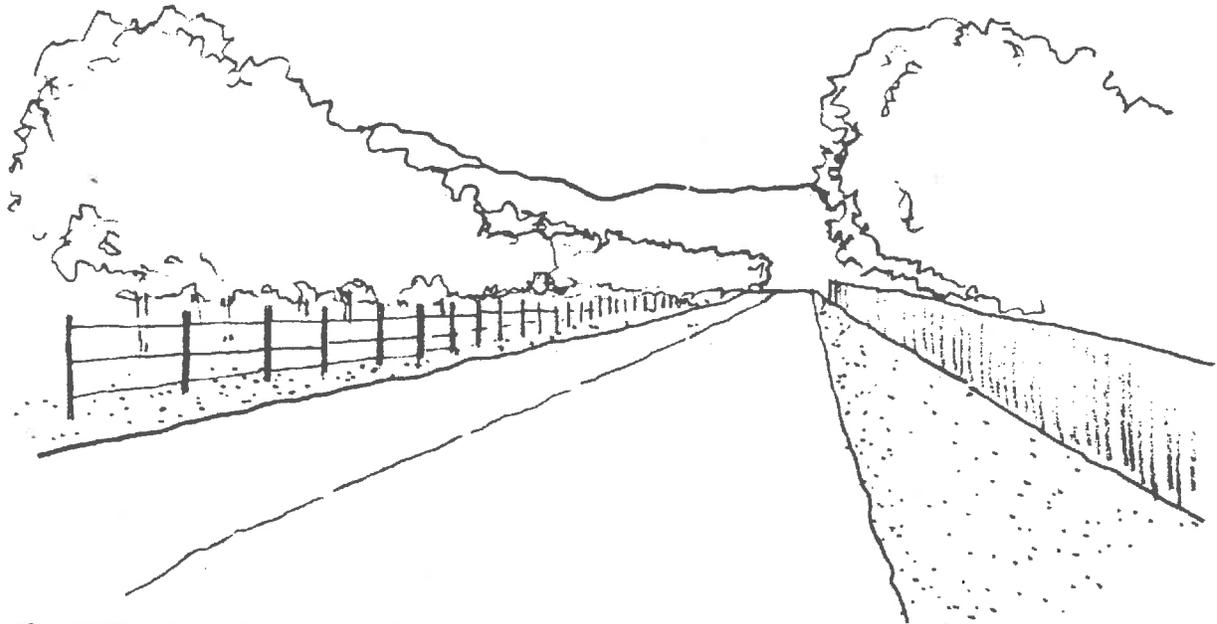
Cluster development is a planning technique whereby housing is concentrated on one portion of a tract of land while the remainder is left in open space. The overall density of the parcel remains the same or may be increased through a **density bonus**.

A **conservation easement** is a voluntary contract that permanently limits the type and intensity of future land use allowing landowners to retain ownership and control of their property. Easements involve the purchase or donation of a property's development rights. Easements limit the amount and location of future structures and define the type of land uses that can occur. Easements can be placed on an entire tract of land or only part of it and are typically permanent with the land, binding all future landowners.

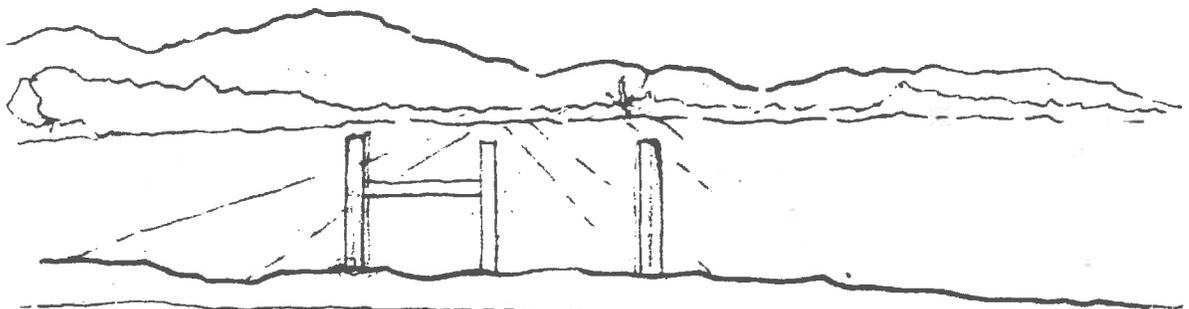
Land trusts are local and regional non-profit organizations dedicated to protecting important recreational, agricultural, and historic resources through voluntary land conservation.

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

Exhibit 4-4-5: Scenic View Sketches



PARTIAL VIEW - CORRIDOR

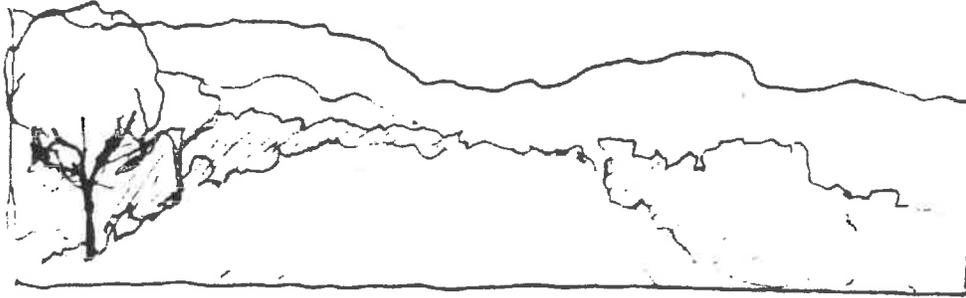


FULL VIEW - OPEN

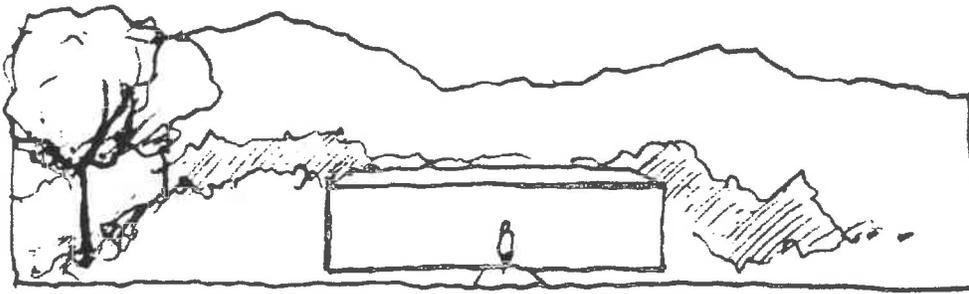
SCENIC ELEMENTS OF VILLAGE

- MOUNTAINS
- RIVER
- BOSQUE
- FIELDS
- VINEYARDS
- MEADOWS
- ORCHARDS
- DITCHES
- COTTONWOODS
- WALLS
- STRUCTURES
- FARMS

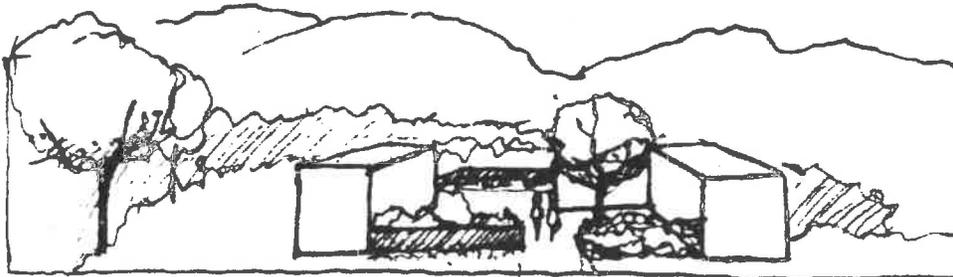
Exhibit 4-4-6: Scenic View Sketches



SCENIC VIEW / OPEN SPACE

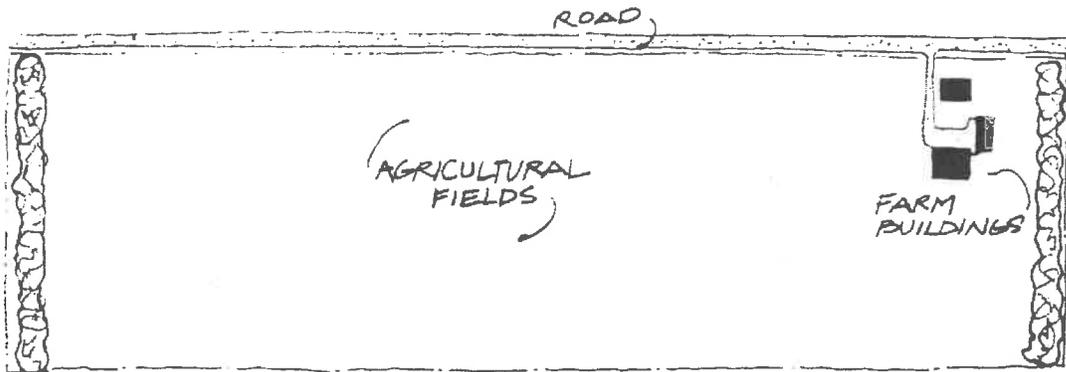


BUILDING BLOCKS VIEW

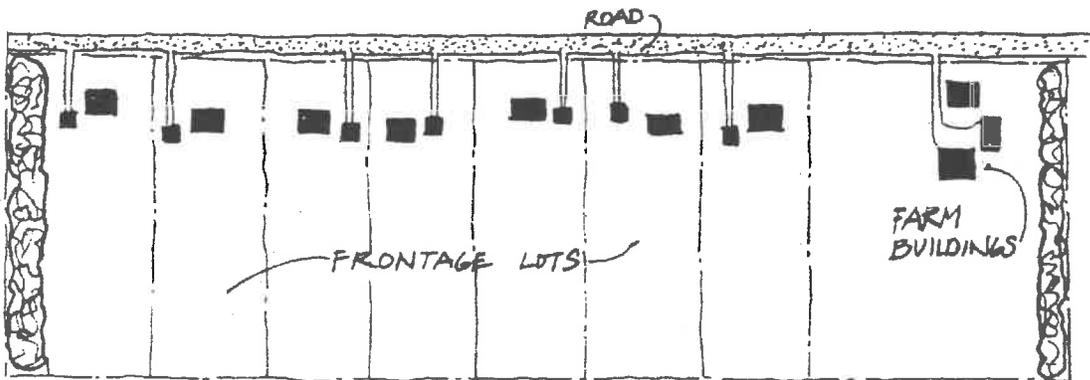


BUILDINGS FRAME / MAINTAIN VIEW

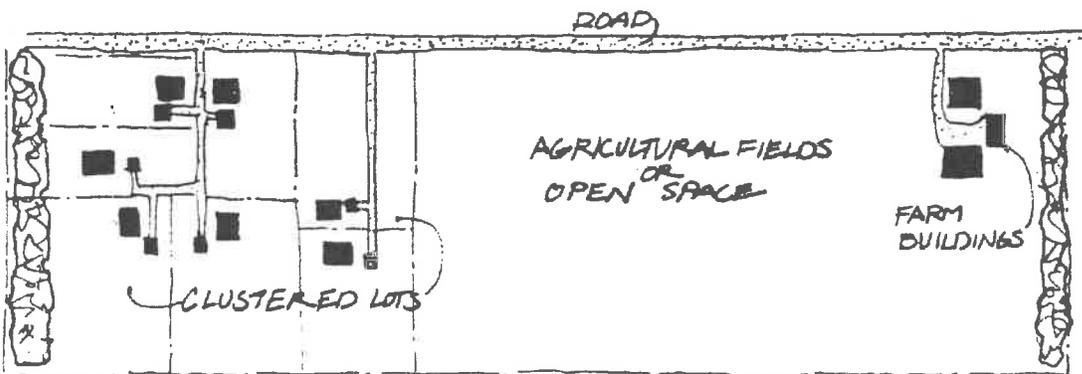
Exhibit 4-4-7: Development Pattern Sketches



FARM - UNDEVELOPED



FARM - DEVELOPED WITH FRONTAGE LOTS



FARM - DEVELOPED WITH CLUSTERED LOTS

4.5 Historic and Cultural Resources Element

4.5.1 Existing Trends

Part of the Village is the location of pueblos and archeological sites. The area was settled early in the 17th century and plazas were located along what is now Guadalupe Trail and Rio Grande Boulevard such as Los Garcias and Los Poblanos. Ditches were established for irrigation, such as the Chamisal Lateral, often following ancient ditches possibly used by the Tiwa pueblos. Some early farm houses remain along Guadalupe Trail historic roadway and in Los Poblanos historic district. What was later to become Fourth Street had early on been a major north-south corridor through the state, first as El Camino Real from Mexico City to Santa Fe, and later in this century, as New Mexico Route 1 and U.S. Highway 66. Some houses and businesses from that era of the highway remain. Post World War II subdivisions, such as Pueblo Solano, off of Fourth Street also contribute to the history of the community. The Village has seven structures officially listed on the state and national historic registers and many other early significant houses and businesses. Other cultural features are important to the community and should be recognized, such as the Buffalo Curve, and expansive views along Rio Grande Boulevard and other corridors. Cultural and historic features are shown in Exhibit 4-5-1.

Issues identified at the Imaging Workshops and in community surveys as well as by the Citizens Advisory Planning Committee are provided in the Appendix.

Exhibit 4-5-1: Existing Historic Resources Map



Exhibit 4-5-1 Historic and Cultural Resources Map 4-33

4.5.2 Historic and Cultural Goal

The goal is to recognize and preserve Village history and culture and their importance within the Rio Grande Valley.

4.5.2.1 Objectives

- Ensure preservation of historic structures, buildings, lot patterns and ditches.
- Ensure preservation of archeological resources.
- Educate the public on the history of the Village.

4.5.2.2 Policies and Actions

Policy A: The Village will utilize and enhance local cultural features as a way to create a sense of place.

Action Steps:

- Coordinate with the State Historic Preservation Office on reporting archeological finds.
- Investigate placing signage on Fourth Street , Guadalupe Trail, and Los Poblanos areas providing historical information and/or markers.
- Prepare a directory of historic and contemporary Village characteristics and features, businesses, and services to promote an understanding of the Village among, visitors, newcomers, and long-time residents.

Policy B: The Village will celebrate local histories within a historic context.

Action Steps:

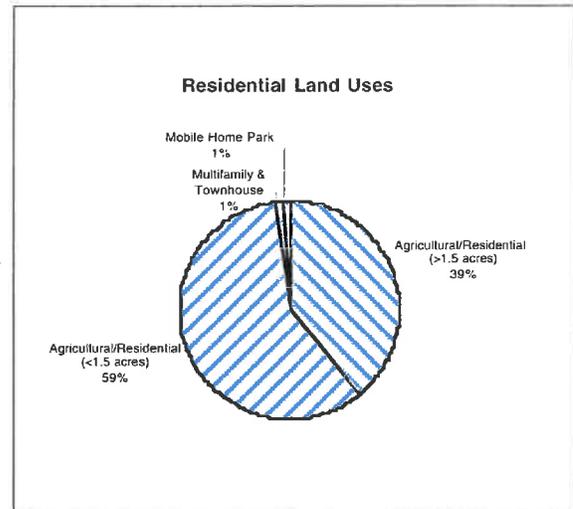
- Identify and encourage owners to register qualified historic buildings on the New Mexico State register and National Register.
- Create and install historic markers that identify historic structures.
- Create a map and walking tour guide that discusses the history of Los Ranchos including:
 - historic buildings
 - lot patterns
 - archeology
 - cultural aspects, i.e., “Buffalo Curve”, etc.
- Host public education workshops
- Provide historical information booths at festivals and community events.

4.6 Residential Element

4.6.1 Existing Trends

The Village is primarily a residential community, with the exception of Fourth Street commercial area. Residential types, densities, and prices vary throughout the Village but are predominately single family residential. Housing prices are largely high-end (median price of approximately \$200,000). In general, a gradient exists, with higher density (3 dwelling unit per acre (DU/A)) single family houses located near Fourth Street and low density (.3 to 1 DU/A) single family housing located along southern Rio Grande Boulevard. Out of 2,500 acres in the Village, single family residential/agricultural uses comprise 71%. Few townhouse/ multi-family (18 acres) or mobile home developments (21 acres) exist in the Village. More than 90% of land in the Village is also zoned for residential uses, and most is in A-1 zoning, or one residence per acre. An estimated 2,300 housing units exist in the Village, up from 1,580 housing units in 1990.

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



The number of residential permits for new construction issued has increased dramatically in the past few years. From five or six permits a year in 1996 and 1997, 16 permits were issued in 1998 and 20 for the first half of 1999.

Issues identified at the Imaging Workshops and in community surveys as well as by the Citizens Advisory Planning Committee are provided in the Appendix.

New subdivisions approved in recent years include:

- Historic Los Poblanos - 24 lots with dedicated open space.
- Los Poblanos Orchards - 41 lots with dedicated open space.
- Los Prados de Guadalupe - 19 lots with dedicated open space.
- Ortega Compound - 14 lots.
- La Chamisal del Norte - 40 units.
- Nara Visa Commons - 11 lots.
- La Plaza de la Huerta -22 units.

Cluster Housing



4.6.2 Residential Goal

The goal is to maintain residential development in keeping with the rural and diverse character of the Village.

4.6.2.1 Objectives

- ✓ • Preserve qualities that reflect the character of the Village.
- ✓ • Preserve existing low density residential uses in the Rio Grande and Guadalupe Trail corridors.
 - Encourage diversity in residential types.
 - Allow affordable housing.
 - Preserve mix of residential and agricultural characters.
 - Preserve traditional development patterns - tripas.
 - Promote compatible development surrounding the Village through cooperation with appropriate entities.
 - Promote dedicated open space in residential developments.
 - Allow higher density residential uses along Fourth Street.
 - Allow agricultural uses in all residential sectors.
 - Provide for caretaker housing.

Housing Photo



4.6.2.2 Policies and Actions

Policy A: The Village will enforce zoning densities and design requirements in residential areas.

Action Steps:

- Revise the zoning code to permit limited, higher density residential zones along Fourth Street.
- Revise the zoning code to incorporate residential design requirements for:
 - ✓ - setbacks to preserve open expanses and views.
 - ✓ - placement of accessory buildings.
 - ✓ - lot coverage to preserve and create private open space.
- Maintain or provide access to ditch irrigation systems through easements.
- For larger properties, consider a sliding scale density bonus similar to that in the current North Valley Area Plan.
- ✓ • Open space shall be contiguous to itself.
- Coordinate with surrounding jurisdictions on enforcing the Village's extraterritorial zone for subdivisions and zoning.

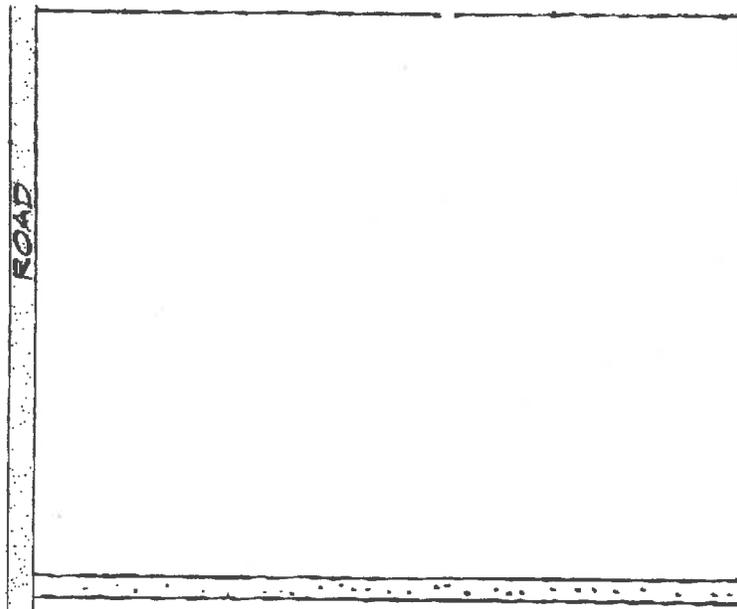
Master Plan Elements

- Modify zoning ordinance to allow caretaker units with a second kitchen within single family homes.

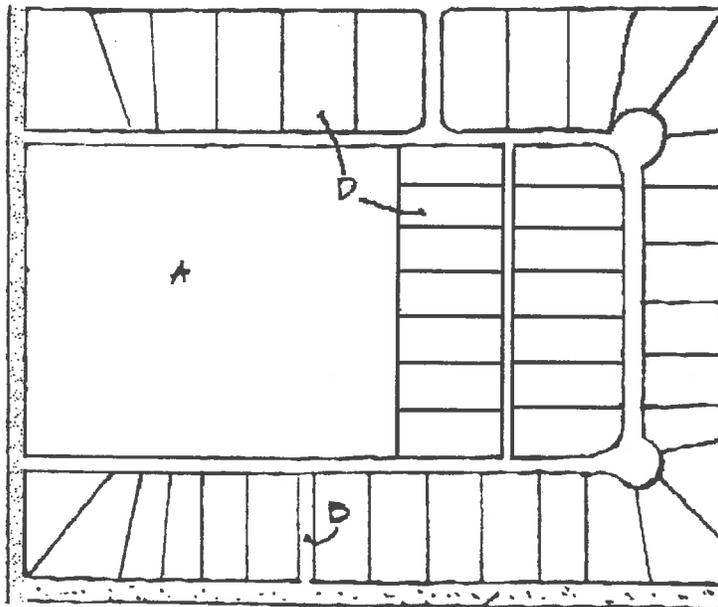
Cluster Housing

Cluster housing takes the allowable number of residences under the present zoning code (i.e., one house per acre) and positions them in a cluster on the site to promote the benefits of open space (i.e., views). As an incentive to the owner, a percentage of additional houses would be allowed. For example, for every four houses clustered, an additional house would be allowed provided the open space was maintained.

Exhibit 4-6-1: Cluster Housing Options



Before Cluster Housing
 34 Acre Parcel
 Typical 1 acre lot minimum



A. Open Space
 • Preservation of Views
 • Possible Agricultural Uses

**B. Access to ditch/trails/
 other open space**

C. Ditch

D. Diverse lot sizes

34 Acres

Alternative 1:

30% Bonus yields 44 homes

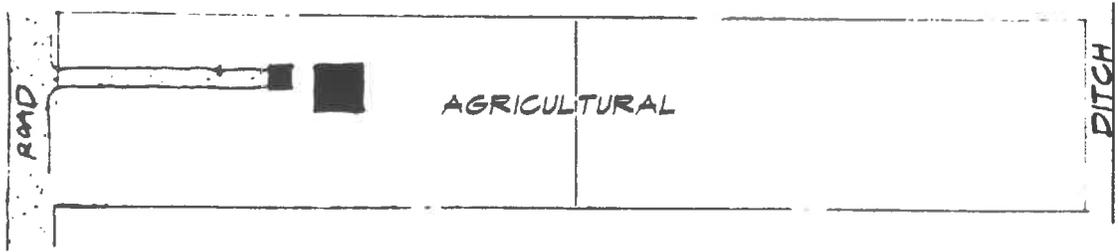
10 acres of open space

Alternative 2:

50% Bonus yields 51 homes

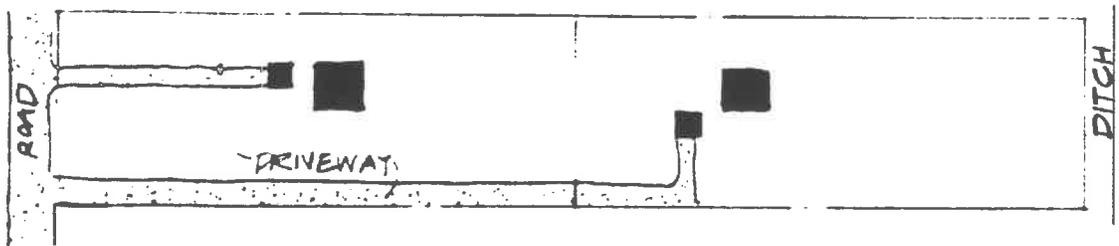
17 acres of open space

Exhibit 4-6-2: Tripa Sketches



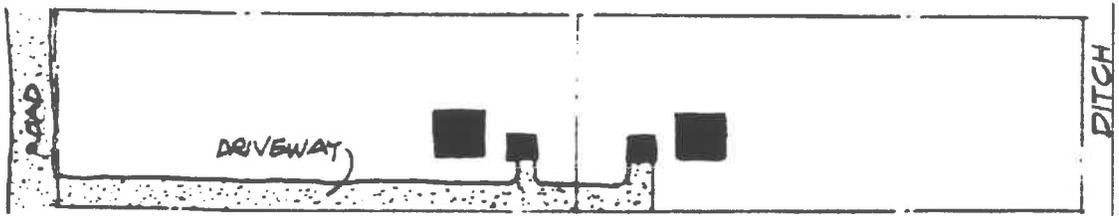
EXISTING DEVELOPMENT PATTERN

SEPERATE DRIVEWAYS
BUILDINGS FAR APART

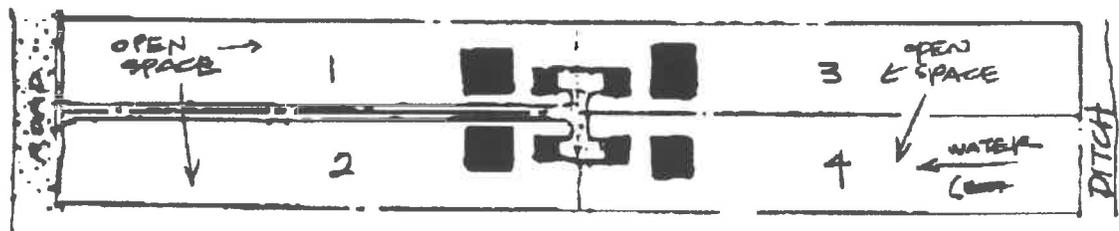


TRADITIONAL DEVELOPMENT PATTERN

SHARED DRIVEWAY
BUILDINGS GROUPED/ CLUSTERED



CLUSTER OR OPEN SPACE DEVELOPMENT PATTERN



- PRESERVE OPEN SPACE
- PRESERVE VIEWS
- ROAD & DITCH ACCESS TO ALL LOTS

4.7 Commerce Element

4.7.1 Existing Trends

4.7.1.1 Economic Trends

The 1990 Census reported that 44 percent of residents were employed in professional and miscellaneous services followed by 22 percent in wholesale and retail trade. Primary income from agriculture comprised two percent of residents.

In 1989, the median household income was \$37,200. In 1998, it was \$53,000. About 11% of residents' incomes fall below the poverty level. Census block groups 3 and 6 reported the highest number of residents with incomes below poverty.

4.7.1.2 Fourth Street Commercial District

As Exhibit 4-7-1 illustrates, 40 percent of businesses along Fourth Street are retail trade and 36 percent are services. Of the retail businesses, 24 percent are restaurants and bars, 20 percent are antiques and 19 percent are other specialty stores. Home businesses located elsewhere in the Village include bed and breakfast inns, wineries, and professional consulting.

Most of the west side of the Fourth Street commercial district was annexed into the Village in 1987 and the east side in 1991 (see Annexation Map). The commercial area is the Village's primary source of revenue for local government programs and services. About 80 percent of the general budget is from total gross receipts tax (GRT). Total GRTs collected, after a significant jump between FY 1994 and FY 1995 from \$50 million to \$65.4 million, have increased 1.2 percent ending at \$66.2 million in FY 1999. GRTs from retail services to local residents have increased by 4.5% during the five year period but are down from a high of \$32 million in FY 1995 to \$29.9 million in FY 1999.

Issues identified at the Imaging Workshops and in community surveys as well as by the Citizens Advisory Planning Committee are provided in the Appendix.

Local Business



Exhibit 4-7-1: Fourth Street Business Types

Fourth Street Businesses		
Agriculture	5	2.1%
Construction	13	5.5%
Manufacturing	10	4.3%
Wholesale	8	3.4%
Retail	93	39.6%
Services	85	36.2%
Residential	8	3.4%
Other	13	5.5%
	235	100.0%
Type of Retail		
Building Materials	7	7.5%
Food	4	4.3%
Drug	1	1.1%
General Merchandise	3	3.2%
Apparel	5	5.4%
Home Furnishings	6	6.5%
Antiques	19	20.4%
Other Specialty	18	19.4%
Auto Related	8	8.6%
Restaurants/Bars	22	23.7%
	93	100.0%

Source: Sites Southwest, 1998

In some cases, businesses have suffered from neglect, with little maintenance or improvements by the private sector. Competing business trade areas such as the 'big box' stores along Coors Boulevard have impacted 4th Street revenues. Still, local businesses have developed a unique "theme" of antiques, landscape nurseries, western and equestrian outfitting, and Mexican restaurants. The 1998 Revitalization Study showed potential on the south end of Fourth Street for a supermarket of 50,000 square feet and an additional 30,000 to 50,000 square feet of smaller retail and service businesses.

Commercial land use comprises about 123 acres of land in the Village (out of a total of 2,500 acres). In addition, approximately 150 home occupations also exist within areas other than Fourth Street. About 142 acres in the Village is zoned for commercial use, providing potential land for new business.

4.7.2 Commerce Goal

The goal is to revitalize the 4th Street area as the Village's major commercial and mixed use corridor through both public and private efforts.

4.7.2.1 Objectives

- Create a business climate in which businesses flourish.
- Improve the quality of life.
- Buffer adjoining residential uses from light, noise, and visual impact.
- Focus Village commercial activities along the Fourth Street Corridor and the intersections of Osuna and Ranchitos.
- Beautify 4th Street.
- Encourage mixed uses friendly to pedestrians.
- Improve safety to pedestrians.
- Make the Village a shopping destination.
- Encourage small-scale businesses providing basic services, e-businesses and low-commute businesses, and specialty stores.
- Promote compatible development near the Village.
- Encourage re-zoning to less intensive commercial uses in the Fourth Street Character Area.
- Encourage denser housing in the Fourth Street Character Area.
- Promote the preservation of open spaces, agriculture, and ditch use in the Fourth Street area.
- Allow for additional depth beyond 300 feet for parking, and encourage parking in the rear of the businesses.
- Maintain a consistent depth limit of 300 feet for commercial use, to avoid conflicts between businesses and adjacent residential areas.

4.7.2.2 Policies and Actions

Policy A: The Village strongly supports the business community and will use various economic incentives to strengthen local businesses as well as attract new ones.

Action Steps:

- Develop and implement an economic development plan for the Village.
- Foster a cooperative effort between the business community and government by attending business community meetings and functions.
- Encourage local banks to provide low-interest loans and meet credit rating approval (CRA) requirements and by hosting informational meetings.
- Organize and hold festivals and special events to draw area residents to Fourth Street.
- Establish a Village Main Street program to promote the corridor.
- Recruit businesses that would be suited to the Village: small, specialty shops; community retail services and offices by developing:
 - a community economic profile
 - brochures that advertise Fourth Street
 - site maps for potential businesses
 - Village-wide directory that lists local services.
- Apply for funding that promotes Route 66 and El Camino Real Scenic Byway.
- Ensure the proper funds are channeled to the Village.

Commercial Performance Standards for Private Property

- Reduce 'big box' effect. (See sketch.)
- Increase permeable surfaces to 60% while decreasing impervious surfaces (use crusher fines, permeable asphalt).
- Increase mixed uses: densities will depend on land use scenario selected; permit shop-houses, apartments above shops and office conversions.
- Increase pedestrian use: increase public areas (plazas, landscaping and pedestrian areas) to at least 10% of proposed project.
- Provide shade: increase shaded areas (use portals, trees, awnings and canopies).
- Reduce light pollution: 80% light focused downward; limit height of lights to 15 ft.
- Reduce noise with walls and landscaped buffers.
- Permit shared, remote and on-street parking and require on-site parking to be broken up or placed on the side or behind the business.

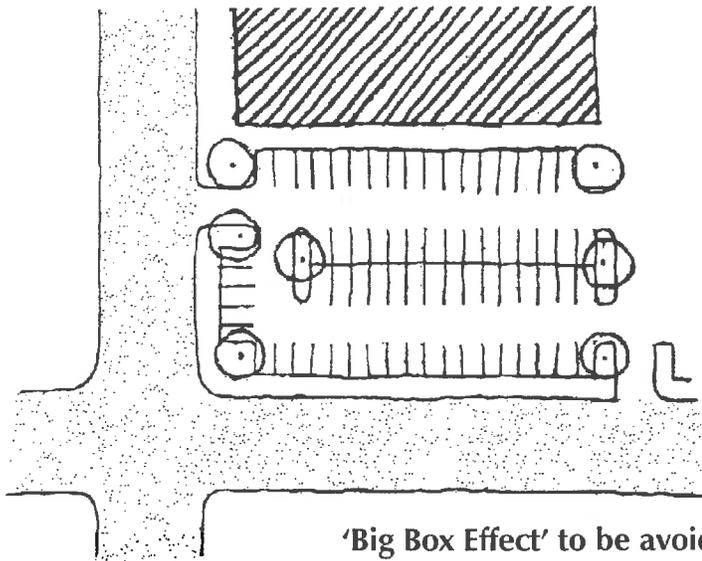
Policy B: The Village will recognize and enhance the commercial activities.

Action Steps:

- Allow small scale, well designed community identification signs that promote Village businesses (i.e., the commercial corridor, wineries and bed and breakfasts).
- Provide for light manufacturing (jewelry making, Christmas ornaments, etc.) commercial and residential uses in the commercial corridor between the Village Center and Neighborhood Center nodes.
- Coordinate the bus shelter designs and street furniture throughout the commercial corridor.
- Revise the zoning code to allow park and ride lots. Centralized parking should be near bus stops and the Village and Neighborhood Centers and should be landscaped. Coordinate land use with other public uses such as drainage structures.
- Revise land use regulations for:
 - signs.
 - landscaping.
 - parking.
 - site plan review if more than 2 acres.
- Retain 300 foot commercial depth in the Fourth Street corridor between and outside of the Village and Neighborhood Centers.

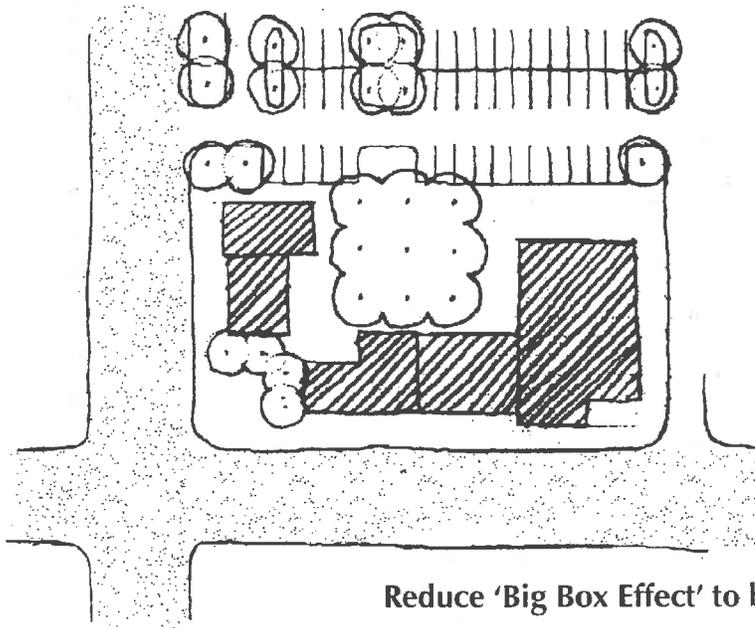
Master Plan Elements

Exhibit 4-7-2: 'Big Box Effect' Sketches



- LARGE BUILDING
- LARGE PARKING AREA

'Big Box Effect' to be avoided.



- SMALLER MASSING
- ARTICULATED SHAPES
- WINDOWS ALONG STREET
- COMMUNITY FOCAL POINTS

Reduce 'Big Box Effect' to be encouraged.

Village and Neighborhood Center Concept -

Development should be focused at the nodes of major intersections and include design elements relating to pedestrian and transit accessibility, landscaped public spaces, mixed use, and be of appropriate scale and character to the area's setting. Village centers generally include a higher concentration of uses and serve a larger area than do neighborhood centers. Examples of design elements for both types of centers may include:

- Unobstructed walkways.
- Visible entrances directly accessible from the public right-of-way.
- Landscaped walkways through parking lots.
- Crosswalks of scored concrete or brick.
- New development should reinforce the 4 foot streetwall.
- Plazas and other landscaped public spaces.
- Wide walkways and portals.
- Low walls.
- Outdoor seating with or without shade.
- Pedestrian scale lighting.
- Shaded bus benches and shelters.
- Convenient placement of mailboxes and newspaper stands.
- Accessibility to bicyclists.
- Bikeways connected to centers.
- Convenient bike racks.
- Incorporates more than one types of use, i.e., retail, office, and/or housing.
- Apartments above shops or offices, townhouses adjacent to shopping
- Higher density development.
- Smaller businesses in smaller stores.
- Break up building mass and parking into smaller parts, locate at the rear of the lot or behind the buildings where appropriate.
- Use asphalt or other hard surfaces per ADA
- Relate to the surrounding context of the site
- Attention given to existing area character.
- Public amenities such as payphones, waterfountains, and outdoor seating.

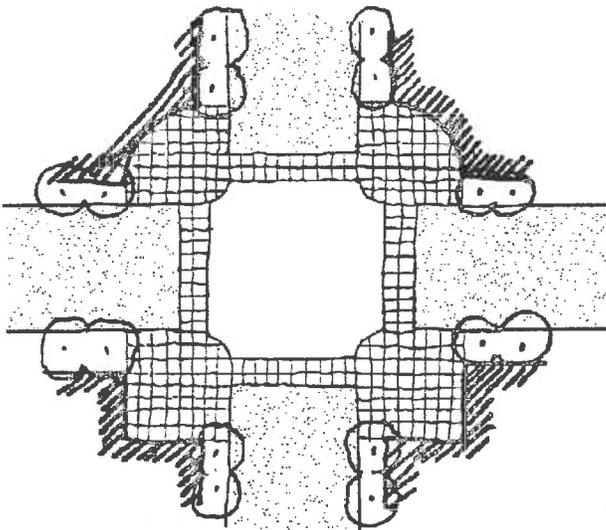
Policy C: The Village will promote development of a Village Center at Fourth Street and Osuna Road.

Action Steps:

- Create and adopt a Village Center Zone, with requirements that:
 - allow for more intense development
 - encourage mixed use (commercial and residential)
 - allow height limit at 28 feet plus 14 feet if stepped back 10 feet from the first floor building façade
 - reduce setback requirements for building to property line
 - regulate floor area ratio (FAR)
 - require shielded lighting
 - reduce parking requirements to an appropriate level with consideration given to shared parking
 - require breakup of building mass and articulated façades.
 - require buildings incorporate windows into groundfloor development
 - require community focal points and public open spaces on the four corners of the Village Center intersection to reinforce Village identity
 - require a landscaped buffer when adjacent to residential uses to mitigate noise and light
 - provide shaded benches on public and private property.
 - revise sign ordinance to achieve appropriate scale for pedestrians.

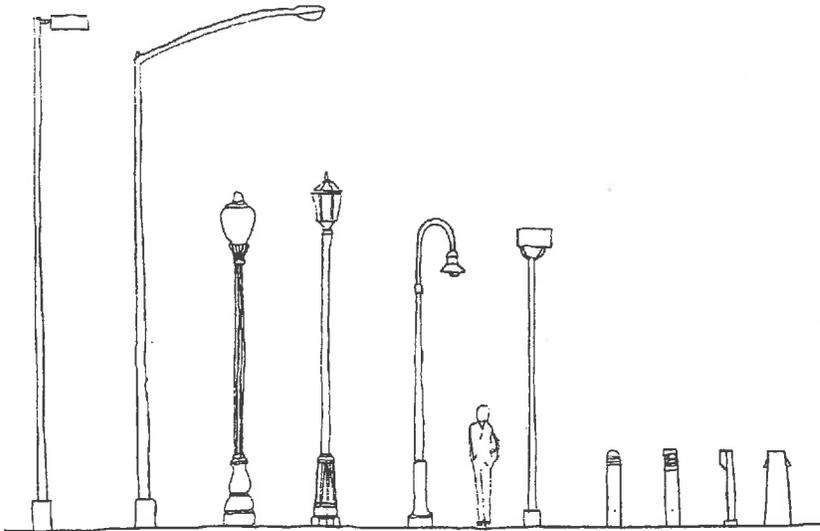
Master Plan Elements

Exhibit 4-7-3: Community Focal Point Sketch



- COMMUNITY FOCAL POINTS AT CORNERS
REINFORCE VILLAGE IDENTITY
- OUTDOOR SEATING AREAS
 - PUBLIC ART
 - LANDSCAPING
 - SPECIALTY PAVING
 - ACTIVITIES

Exhibit 4-7-4: Lighting Types Sketch



AREA/STREET LIGHTS 20'-35' HT.
PEDESTRIAN SCALE LIGHTS 12'-16' HT.
BOLLARD LIGHTS 3'-4' HT.

Master Plan Elements

Fourth & Osuna



- In accordance with design requirements, encourage new mixed use development such as:
 - supermarket at Village scale
 - convenience retail and service businesses and office uses.
 - public & institutional uses such as: post office, medical clinic, health club, community center, library, senior center, fire station and police substation.
 - Medium density residential with densities between 7-15 units per acre.

- Work with surrounding jurisdictions to ensure compatible development along Fourth Street and within the extraterritorial zone (ETZ).

Exhibit 4-7-5: Village Center Map

-  Village Center Boundary
-  Village Limits
-  Extra Territorial Zone
-  Parcels

Los Ranchos Village Center



200 0 200 400 600 Feet

Architectural Research Consultants Incorporated
November 1999

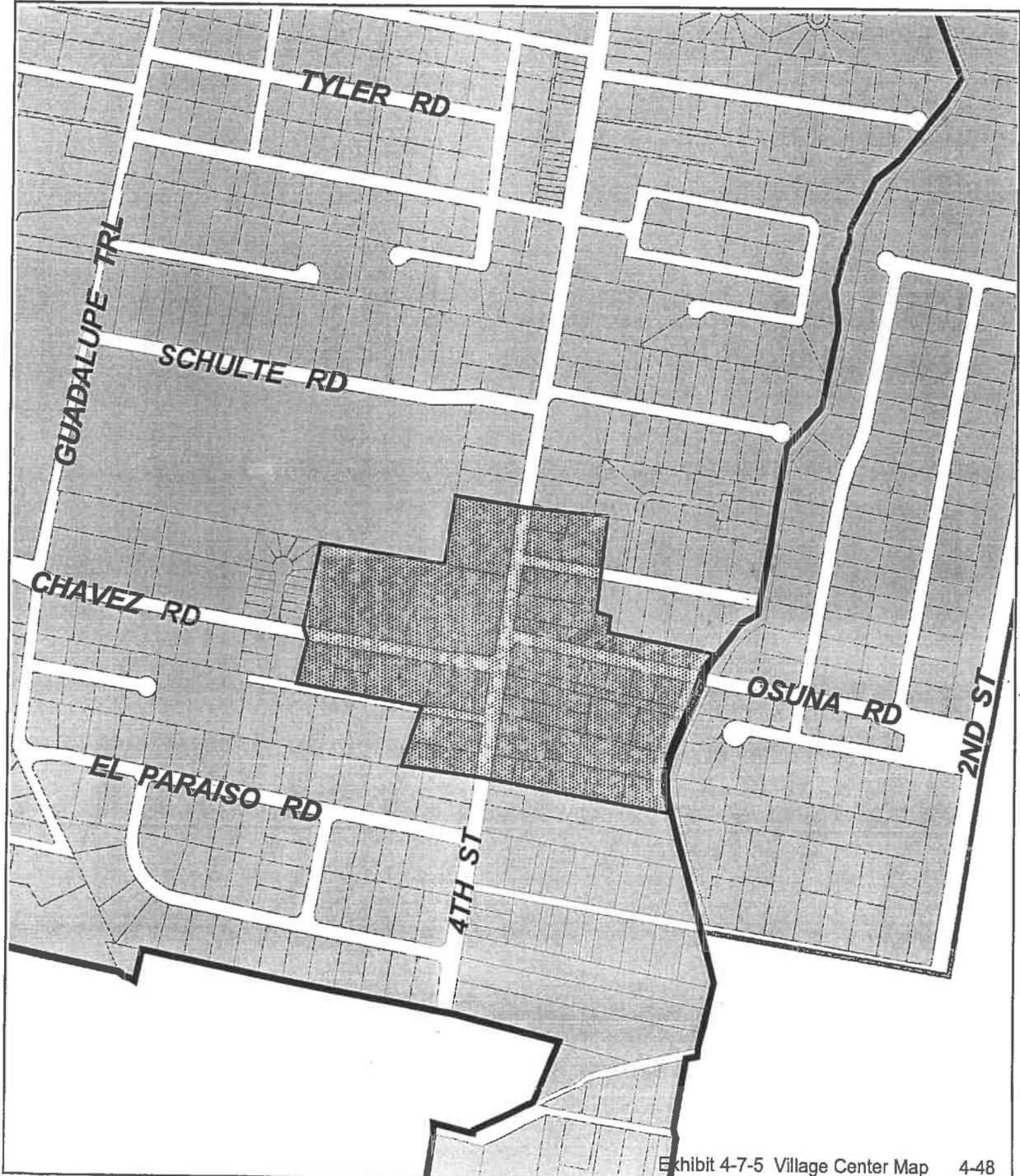
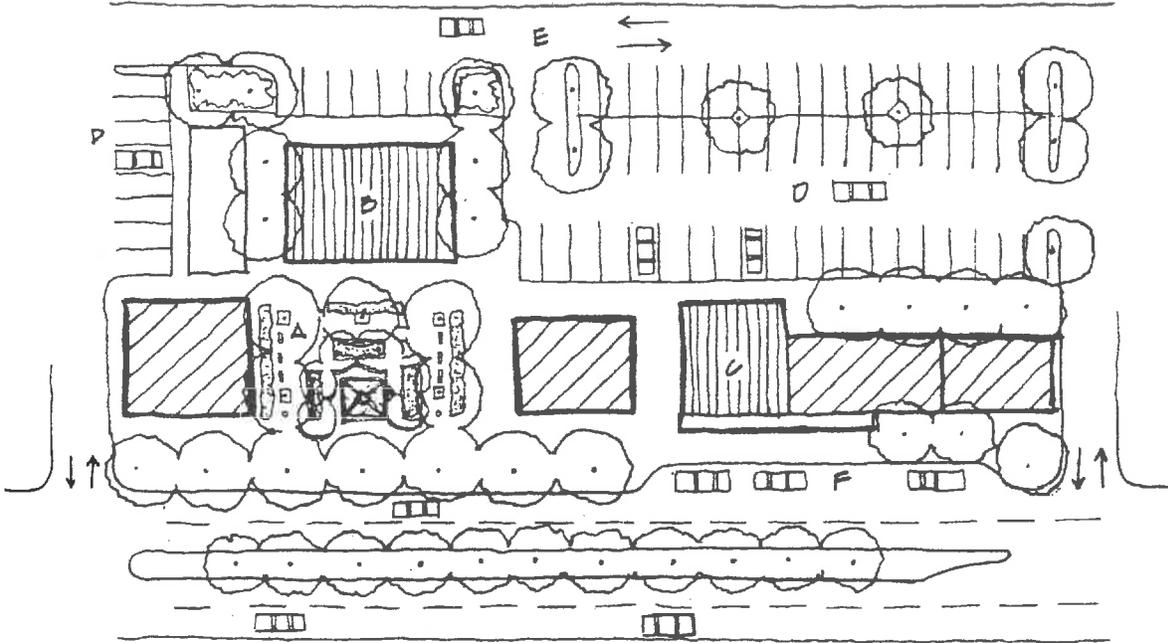


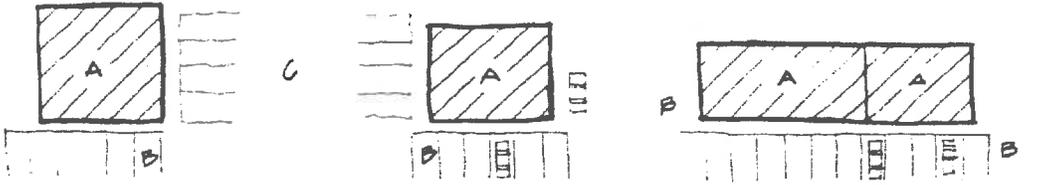
Exhibit 4-7-5 Village Center Map 4-48

Exhibit 4-7-6: Hypothetical Village Center Sketch



- KEY
 A PUBLIC PLAZA
 B INFILL PUBLIC BUILDING
 C INFILL BUILDING
 D PARKING LOTS
 E ALLEY LINKING PARKING AREAS
 F PARALLEL PARKING

PROPOSED INFILL DEVELOPMENT WITH PUBLIC PLAZA

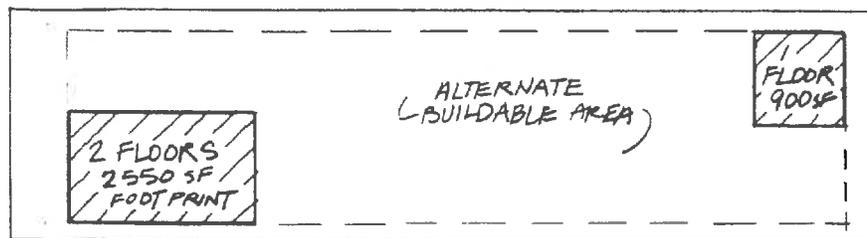
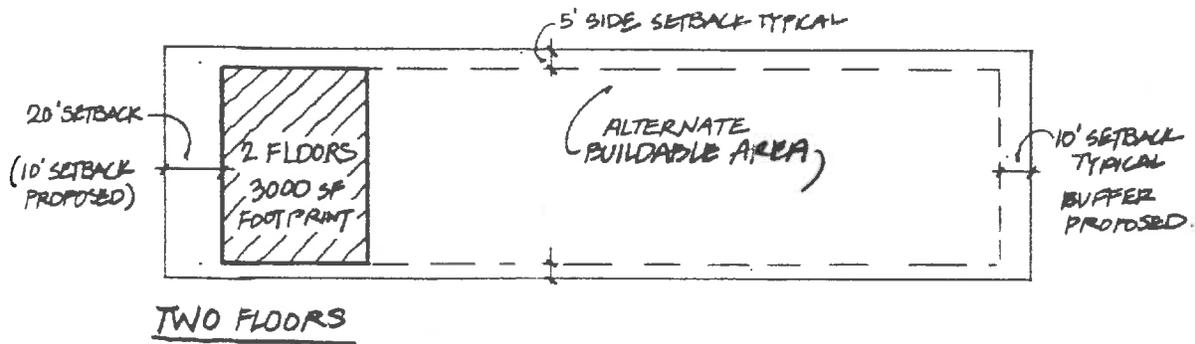
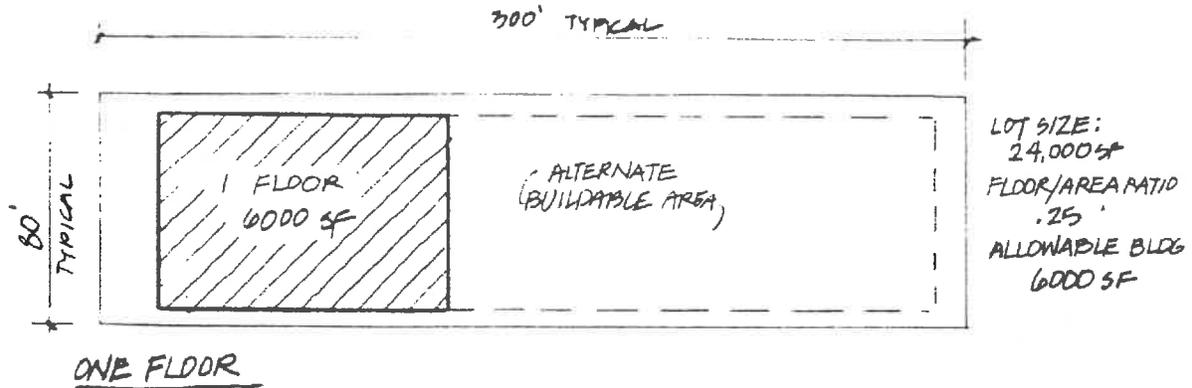


- KEY
 A EXISTING BUILDING
 B INFORMAL PARKING
 C UNDEVELOPED LOT

EXISTING TYPICAL DEVELOPMENT PATTERN

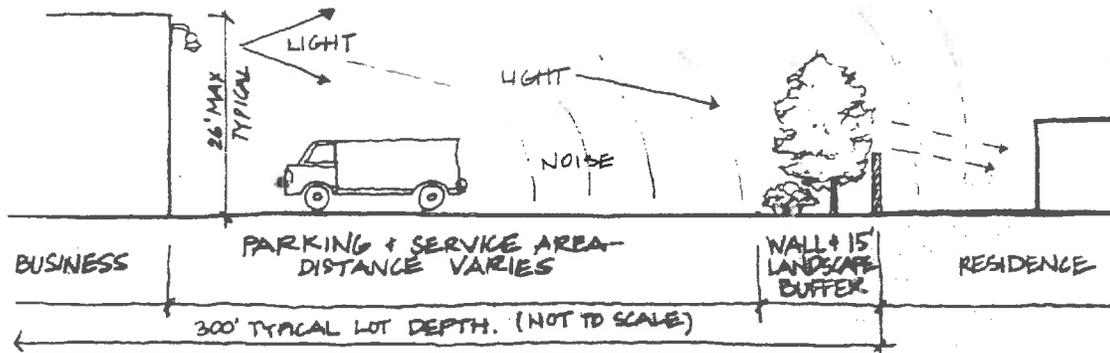
Master Plan Elements

Exhibit 4-7-7: Floor Area Ratio Sketches

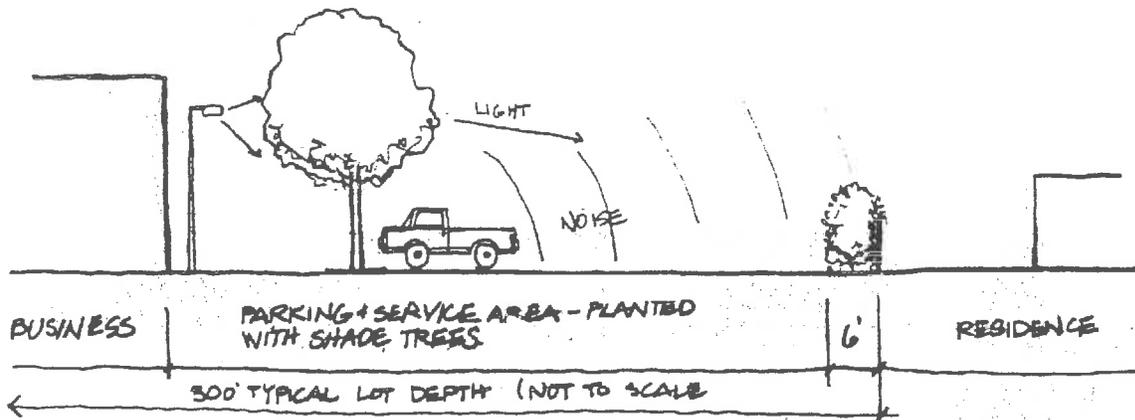


MULTIPLE BUILDINGS ON LOT
FLOOR AREA RATIO OPTIONS FOR COMMERCIAL BUILDINGS

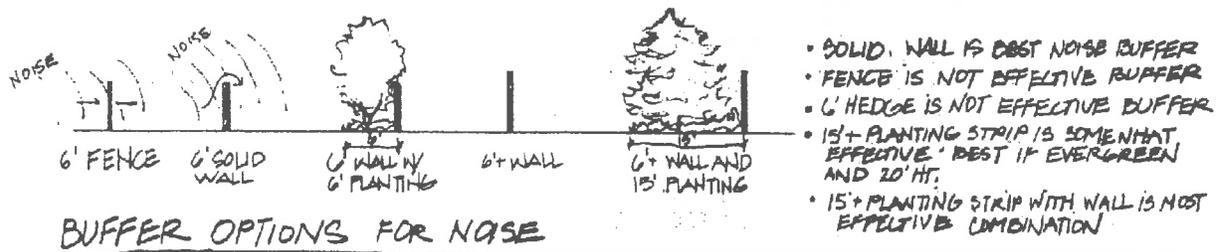
Exhibit 4-7-8: Commercial/Residential Buffer Sketches



BUFFER BETWEEN BUSINESS AND RESIDENCE - WALL + 15' LANDSCAPE BUFFER

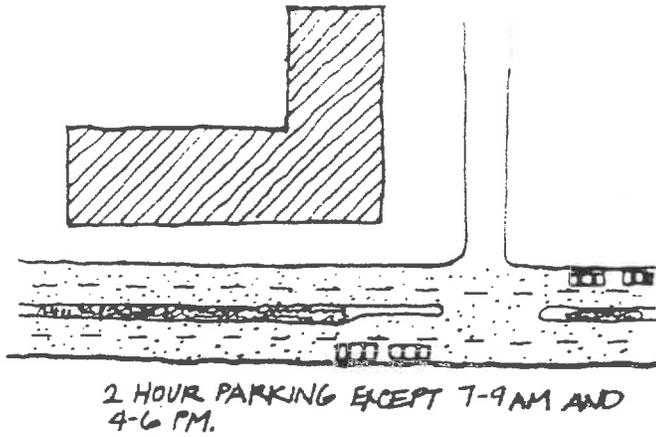


BUFFER BETWEEN BUSINESS AND RESIDENCE - FENCE + 6' LANDSCAPE BUFFER

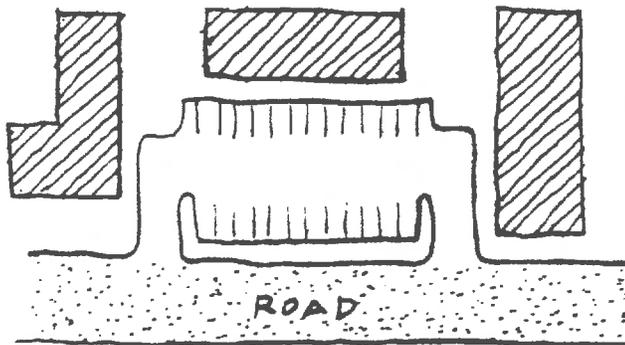


Master Plan Elements

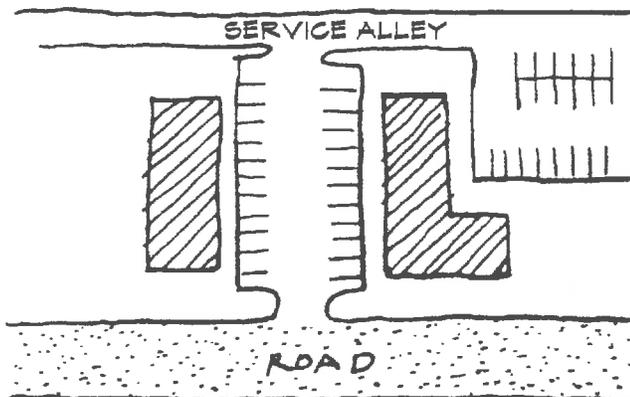
Exhibit 4-7-9: Parking Lot Patterns Sketches



On-street Parking
An option of the Village
based on road function.



Off-street Parking
May be shared by several
businesses.



Off-street Parking
With linked service alley.

Fourth & Ranchitos

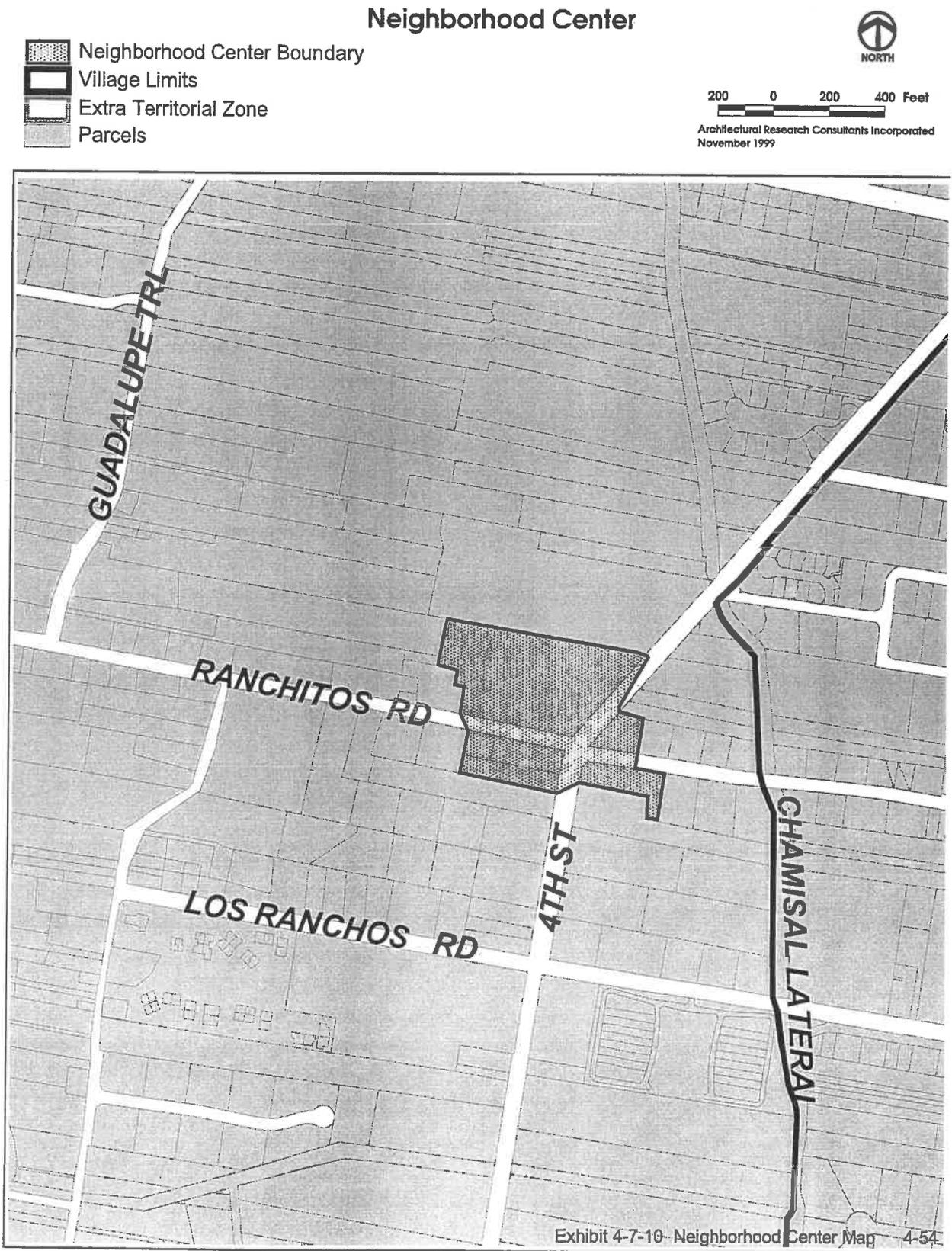


Policy D: The Village will promote development of a Neighborhood Center at Fourth Street and Ranchitos Road.

Action Steps:

- Create and adopt a neighborhood center zone.
- Encourage convenience and neighborhood-oriented specialty retail and services, such as:
 - convenience stores and gas station, card shop, real estate office, coffee shop or café, antiques, crafts, hair salon, video rental.
- Allow medium density residential projects between 6-9 DUs per acre.
- Establish requirements that achieve:
 - mixed use (commercial and residential)
 - height limit unchanged at 26 feet
 - reduced setback requirements or build to line
 - floor area ratio (FAR)
 - shielded lighting
 - parking requirements at an appropriate level that encourage shared use parking
 - breakup of building mass and articulated façades.
 - buildings that incorporate windows into groundfloor development
 - community focal points and public open spaces on the four corners of the Neighborhood Center intersection.
 - landscaped buffer when adjacent to residential uses (create and adopt a landscape ordinance.)
 - shaded benches on public and private property.
 - signage at an appropriate scale for pedestrians.

Exhibit 4-7-10: Neighborhood Center Map



Policy E: The Village shall support home occupation businesses and agricultural related businesses outside the commercial corridor.

Action Steps:

- Revise the zoning code to allow administrative review of such businesses.
- Include home occupations as part of the business community.
- Promote e-businesses and low-commute businesses.
- Allow small scale, well designed community identification signs that promote Village businesses (i.e., the commercial corridor, wineries and bed and breakfasts).

Master Plan Elements

Policy F: To encourage business activity on Fourth Street, the Village will create a mixed use zone.

Action Steps:

- Create a new mixed use Neighborhood Commercial Zone (N).
 - Restrict commercial use to 300 feet from Fourth Street.
 - Allow adequately buffered parking throughout the site.
 - Allow residential density of 2 DU/A in the area beyond 300 feet.
 - Allow an increase in residential density to 3 DU/A in exchange for a 30% open space dedication.
 - Allow an increase in residential density to 4 DU/A in exchange for a 50% open space dedication.
 - Allow for an increase in density from 6 to 8 DU/A within 300 feet of Fourth Street.
 - Revise the zoning code to exclude the following uses in the N zone: drive-in banks, car washes, laundromats, motorcycle repair, and firework sales; and allow restaurants with a full service liquor license.
 - Allow property owners in the Fourth Street Character Area to apply for a zone change to the N zone, with the provision that the zone will apply to the entire lot.

4.8 Community Facilities Element

4.8.1 Existing Trends

About 50 acres (out of 2,500 acres total) in the Village are public and institutional land uses, including local government and schools. About 12 acres are parks and recreation. Another 108 acres are street rights-of-way, utility easements and drainages.

Issues identified at the Imaging Workshops and in community surveys as well as by the Citizens Advisory Planning Committee are provided in the Appendix.

4.8.1.1 Sewer, Water and Drainage Systems

Sanitary Sewer Service

The Village is served by the City of Albuquerque sanitary sewer system per agreement. Since the city system is gravity-fed, the low-lying areas on the western half of the Village require expensive lift stations to be adequately served. The current low density of population in these areas dramatically increases the costs of service as related to the return from user fees.

The Wastewater Master Plan and subsequent North Valley Service Options Study completed in the early 1990s prioritized areas to be served first by a sanitary sewer system. Areas were ranked according to groundwater contamination, depth to groundwater, availability of water service and density of septic systems. The eastern half and higher density western portions of the Village were identified to be served first. In the past five years, implementation of the recommendations of the study have begun. With funding from the state and joint powers agreements with the city, most of the eastern Village has now been brought on to the system. In addition, a lift station was constructed at the southwest corner of Second Street and Osuna Road to service the area. The Village requires that all properties within 200 feet of a line be connected if their septic systems fail.

Private disposal systems are regulated and inspected by the New Mexico Environmental Improvement Division (NMEID) within the Village limits and the Bernalillo County Environmental Health Department within the extraterritorial area. These regulations specify a minimum lot size, a maximum flow rate and minimum setback requirements for such systems.

Master Plan Elements

Water Service

The Village is served by the city of Albuquerque municipal water system by virtue of joint powers agreements which were executed with the city and Bernalillo County in the early 1970's. At present, neither the Village nor Bernalillo County owns any water rights.

Though water service is available to most of the Village, there are still a significant number of private wells in use. The State Engineer allows property owners outside of the Albuquerque municipal limits to drill their own wells for domestic and irrigation use. However, the property owners do not own the water right, and they may not sell it. Many irrigation wells exist and a significant number of property owners in the area still use wells for household purposes.

Storm Drainage

There are scattered areas of 100 year flooding in the Village (see Exhibit 4-8-1) which are subject to ponding of water during heavy rainstorms. Several 100 year zones exist in the Los Ranchos area as well as areas of localized flooding. Storm sewers exist along major thoroughfares in or near the Village, including Alameda, Paseo del Norte, Montaño and Osuna. In addition, public schools (Taft and Taylor Middle Schools) are tied into a storm drain system. Some parts of the Village also have french drains installed.

4.8.1.2 Community Services

Community Buildings

The Village owns two buildings, the Warren J. Gray Hall and Village Fire Station at 6718 Rio Grande Boulevard and the old Village Hall at 920 Green Valley Road. The present Village Hall and Fire Station complex was completed in 1983. Just south of the intersection of Green Valley and Rio Grande, it occupies a little over 8000 square feet of space. In 1990 and again in the Fall of 1999, this building has undergone remodeling, reflecting the growth of population and attendant governmental services in the Village area.

The old Village Hall was used as the center of Village government from the early 1960's to 1983. Situated on a .5 acre tract of land on the south side of Green Valley Road.

Village Hall with Clock



Master Plan Elements

Immediately south of the Village Hall complex lies Hartnett Park, a fully developed facility comprising four acres. This park incorporates tennis courts, a handball area, and a jogging/pedestrian trail. At present, this is the only developed park within the Village limits.

At present, there are no multiple use indoor community facilities nor senior centers in the Village. However, the Alameda Park and Community Center, operated by the county of Bernalillo, lies just outside the Village but serves many of its residents. Local groups and organizations often use the Warren J. Gray Hall for meeting space. These types of facilities can serve a wide variety of community needs as well as providing a focal point. A community center study prepared in 1998 recommended a facility built in phases as funding becomes available.

Law Enforcement

Law enforcement is provided by Bernalillo County Sheriff's Office. Within the incorporated limits of the Village, this is accomplished by virtue of a joint powers agreement entered into annually between the Village and the county. Under this agreement, the Sheriff's Office provides deputies and is reimbursed by the Village. A new Sheriff's substation has recently been completed on North Fourth Street.

Bicycle deputies patrol the Village byways and lanes, especially along ditches. The officers patrol in pairs and are in immediate radio communication with backup squad cars. This is the only such patrol within the Sheriff's Department who supply the contract police used by the Village.

Village Services



Fire and Rescue

Fire protection in the Village is provided by the Los Ranchos Fire and Rescue Department, the Bernalillo County Fire and Rescue Department, and the City of Albuquerque. The Village department has volunteer and paid firefighters/ EMTs and a chief. There are two county fire districts covering the Village, each staffed five days a week with a paid firefighter and a chief. District 1 houses the North Valley Paramedic Unit, staffed 24-hours a day, seven days a week with paid personnel.

Master Plan Elements

Natural Gas Service

The Village is served by the Public Service Company of New Mexico per franchise agreement. Gas is delivered via the Alameda station, near the Alameda bridge. A 16-inch line transmits gas south on Rio Grande Boulevard to Ortega Road and then outwards by street mains.

Electric Service

PNM also provides electrical service to the Village. A non-exclusive franchise agreement is valid until 2010. A 46 kV sub-transmission line runs along Fourth Street and a 115 kV transmission line along Second Street. A major substation is located at Paseo del Norte and Fourth Street.

Health Care

There are no hospitals located within the immediate vicinity. However, there are two medical centers located nearby in Albuquerque: St. Joseph West Side Medical Hospital and St. Joseph's Northeast Heights Hospital. In addition, residents have access to the large medical complexes located throughout the metropolitan area including Lovelace Medical Center, Presbyterian Hospital, and University of New Mexico Hospital. UNMH is the only level one trauma center in the state. A public health clinic also is located on north Second Street.

Libraries

There are no libraries in the Village. The nearest library facility, the North Valley Library, is located just south of Los Ranchos Road on Second Street. This library offers access to the library's computer catalog and electronic information resources on the Internet; special events (storytelling, dramatic performances, puppet shows, musical presentation, Summer Reading Program, and The Center for the Book, field trip and history of books and printing for 4th and 5th graders).

Education

The Village is served by Albuquerque Public Schools (APS). There are two middle schools (Taft and Taylor), and one elementary school (Los Ranchos) in the Village. In addition, two other elementary schools (Alameda and Alvarado), and

Side by Side Programs - Special classroom facilities designed for profoundly and severely disabled students.

three high schools (Cibola, Valley, and Del Norte) serve this area. Taft Middle School and Valley High School are side-by-side program sites. Valley High School, which serves the majority of the area, is home to the Valley Academy, a cooperative program designed to increase the percentage of its graduates that go on to colleges and universities. Valley was one of the first schools in the nation to adopt this program.

Solid Waste

New Mexico law mandates that every municipality with over 3,000 population provide refuse service for all its residents and businesses. The Village has awarded a contract for this service to Waste Management of New Mexico. The service includes curbside recycling.

Master Plan Elements

Exhibit 4-8-1: Existing Community Services Map

Los Ranchos Utilities and Community Services



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Architectural Research Consultants, Inc.
July 1989

- Village Limits
- Extra Territorial Zone
- Water Lines
- Storm Drainage
- Sewer
- Sewerpumps/Drains:**
 - French Drain
 - Pump Station
 - Parks
 - Public Schools & Facilities
 - Village Owned Lands
 - Village Managed Lands
 - Retention Ponds

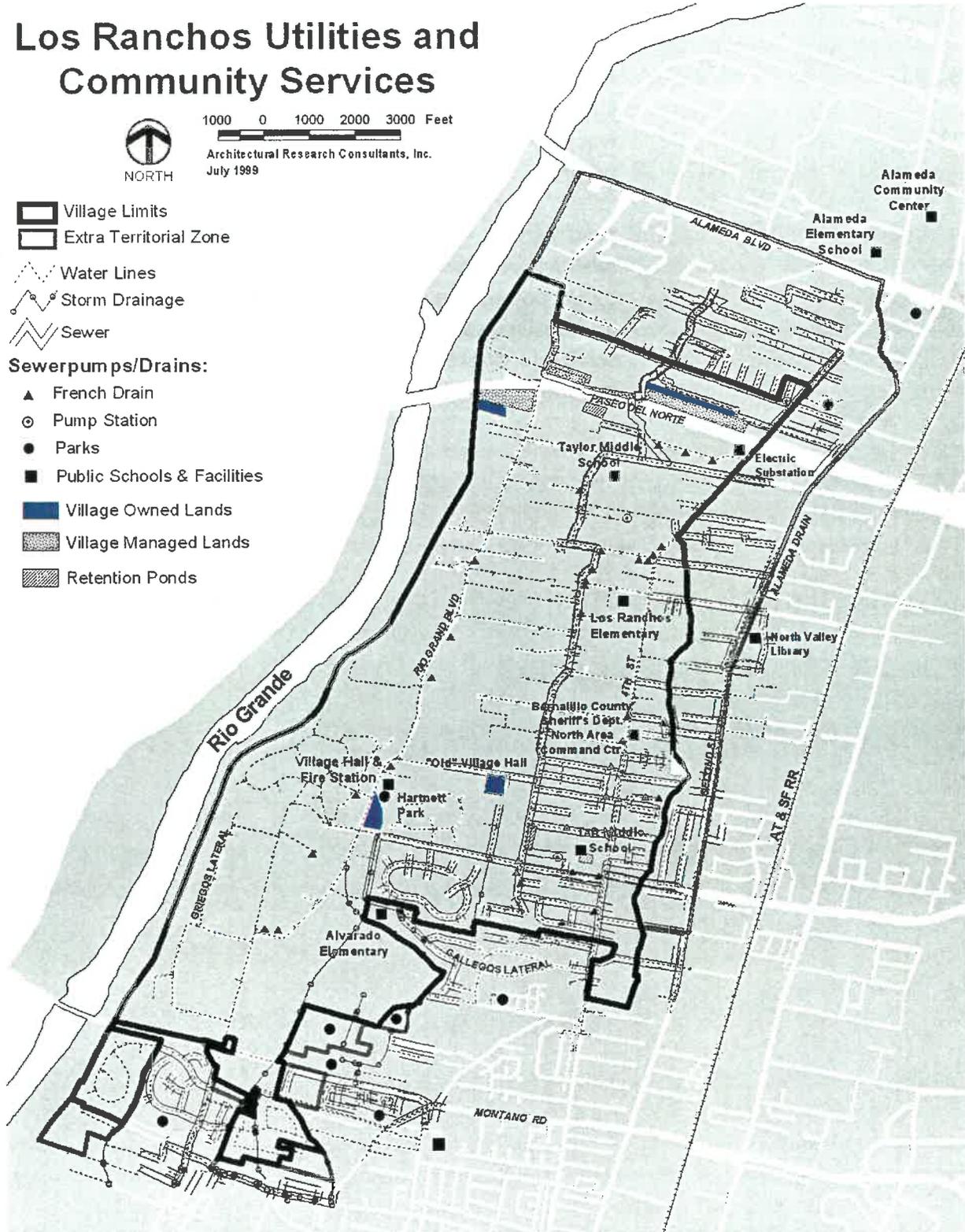


Exhibit 4-8-1 Community Facilities and Services Map 4-62

4.8.2 Community Facilities Goal

The goal is to ensure the existence and availability of all services necessary to the health, safety, and welfare of all Village citizens, while recognizing the scale and resource limitations of the Village government.

4.8.2.1 Objectives

- Provide additional community facilities and services.
- Co-locate community facilities:
 - in Village Center
 - with schools.
- Locate facilities convenient to trail system and transit system.
- Continue to expand water and sewer system in the Village.
- Provide accessible, publicly-owned open space at the appropriate scale to Village and Neighborhood Centers.
- Provide accessible publicly-owned open space as a component of other community facilities.
- Provide service informaton via a Village directory.

4.8.2.2 Policies and Actions:

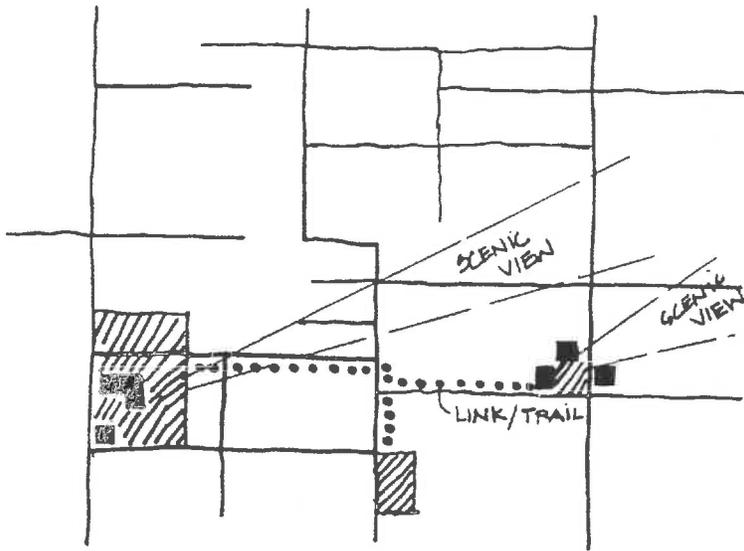
Policy A: The Village will provide community facilities and services as funding allows.

Action Steps:

- Investigate constructing new community facilities or multi-purpose buildings to accommodate:
 - community center (senior & youth)
 - post office
 - clinic
 - additional recreational facilities for Village residents.
- Community uses should be located:
 - next to existing Village Hall
 - at the old Village Hall site
 - in designated Neighborhood and Village Centers along Fourth Street
 - with convenient access to trail and transit system
 - with consideration to views.
- Coordinate land acquisition for facilities with open space preservation activities.
- Continue to work with neighboring jurisdictions that provide water, sewer and police protection.

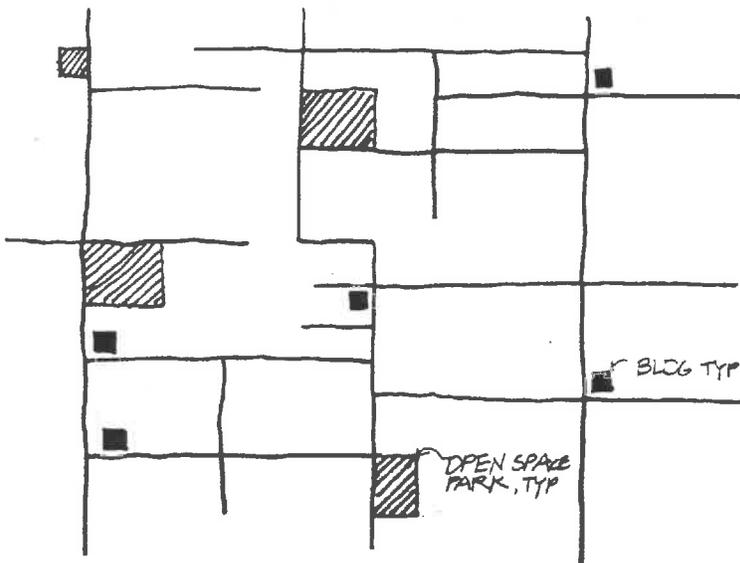
Master Plan Elements

Exhibit 4-8-2: Colocation of Community Facilities Sketch



GROUPED FACILITIES
CREATE STRONG
OPPORTUNITIES FOR:
CIVIC SPACES
LINKAGES/TRAILS
MAINTAINING VIEWS
MAINTAINING OPEN SPACE
VILLAGE CENTER

GROUPED



PUBLIC FACILITIES
MAY INCLUDE:
TOWN HALL
FIRE
POLICE
SHERIFF
SCHOOLS
PARKS/RECREATION
COMMUNITY CENTER
POST OFFICE

SPREAD THROUGH OUT VILLAGE

4.9 Transportation Element

4.9.1 Existing Trends

4.9.1.1 Street Network

The Village is served by a regional transportation system as well as local (see Exhibit 4-9-2). Major arterials passing through the Village include Montañño and Paseo del Norte on the south and north, with no access onto Rio Grande and, in the case of the latter, Fourth Street. Second Street passes on the east outside the Village but within its extraterritorial zone as does Alameda Boulevard on the north.

Definitions:

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

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

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

Issues identified at the Imaging Workshops and in community surveys as well as by the Citizens Advisory Planning Committee are provided in the Appendix.

Fourth Street and Rio Grande Boulevard are the Village's primary north-south corridors and are classified as minor arterials. El Pueblo, which parallels Paseo del Norte and functions as a frontage road, is classified a collector. Osuna Road, which ends at Fourth Street, is a minor arterial leading out of the Village into Northeast Heights of Albuquerque. Chavez, Los Ranchos, and Ranchitos are classified as local east-west streets as is Guadalupe Trail, a north-south street.

4.9.1.2 Traffic Counts

Traffic counts have actually decreased on some thoroughfares through the Village, such as Rio Grande and Ranchitos. This is largely due to the design of Paseo del Norte and Montañño Road, which do not provide direct access into the Village. Fourth Street between Osuna and Paseo del Norte and El Pueblo has increased in traffic significantly (see Exhibit 4-9-1). Traffic data is not available for Guadalupe Trail or Los Ranchos Road.

4.9.1.3 Transit System

The Albuquerque SunTran bus system has a major route into the Village. Fourth Street has one of the highest riderships in the system. In fact, in large part because of the high ridership, the corridor has been included in a feasibility study for light rail. Express bus service routes follow Osuna to Second Street, Alameda and Montañño Roads. Exhibit 4-9-2 shows bus routes through the Village and existing bus stops.

Master Plan Elements

Exhibit 4-9-1: Traffic Counts

Roadway	Road Class.	Section	Traffic Counts*					dBA ** 1998	Meets FHWA Noise Abatement Criteria *** 1998
			1990	1993	1995	1997	1998		
Fourth Street	Minor Arterial	Alameda to Paseo del Norte	9,900	8,900	9,700	9,700		68-69	no
		Paseo to Ranchitos	NA	12,200	12,600	14,000		64-73	yes, in the vicinity of Wayne Road and Pueblo Solano
		Ranchitos to Osuna	13,800	14,800	14,700	17,600	20,800	73	yes, in the vicinity of Ranchitos and El Llano
		Osuna to Montaño	21,400	20,800	21,800	23,500	27,500	67-74	no
		Intersection at Osuna						68	no
		Intersection at Pueblo						69	no
Rio Grande	Minor Arterial	Montaño to Buffalo Curve	11,700	10,100	7,600	8,400		not available	
		Buffalo Curve to Chavez	10,400	10,600	9,100	7,600			
		Chavez to Ranchitos	8,700	8,900	6,300	6,600			
		Ranchitos to El Pueblo	NA	8,600	5,500	5,800			
Paseo del	Major Arterial	Rio Grande to Fourth Street	38,400	47,700	54,800	64,600		52-59†	no
		Fourth Street to Second Street	NA	NA	NA	NA			
Montaño	Minor Arterial	Rio Grande to Guadalupe Trail	5,300	4,400	4,700	4,900		not available	
		Guadalupe Trail to Fourth Street	5,100	6,100	5,700	6,100			
		Fourth Street to Second Street	14,300	13,200	17,700	19,100			
Second	Major Arterial	Alameda to Paseo del Norte	8,600	8,700	11,300	13,000		not available	
		Paseo del Norte to Osuna	17,100	19,300	22,200	25,600			
		Osuna to Montaño	23,100	25,600	27,200	24,600			
Osuna	Minor Arterial	Second Street to Fourth Street	11,900	12,300	12,900	13,100		not available	
El Pueblo	Collector	2nd Street to 4th Street	NA	5,800	5,700	5,000		not available	
		4th Street to Rio Grande	NA	2,000	2,100	4,000		not available	
Ranchitos	Local	2nd Street to 4th Street	NA	3,000	2,400	2,500		not available	
		4th Street to Rio Grande	NA	3,000	2,700	2,300		not available	
Chavez	Local	4th Street to Rio Grande	NA	3,600	3,600	3,500		not available	
Alameda	Major Arterial	Rio Grande to Fourth Street	20,200	18,700	26,400	36,400		not available	
		Fourth Street to Second Street	17,300	19,300	24,700	28,100			

Source: * MRGCOG; **Wilson and Co., 1998 EA; ***Wilson and Co., 1998 EA data pending state approval, † 1996, Paseo del Norte Feasibility Study

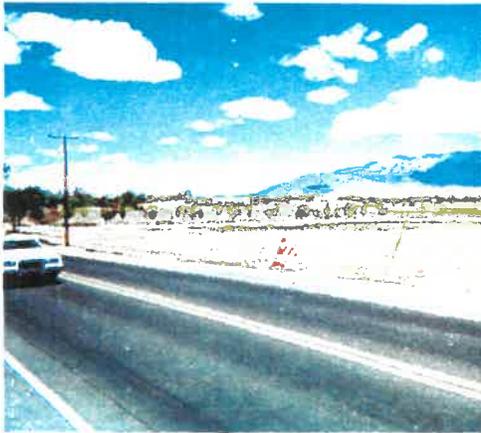
4.9.1.4 Trails

Non-vehicular transportation modes also exist in the Village in the form of bicycle, pedestrian and equestrian trails. The majority of trails are informal and undeveloped following the MRGCD ditch systems. Coordination with MRGCD is needed to ensure continued access and use of ditches for recreation and travel. Soft shoulders along residential streets are also used by equestrians. In addition, bicycle lanes are designated along some streets. Exhibit 4-9-3 illustrates the existing and proposed Village multi-use trail system.

4.9.1.5 Planned Improvements

Major transportation improvements planned for or near the Village include the Second Street and Fourth Street corridors. Second Street, a regional corridor, is planned to be widened to six lanes from I-40 to Paseo del Norte, accompanied by a bike trail following the Alameda Drain. Other proposed projects are to locate a park and ride lot on Fourth Street as well as a neighborhood transit center. A number of trails are proposed along ditches and local streets as shown on Exhibit 4-6-3 (Trails).

Rio Grande Boulevard



4.9.1.6 Corridors

Rio Grande Boulevard

Rio Grande is one of the oldest roads in the North Valley. Much of the area was previously an impassable swamp prior to the drainage work of the MRGCD in the 1930s. The road passes near the sites of the 18th century villages of Alameda, Los Ranchos and the historic district of Los Poblanos. The road is an important gateway to the Village with significant scenic views of the Sandia Mountains rarely remaining in the North Valley. Vast open spaces of agricultural fields, and horse pastures, contrast sharply with the developed character of the boulevard farther south.

Guadalupe Trail



Guadalupe Trail

Guadalupe Trail in the 19th century was used as a path along which sheep and cattle were driven. It served as a 'main street' for such historic settlements as Los Garcias and Placita de los Pais. Remnants of these settlements still survive along the historic roadway. Some of the oldest homes in the area lie near the intersection with Los Ranchos Road. The winding nature of this road with its starts and stops at several points only adds to its character. Homes tend to be clustered near the roadway. Open fields and pasture tend to be hidden away from the vantage of the road. Tripas tend to predominate in the corridor. Many extended Hispanic families have occupied the area for generations and continue to have strong ties to the land.

Fourth Street

Fourth Street was the first paved road through the North Valley, paralleling the railroad. In the 1920s it was

Master Plan Elements

designated as U.S. Highway 66, later as U.S. Highway 85. It was the main north-south highway through Albuquerque until the interstate highway was completed in the 1960s. Much of the street's 'strip commercial' character is a by-product of this period. The corridor is a mixture of higher density single family homes, mobile home parks, both older and modern commercial buildings and, further north, even some irrigated fields. There it crosses Chamisal Lateral which was the historic *acequia madre* for the area. Pueblo Solano and Green Valley subdivisions, located off the former highway, are indicative of later suburban Albuquerque developments to spring up in the North Valley.

A Fourth Street transportation corridor study was completed in 1998. It has identified and provided alternatives for three segments of varying Fourth Street character. It proposed a range of improvements from five lanes with curb, gutter and sidewalk along the south segment to four lanes with curb, gutter and sidewalk on the north segment. Intersections could include a rerouting around a plaza at Osuna/Chavez Roads, a roundabout at Ranchitos Road and signalization at El Pueblo Road. To date, a preferred alternative has not been selected but is expected within the next year.

Fourth Street Character Zones

Character Zone 1 (Urban)

The study recommends a five-lane median facility with curb and gutter and sidewalk on both sides and bus bays throughout with rerouting around a plaza at the Osuna/Chavez intersection.

Character Zone 2 (Transition)

The study recommends a four-lane facility with curb and gutter and sidewalk on both sides and a roundabout at the Ranchitos Road intersection.

Character Zone 3 (Rural)

The study recommends a four-lane facility with curb and gutter and sidewalk on both sides geometric reconstruction/resignalization at El Pueblo intersection.

Source: Wilson Study, 1998

Fourth Street



Exhibit 4-9-2: Vehicular Transportation Map

Los Ranchos Transportation

-  Village Limits
-  Extra Territorial Zone

Bus Routes:

-  Bus Stops
-  All Day
-  Peak Hours

Transportation:

-  Principal Arterial
-  Minor Arterial
-  Collector
-  Residential
-  Railroad



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Exhibit 4-9-3: Trails Map

Los Ranchos Bicycle, Pedestrian, and Equestrian Trails

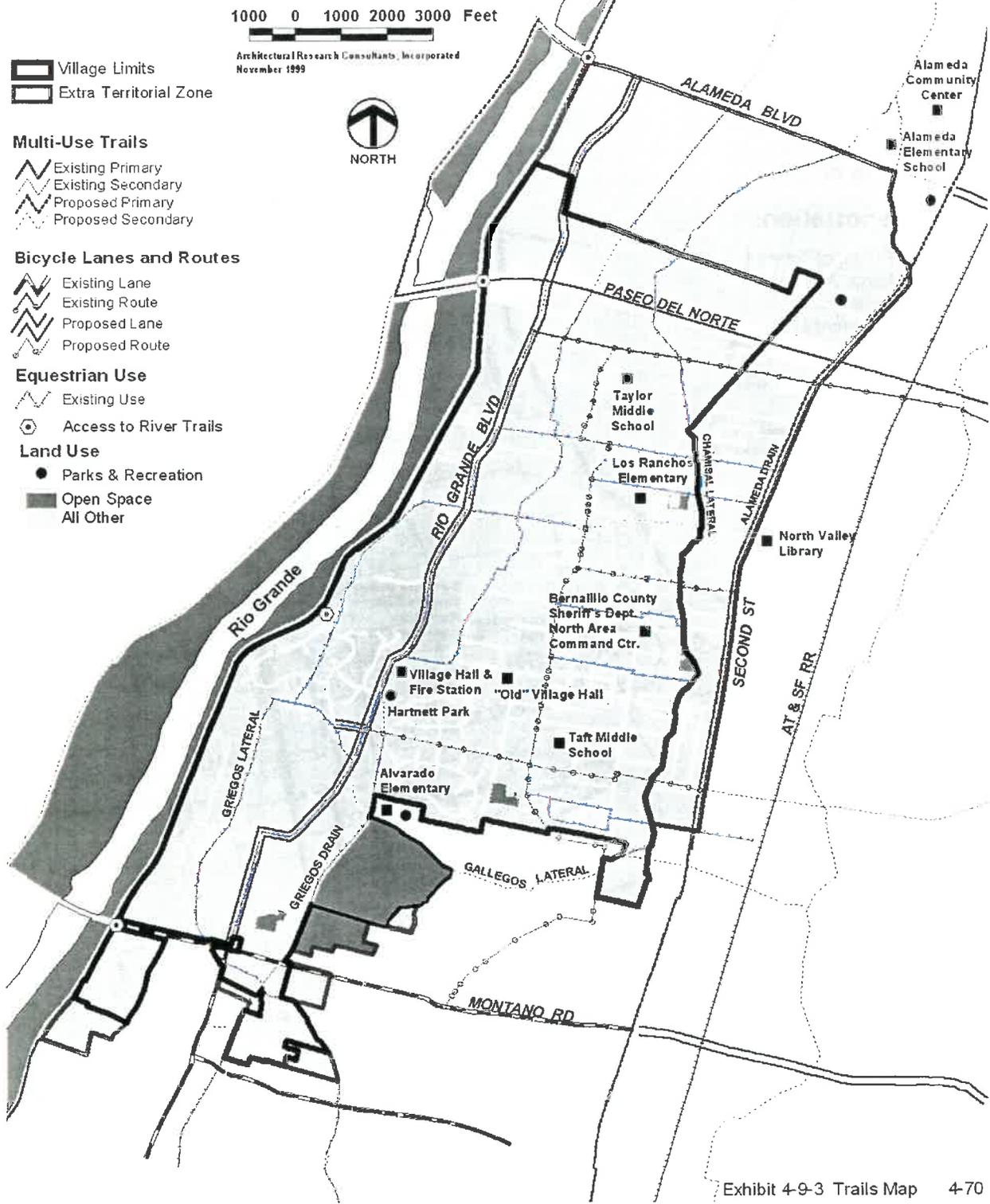


Exhibit 4-9-3 Trails Map 4-70

4.9.2 Transportation Goal

The goal is to preserve the village scale and “Valley” nature of the roadways and to enhance possibilities for pedestrian, equestrian, bicycle, mass transit, and other alternatives to vehicular traffic.

4.9.2.1 Objectives

- Preserve character along vehicular corridors and Village streets.
- Improve traffic safety.
- Provide additional transit opportunities.
- Provide additional opportunities for pedestrian, bicycle and equestrian modes.
- Reduce impacts from surrounding regional thoroughfares.
- Acquire clear rights-of-way for publicly used roads not yet Village-owned.

4.9.2.2 Policies and Actions

Policy A: The Village shall identify Fourth Street as its main commercial corridor and shall provide the infrastructure to meet commercial goals.

Action Steps:

- Develop, adopt and construct the roadway design for Fourth Street to consider including :
 - safety for pedestrian and vehicular traffic
 - pedestrian facilities: walk areas, crossings
 - bicycle facilities: lanes, crossings
 - transit facilities, including shaded bus benches
 - landscaped medians
 - lighting shall be shielded from residential areas according to dark skies ordinance
 - traffic noise shall be mitigated by use of formal landscaping in urban segment, mature trees in rural segment, low adobe walls or wood fences in rural segment
 - seek exceptions for use of noise walls (when below noise parameters) from NM Highway and Transportation Department
 - designed for moderate speeds and volumes
 - work with PNM to relocate electric transmission and distribution lines.

Master Plan Elements

Action Steps (continued):

- timed on-street parking; or the ability to add on-street parking at a later date
 - safe left-turning
 - adequate drainage control
 - traffic calming features such as: narrow lanes, street furniture, street trees, varied pavement texture for crosswalks.
 - streetscape defined by man-made structures
 - streetscape defined by open spaces and distant views.
- Install Route 66 and El Camino Real signs highlighting the historical transportation component of the Village.

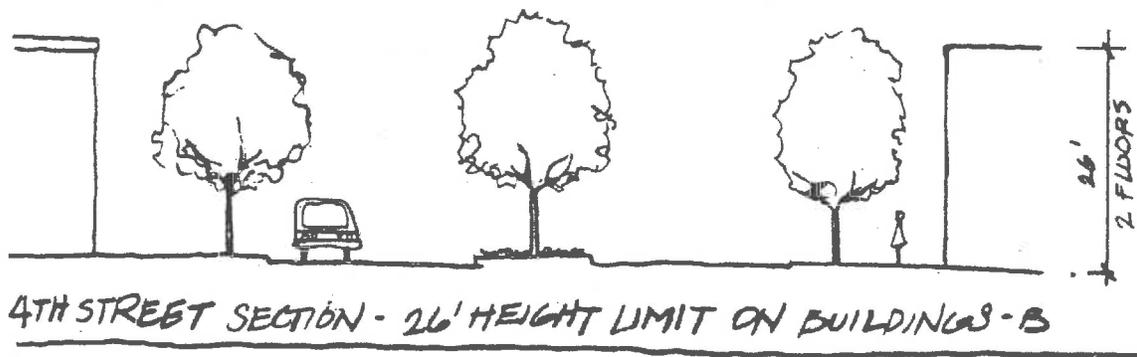
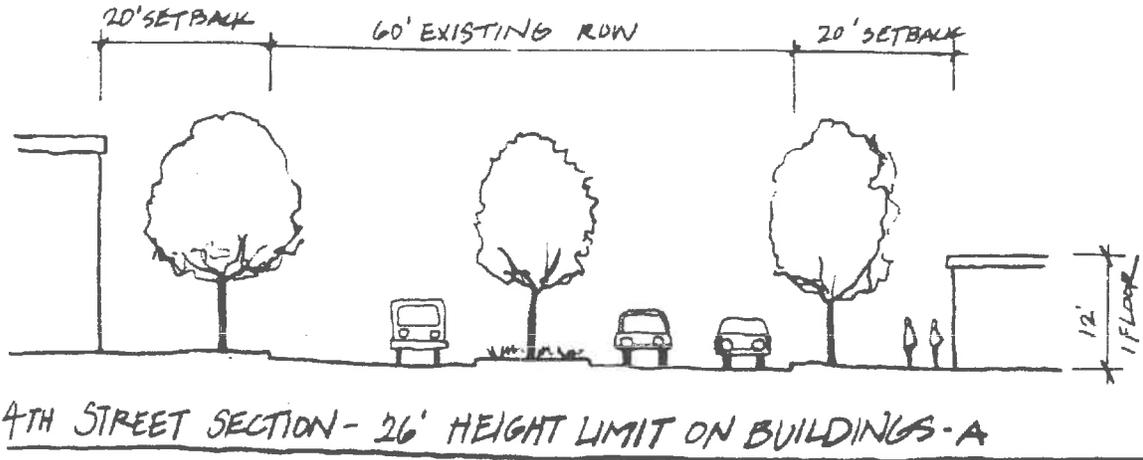
Niche Business along Fourth Street



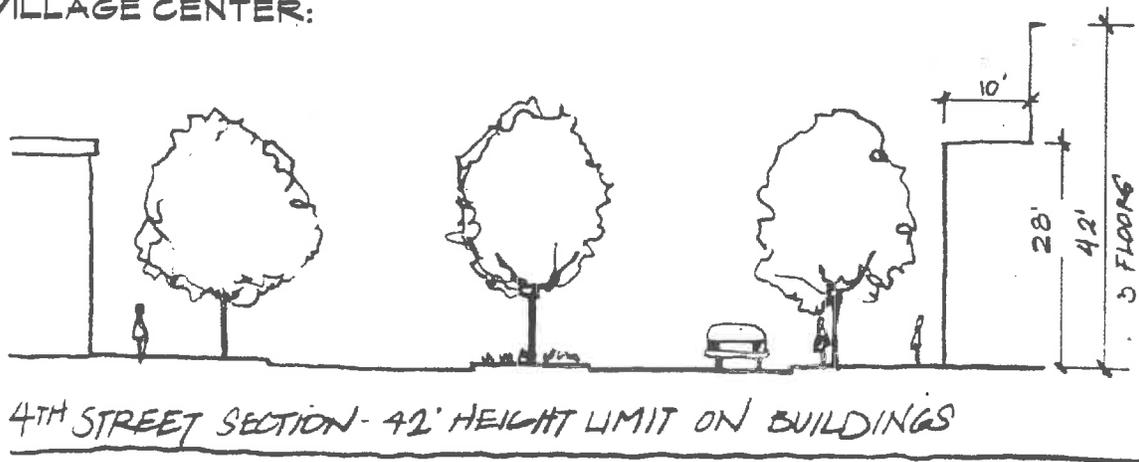
Route 66 and El Camino Real Legacy



Exhibit 4-9-4: Relationship of Building Height to Street Sketches



VILLAGE CENTER:



Master Plan Elements

Policy B: The Village shall maintain Guadalupe Trail and Rio Grande Boulevard as residential/agricultural corridors.

Action Steps:

- Develop and adopt roadway standards for **Guadalupe Trail**:
 - shall be maintained as a narrow, winding residential road; pavement width shall not be increased
 - earthen shoulders shall be preserved for pedestrian and other use
 - promote an 'adopt-a-corridor' public right-of-way free from litter and weeds.
- Develop and adopt roadway standards for **Rio Grande Boulevard**:
 - continue to be a low speed, scenic, winding road
 - stop lights will not be constructed within the Village
 - future projects will be constructed to include bike lanes/paths
 - impediments to bicycle travel, such as reflective buttons, shall be removed from road edges
 - use crusher fines or earth instead of gravel on the shoulder of the road to accommodate equestrian activities.

Guadalupe Trail



Rio Grande Boulevard



Policy C: The Village shall encourage the use of trails and non-vehicular transportation.

Action Steps:

- Create access to the regional trail system (including to Paseo del Bosque near Village Hall).
- Coordinate with surrounding jurisdictions in adopting trails plans and in completing planned trail system.
- Coordinate with MRGCD and efforts by surrounding jurisdictions to preserve and maintain ditches.
- Coordinate with MRGCD to prevent blockage of ditch access to non-motorized users.
- Enforce non-motorized use of ditches and trails.
- Develop a Park & Ride carpool lot.
- Develop a Neighborhood Transit Station.
- Create linkages between trails and transit.
- Seek available trail funding to:
 - develop linkages near home and workplaces
 - maintain existing trails
 - restore damaged sections
 - develop trail-side and trail-head facilities and improvements (e.g., drainage, crossings, stabilization, parking signage, shelters, water, sanitary and access)
 - make trail segments ADA accessible
 - acquire easements for trails
 - acquire fee simple title to property from willing seller
 - construct on local and federally owned properties.

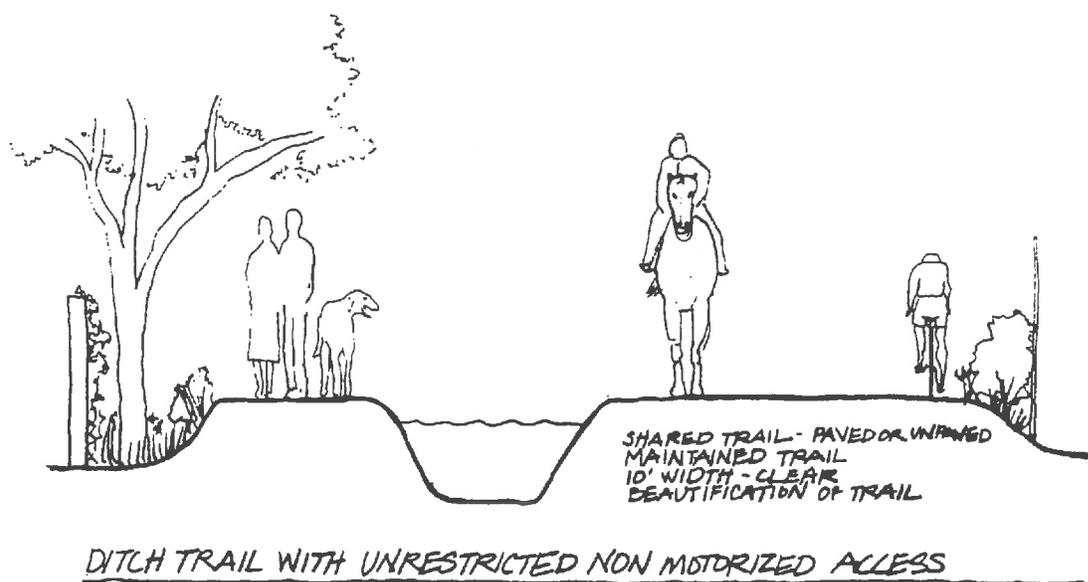
Master Plan Elements

Policy D: The Village will provide infrastructure for safe traffic volumes and speeds as to the extent possible on its roads.

Action Steps:

- Discourage through commuter traffic.
- Enforce speed limits.
- Create a Village traffic calming policy.
- Install traffic calming measures within acceptable engineering standards:
 - negative effects on adjacent streets should be addressed prior to installation
 - a mechanism for partial private funding may be used when streets are a lower priority.

Exhibit 4-9-5: Non-Vehicular Trail Use Sketch



Policy E: The Village shall maintain and create safe public and private rights-of-way.

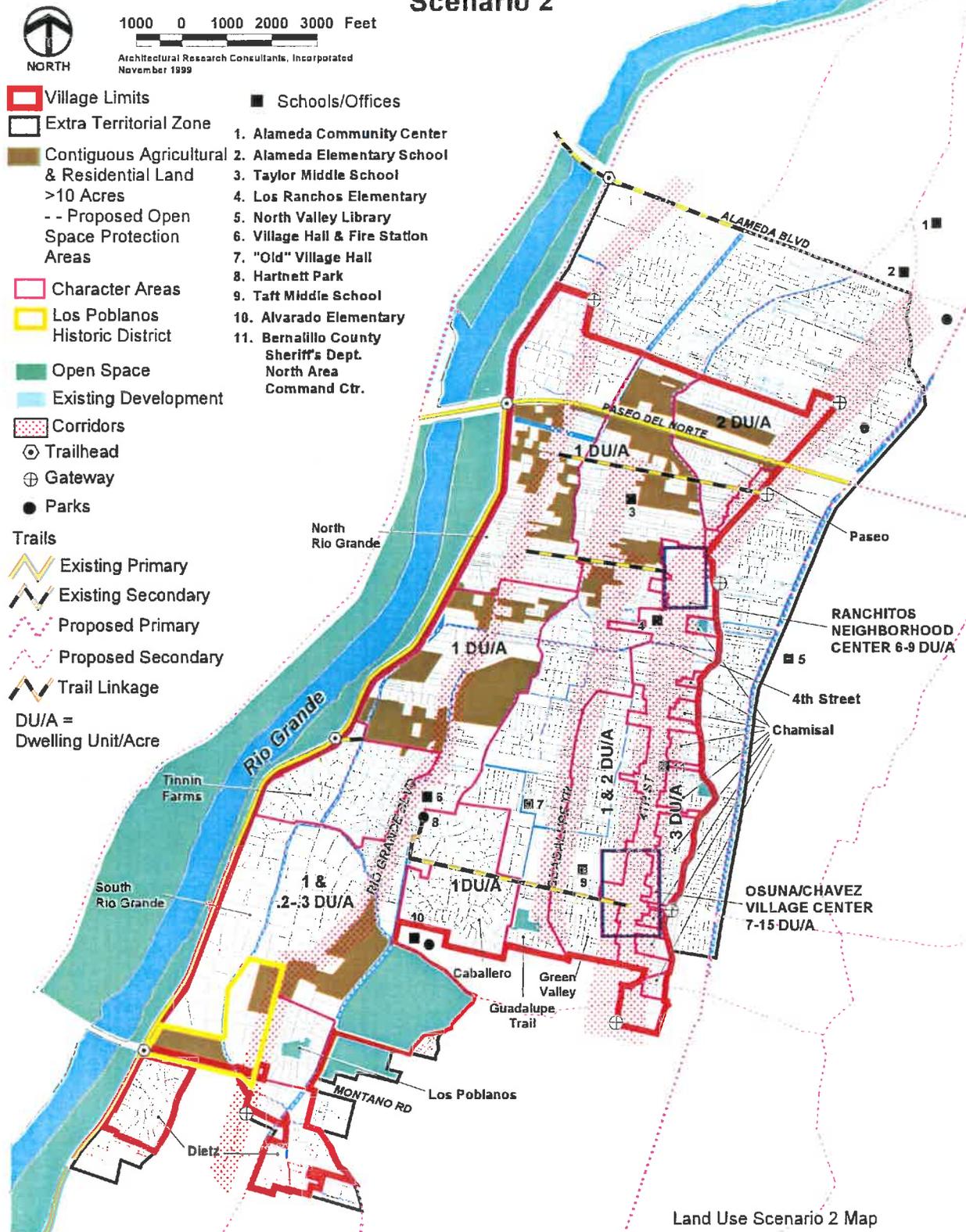
Action Steps:

- Make road improvements according to Village identified projects.
- Develop public/private road policy.
- Exchange maintenance responsibility for street dedication.
- All roadways outside of Village corridors shall adhere to following design criteria:
 - 24 foot widths (with ability to accommodate fire truck turn-around)
 - no curb/gutter and sidewalks
 - street lights comply with dark skies ordinance
 - no traffic lights
 - traffic calming devices according to Village policy
 - soft shoulders for non-vehicular use.

Master Plan Elements

Exhibit 4-10-1: Conceptual Master Plan Map

Los Ranchos Conceptual Master Plan Scenario 2



1000 0 1000 2000 3000 Feet
 Architectural Research Consultants, Incorporated
 November 1999

- Village Limits
 - Extra Territorial Zone
 - Contiguous Agricultural & Residential Land >10 Acres
 - - Proposed Open Space Protection Areas
 - Character Areas
 - Los Poblanos Historic District
 - Open Space
 - Existing Development
 - Corridors
 - Trailhead
 - Gateway
 - Parks
 - Trails**
 - Existing Primary
 - Existing Secondary
 - Proposed Primary
 - Proposed Secondary
 - Trail Linkage
1. Alameda Community Center
 2. Alameda Elementary School
 3. Taylor Middle School
 4. Los Ranchos Elementary
 5. North Valley Library
 6. Village Hall & Fire Station
 7. "Old" Village Hall
 8. Hartnett Park
 9. Taft Middle School
 10. Alvarado Elementary
 11. Bernalillo County Sheriff's Dept. North Area Command Ctr.
- DU/A = Dwelling Unit/Acre

Land Use Scenario 2 Map

5.0

Plan Implementation

Extraterritorial Planning and Platting (NMSA 3-19-5) and Zoning (NMSA 3-21-3)

Planning and platting jurisdiction of a municipality includes the territory within three miles of its boundary and is exercised concurrently with that of the county. Subdivision plats in the three mile zone must be submitted to the local planning authority of each jurisdiction for approval.

The municipality and county may also enter into an agreement providing extraterritorial (ETZ) jurisdiction over zoning.

The agreement will provide for an ETZ Zoning Commission and Zoning Authority comprised of members of both the municipality and county (the Zoning Authority should have one more person from the county than from the municipality).

An ETZ zoning ordinance must be adopted by the ETZ authority within a year of the agreement.

5.1 Review of Land Use/Zoning Issues

Land Use Regulation

Land use is regulated in the Village by the Building and Planning Department through zoning and subdivision ordinances. The regulatory body for planning and zoning is the Board of Trustees, which is also the governing body. All zone map change requests, major subdivision (three or more parcels), site development plans, and Master Plan amendments must be approved by the Board at a public hearing.

In 1988, the Village decided to exercise its planning and platting jurisdiction outside the Village limits as authorized by state law (NMSA 3-19-5) over unincorporated territory of Bernalillo County. This area is known as the extraterritorial zone or ETZ. The Village has not yet exercised extraterritorial zoning authority (NMSA 3-21-3).

Land Use Types

The major land use in the Village is single family residential/agricultural (71%). Most of this use is for lots of less than 1.5 acres. Commercial uses make up about five percent of all land. Exhibit 4-1-2 illustrates land use in the Village. Similar land uses exist in the extraterritorial zone of the Village.

Density

In general, a density gradient runs through the Village from east to west and north to south. Commercial and 2 dwelling unit per acre (DU/A) residential uses are located along Fourth Street. North and south, across the center of the Village, are 1 DU/A residential uses. Along the Rio Grande on the west side of the Village are .5 and .3 DU/A residential uses. On the north side of the Village are 1 DU/A residential uses.

Plan Implementation

Exhibit 5-1-1: Land Use Acreage

Land Use	Acreage	Percentage
Dedicated Open Space	94.0	3.7%
Agriculture	146.7	5.8%
Agricultural/Residential (>1.5 acres)	720.1	28.2%
Agricultural/Residential (<1.5 acres)	1097.5	43.3%
Multifamily & Townhouse	18.2	0.7%
Mobile Home Park	20.9	0.8%
Commercial	122.6	5.3%
Public	50.9	2.0%
Parks & Recreation	12.1	0.5%
Industrial	2.8	0.1%
Vacant	44.1	1.3%
Transportation/Utilities/Other	108.6	4.3%
Ditches	102.9	4.0%
	2541.3	100.0%

Zoning

About 67% of land within the Village is zoned A-1, or one dwelling unit per acre (1 DU). In the extraterritorial zone of the Village most land is zoned R-1 under Bernalillo County zoning. Other zones in the Village include: C-1, R-2 and A-3. Only about 6 percent of the Village is zoned for commercial and about 5 percent of the ETZ has this zoning. Other high percentage zones in the ETZ include county special use permits for A-1 (10%) and R-1 (9%) zoning. Village zoning is illustrated in Exhibit 5-1-2.

Comparison of Land Use to Zoning

According to an analysis of non-conforming lots and uses in the Village, some 592 acres of land is comprised of lots which do not correspond to the minimum size required by the zoning. The majority of non-conforming lots (490 acres) are A-1 zoned parcels smaller than one acre. A large percentage of lots in the A-3 zone are also non-conforming. Uses that are not permitted under zoning account for 63 acres in the Village. Most occur in the A-1 and R-2 zones.

Exhibit 5-1-2: Existing Zoning

Los Ranchos Zoning



1000 0 1000 2000 3000 Feet

Architectural Research Consultants, Incorporated
November 1999

- Village Limits
- Extra Territorial Zone

- A-1 (1 DU)
- A-3 (.3 DU)
- C-1
- SU-1
- R-2 (1.3-2.0 DU)
- R-3 (1.3-3.0 DU)

- Ditch, Diversion Channel, Drain, Lateral

- Home Occupations as of 1998
- Other Businesses

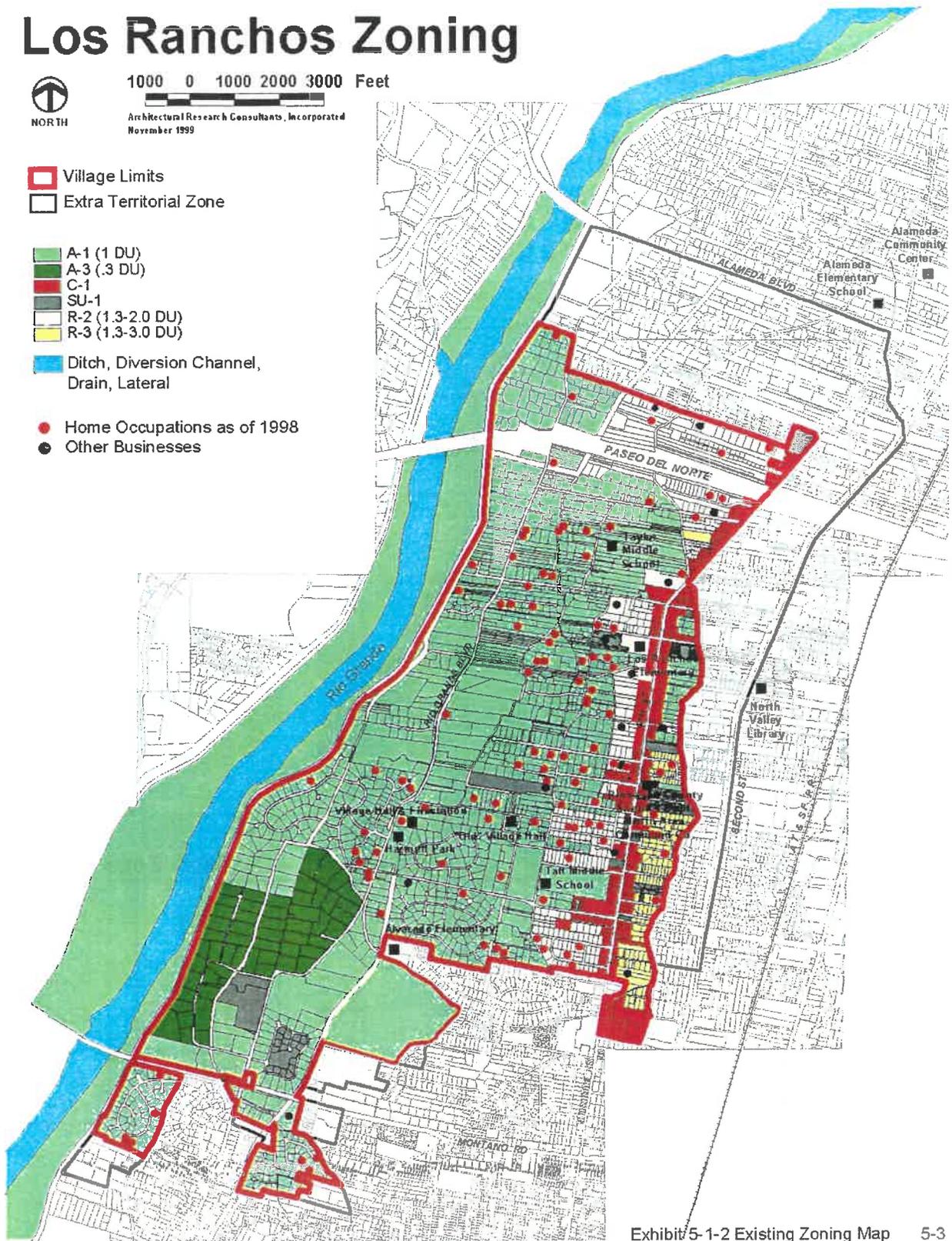


Exhibit 5-1-2 Existing Zoning Map 5-3

Plan Implementation

Exhibit 5-1-3: Zoning Acreage

Village of Los Ranchos Zoning				
Zoning	Acreage	Density	% Village	
A-3		.3 D.U.s	181.0	7.1%
A-2		.5 D.U.s	0.0	0.0%
A-1		1 D.U.	1,706.0	67.2%
R-2		1.3 or 2 D.U.s*	248.0	9.8%
R-3		1.3 or 3 D.U.s*	73.0	2.9%
C-1		1.3 or 3 D.U.s*	141.0	5.6%
SU-1		variable**	86.0	3.4%
ROWs & easements		NA	105.0	4.1%
<i>Total</i>			<i>2,540.00</i>	<i>100.0%</i>

* higher density if lot served by water and sewer
 ** with 30% open space provided, 3 D.U.s permitted

Exhibit 5-1-4: Nonconforming Lots and Uses

Village of Los Ranchos Non-Conforming Zoning					
Zoning	Density	Acreage		% Total Zone Acreage	
		NC Lot	NC Use	NC Lot	NC Use
A-3	.3 D.U.s	53.8	0	29.7%	0.0%
A-2	.5 D.U.s	0	0	-	-
A-1	1 D.U.	490.4	22.2	28.7%	1.3%
R-2	1.3 or 2 D.U.s*	11.7	23.0	4.7%	9.3%
R-3	1.3 or 3 D.U.s*	5.8	5.5	8.0%	7.5%
C-1	1.3 or 3 D.U.s*	13.6	12.9	9.6%	9.1%
SU permits	variable**	NA	NA	NA	NA
		<i>575.32</i>	<i>63.638</i>	<i>23.2%</i>	<i>2.6%</i>

* higher density if lot served by water and sewer
 ** depends on the underlying zoning
 NC=non-conforming

5.2 Proposed Planning Actions

5.2.1 Amend Land Use Ordinances

Summary of Proposed Actions

Actions fall into categories of:

- amend land use ordinances
- design requirements
- promote and recruit businesses
- education of public
- site plan review
- acquisition
- coordination with other agencies
- capital improvements
- identify funding sources
- land use administration
- plan monitoring
- plan review

Policy 1: *The Village will revise its land use ordinances to improve proper development review and administration.*

1. **Revise zoning to ensure uses, densities, and design requirements that are reflected in the Village Master Plan character areas.**
 - higher density residential along Fourth Street
 - Village Center
 - Neighborhood Center.
2. **Amend sign ordinance to include:**
 - sign size and type related to zone.
 - appropriate to pedestrian scale.
3. **Amend parking requirements in the commercial zone for:**
 - appropriate number of spaces and landscaping.
 - remote and shared parking.
 - parking behind and on sides of buildings
 - provide on-street parking or the ability to add on-street parking in the future.
4. **Adopt landscaping requirements**
 - buffer commercial uses from residential uses.
 - require landscaped streetscapes and public spaces for commercial projects.

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5. **Adopt a dark skies ordinance** regulating street lights in residential areas and limiting street light types or use of shielding in commercial corridor.

6. **Revise home occupation review procedures in zoning code** through performance standards.

7. **Create a Village Center Zone and Neighborhood Center Zone with requirements for:**
 - specific commercial uses
 - density
 - FAR
 - setbacks or build to lines
 - height limits at Village scale
 - buffer landscaping and walls for properties that abut residential uses
 - public spaces
 - site plan approval.

8. **Include residential design requirements in zoning code:**
 - setbacks to preserve open expanses and views.
 - appropriate density.
 - placement of accessory buildings.
 - lot coverage to preserve and create private open space.
 - lot patterns.

9. **Incorporate additional mechanisms for preserving open space and agricultural lands** into zoning and subdivision ordinances:
 - cluster development for parcels over 1 acre with a density bonus.
 - land trusts.
 - transfer of development right (TDRs).

Plan Implementation

Cluster Development Recommendations:

- Incorporate cluster option into agricultural and residential zones.
- Increase common open space requirements from 30% to 50% for agricultural and residential zones.
- Provide density bonuses of 25% to 50%.

10. Incorporate additional mechanisms for preserving ditches and agriculture into zoning and subdivision ordinances:

- permit agricultural uses and raising of livestock in all agricultural and residential zones.
- require easements be provided for ditch access and maintenance.

11. Adopt rural design standards for Village roadways other than Fourth Street as part of the subdivision ordinance:

- retain narrow and winding character.
- provide earthen or crusher fine shoulders.
- ensure absence of curb, gutter and sidewalks for residential streets.
- provide space for bikes, pedestrians, and horses along shoulder.
- ensure absence of traffic lights and street lights.
- maintain right-of-way by keeping clear of debris and impediments to bicyclists or pedestrians.

12. Create a Neighborhood Commercial Zone (N) that allows:

- specific commercial uses.
- density bonus incentives.
- provision for parking areas.

Plan Implementation

5.2.2 Adopt Design Requirements

Policy 2: *The Village will adopt design requirements for areas of unique character.*

1. Create design requirements within the zoning code for:

- Village and Neighborhood Centers
- Corridor Roadways
- Character Areas
- Historic District.

Village discretionary review within these areas.

5.2.3 Promote and Recruit Business in the Fourth Street Corridor

Policy 3: *The Village will cooperate with the business community to help promote existing and recruit new local businesses.*

1. Prepare an economic development plan.
2. Foster cooperative efforts between businesses and government.
3. Encourage local banks to provide low-interest loans to businesses.
4. Organize and hold festivals.
5. Establish Village MainStreet program.
6. Recruit appropriate commercial uses.
7. Apply for funding to assist in the corridor revitalization:
 - Route 66 and El Camino Real
 - Community Development Block Grants (CDBG)
 - other.
8. Recruit local business by preparing:
 - brochures
 - site maps
 - directory.

5.2.4 Educate the Public

Policy 4: *The Village, through committees and organizations, shall take the lead in educating residents about important community issues.*

1. Agriculture Committee to:
 - investigate providing tool, machinery and labor lending.
 - market Village products.
 - educate residents through printed materials and workshops.
 - conduct demonstration projects.
 - hold agricultural fairs.
2. Ditch Committee to:
 - identify historic ditches.
 - educate the public through printed materials and workshops.
 - Inventory ditch condition and use.
3. The Village will work with the business community to:
 - organize and hold festivals and special events.
 - prepare a community economic profile.
 - prepare brochures that advertise Fourth Street.
 - prepare site maps for potential businesses.
 - prepare a directory that lists local services.
4. Form a Historical and Cultural Landmark Committee:
 - create and install historic markers that identify historic structures.
 - create a map and walking tour guide that discusses the history of Los Ranchos.
 - host public education workshops.
 - provide historical information booths

Plan Implementation

5.2.5 Site Plan, Subdivision Plat, and Rezoning Review

Policy 5: *The Village will revise its review procedures for site plans, subdivision plats, and rezonings to conform to Master Plan goals.*

1. Require site plan review for all commercial projects according to design requirements.
2. Review new subdivisions for meeting residential design requirements.
3. Review cluster development for open space and to preserve tripas.
4. Review for access to ditches, protection of wells, preservation of agricultural uses and use of native vegetation.

5.2.6 Acquisition

Policy 6: *The Village will identify areas for acquisition through a variety of means.*

1. Identify significant properties for open space preservation.
2. Work with state conservation land trusts to purchase most strategic open spaces.
3. Coordinate property acquisition with capital improvement projects.

5.2.7 Coordinate with other Agencies or Jurisdictions

Policy 7: *The Village will coordinate with other agencies and jurisdictions through joint powers agreements, information sharing, and participation in discussion.*

1. Coordinate with MRGCD on ditch maintenance and recreational use, including prevention of blockage.
2. Participate in regional open space planning for the Bosque and other significant lands through various methods:
 - acquisition
 - land trusts
 - transfer of development rights.
3. Coordinate with MRGCOG and surrounding jurisdictions on regional transportation (Transportation Improvement Program - TIP process) and trails planning.
4. Ensure integrity of master plan in the event that Los Ranchos is absorbed into a joint City of Albuquerque - Bernalillo County government through:
 - Planned district zoning
 - Neighborhood plan.
5. Coordinate with surrounding jurisdictions on exercising the Village's ETZ planning and zoning authority.
6. Continue joint powers agreements with:
 - City of Albuquerque on water and sewer utilities
 - Bernalillo County on extraterritorial platting
 - Bernalillo County Sheriff's Department on police protection
 - Bernalillo County/City of Albuquerque on fire protection.

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7. Coordinate with PNM on consolidation or burial of utility poles.
8. Work with the State Historic Preservation Office to protect local landmarks and sites.
9. Lobby the state legislature for changes to the Greenbelt tax law and explore the potential for enabling a real estate transfer tax.
10. Coordinate with Bernalillo County Assessor's Office on the application process for the Greenbelt tax assessment.

5.2.8 Capital Improvements

Policy 8: *The Village will link its capital planning with Master Plan goals and objectives.*

1. Fourth Street improvements to include streetscape amenities (furniture, bus shelters, lighting, landscaping, etc.).
2. Other street improvements, including traffic calming devices.
3. Install identification and information signage (for historical sites, businesses, and gateways).
4. Sewer improvements to entire Village.
5. Drainage improvements, including french drains and detention ponds.
6. Trail improvements, especially trail linkages and trailheads.
7. Community facilities such as a youth and senior center.
8. Transit facilities, including bus stops and park & ride facilities.

5.2.9 Identify various funding sources

Policy 9: *The Village will seek funding from various sources to implement projects identified in the Master Plan.*

1. Trails funding through State Parks.
2. CDBG funding through Local Government Division.
3. TEA-21 funds through MRGCOG.
4. Investigate establishing a real estate transfer tax for purchasing open space.
5. Consider the formation of a land trust and work with New Mexico Land Trust to purchase significant lands.

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5.2.10 Land Use Administration

Policy 10. *The Village will reorganize the administration of land use ordinances.*

In order to gain design expertise on development proposals, qualified design professionals (i.e., registered architects, landscape architects, civil engineers, and planners) will aid Village staff in review of key site plan applications to ensure implementation of Master Plan policies.

1. **Transfer some land use approval authority** to the administrative level:
 - site plan and subdivision plat review
 - key development plan review
 - design requirements
 - variances
 - signs.

2. **Retain some land use approval authority** at the governing body level:
 - zoning map amendment
 - conditional and special use approval
 - Master Plan amendment
 - major subdivision approval.

Policy 11: *The village will review the Master Plan for applicability and effectiveness no later than 2002.*

Policy 12. *Create a neighborhood commercial zone that allows:*

- *specific commercial uses,*
- *density bonus incentives, and*
- *provision for parking areas.*

5.2.11 Review Master Plan

Exhibit 5-2: Implementation Matrix

Village of Los Ranchos Master Plan Implementation				
Policy No.	Action No.	Description	Plan Element Cross Reference	Agency/Committee Responsibility
1	1	<i>Amend Land Use Ordinances</i> Ensure densities reflect character zones	Residential	VLR-Planning
	2	Amend sign ordinance	Commercial	VLR-Planning
	3	Amend parking regulations	Commercial	VLR-Planning
	4	Adopt landscaping requirements	Commercial	VLR-Planning
	5	Adopt 'dark skies' ordinance	Commercial	VLR-Planning
	6	Amend home occupations ordinance	Commercial	VLR-Planning
	7	Create Village & Neighborhood Center zones	Commercial	VLR-Planning
	8	Adopt residential design requirements	Residential	VLR-Planning
	9	Adopt mechanisms for preserving open space	Open Space	VLR-Planning
	10	Mechanisms for preserving ditches & agriculture	Ditches & Agriculture	VLR-Planning
	11	Adopt rural residential roadway design standards	Transportation	VLR-Planning
2	1	<i>Design Guidelines</i> Village Center	Commerce, Transportation	VLR
	2	Corridor Roadways	Transportation	VLR
	3	Los Poblanos Historic District	Historic & Cultural	VLR
3	1	<i>Promote and Recruit Businesses</i> Prepare a detailed economic development plan	Commerce	VLR & business community
	2	Foster cooperation between business & government	Commerce	VLR & business community
	3	Encourage local banks to provide low-interest loans to local businesses	Commerce	VLR & business community
	4	Organize and hold festivals	Commerce	VLR & business community
	5	Establish a Village MainStreet program	Commerce	VLR & business community
	6	Recruit appropriate commercial uses	Commerce	VLR & business community
	7	Apply for funding assistance	Commerce	VLR & business community
	8	Prepare recruitment tools: brochures, site maps, and directory	Commerce	VLR & business community
4	1	<i>Promotion and Educating the Public</i> Tool lending, market products, brochures, workshops, demonstration projects, fairs.	Agriculture	VLR & Agriculture Committee
	2	Inventory, educate public	Ditches	VLR & Ditch Committee
	3	Festivals, profile, brochures, site maps, directory	Commerce	VLR & business community
	4	Install markers, tour guide, workshops, booths at festivals	Historical & Cultural	Historical & Cultural Landmark Committee
5	1	<i>Site Plan, Plat, Rezoning Review</i> Require commercial corridor plan review	Commercial	VLR-Planning
	2	Subdivision residential design requirements	Residential	VLR-Planning
	3	Review for cluster development	Residential, Open Space	VLR-Planning
	4	Review for ditch access, agricultural uses, well protection, use of native vegetation	Ditches, Agriculture	VLR-Planning
6	1	<i>Acquisition</i> Identify significant properties	Open Space	VLR-Planning
	2	Work with state land trust	Open Space	NM Land Trust
	3	Combine with infrastructure projects	Community Facilities	VLR

Plan Implementation

Exhibit 5-2: Implementation Matrix (continued)

Implementation Policy No.	Action No.	Description	Plan Element Cross Reference	Agency/Committee Responsibility
7		<i>Coordination</i>		
	1	Ditch maintenance, closure, trail use	Open Space	MRGCD
	2	Participate in regional open space planning	Open Space	COA, MRGCD, NMSP
	3	Regional transportation and trails	Transportation	MRGCOG, COA
	4	City-County consolidation	Implementation	COA, BC
	5	Exercise Village's ETZ planning & zoning authority	Residential, Commerce	BC
	6	Joint powers agreements: roads, water, sewer, police, fire, ETZ	Community Facilities, Open Space	MRGCD, COA, BC
	7	Coordinate with PNM on utility consolidation	Commerce	PNM
	8	Work with State Historic Preservation Office	Historical & Cultural	SHPO
	9	Lobby state legislature on Greenbelt Tax law and real estate transfer tax	Open Space, Ditches, Agriculture	NMSL
	10	Coordinate with county on Greenbelt status	Open Space, Ditches, Agriculture	BC
8		<i>Capital Improvements</i>		
	1	4th Street improvements, streetscape amenities	Transportation	VLR, NMSHTD
	2	Traffic calming devices	Transportation	VLR
	3	Install identification & information signage	Commerce, Historic & Cultural	VLR, business community, Historical & Cultural Landmark Committee
	4	Sewer improvements	Community Facilities	COA
	5	Drainage Improvements	Community Facilities	COA, VLR
	6	Trail improvements	Transportation	MRGCOG, MRGCD, VLR
	7	Community facilities	Community Facilities	VLR
8	Transit facilities	Transportation	VLR, MRGCOG	
9		<i>Identify various funding sources</i>		
	1	Trails funding	Transportation	NMSP
	2	CDBG funding	Community Facilities	NMLGD
	3	TEA-21 funds	Transportation	MRGCOG
	4	Real estate transfer tax	Open Space	VLR Trustees, NMSL
5	Formation of a land trust	Open Space	Unidentified	
10		<i>Land Use Administration</i>		
	1	Transfer land use approval to administration	Implementation	VLR-Planning
	2	Retain land use approval by Trustees	Implementation	VLR-Trustees
11		<i>Review Master Plan</i>	Implementation	VLR
12		Create a Neighborhood Commercial Zone (N)	Commercial	VLR-Planning

Jurisdiction or Agency

VLR	Village of Los Ranchos Planning Agriculture Committee Ditch Committee Historical & Cultural Landmark Committee business community
COA	City of Albuquerque
BC	Bernalillo County
SHPO	State Historic Preservation Office
PNM	Public Service Company of New Mexico
NMLGD	New Mexico Local Government Division
NMSP	New Mexico State Parks
NMSL	New Mexico State Legislature
NMSHTD	New Mexico State Highway and Transportation Department
MRGCD	Middle Rio Grande Conservancy District
MRGCOG	Middle Rio Grande Council of Governments

6.0

Appendices

6.1 Summary of Comments from Imaging Workshops

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

Main issues discussed:

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

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

Main issues discussed:

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

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

Main issues discussed:

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

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

Main issues discussed:

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

6.2 Minutes from CAC Meetings

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

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6.3 Socio-Economic Data

Population Trends

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

Exhibit 6-1: Population Projections

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

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

Demographic Characteristics

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

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

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

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

Exhibit 6-2: 1990 Socio-economic Data

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

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

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6.4 Definitions

AMAFCA - Albuquerque Metropolitan Arroyo and Flood Control Authority.

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

CAC - Citizens Advisory Committee.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MRGCD - Middle Rio Grande Conservancy District.

MRGCOG - Middle Rio Grande Council of Governments.

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

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

Open Expanses - open expanses may take on several forms as follows:

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

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

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

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

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

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

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

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

Appendices

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

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

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

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

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

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

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

6.5 Sources

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Appendices

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Sargeant, Kit, *Shining River, Precious Land*, 1986.

Sites Southwest, *Fourth Street Revitalization Study*, 1998.

State of New Mexico, Local Government Division, *Growth in New Mexico: Impacts and Options*, 1996.

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Trust for Public Land, website, 1999.

U.S. Census Bureau, SFT-3A, 1990.

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

Village of Los Ranchos, aerial photography, 1970.

Village of Los Ranchos, data on home occupations, zoning changes, special use subdivisions, building permits, etc., 1999.

Village of Los Ranchos, *Los Ranchos Master Plan*, 1992.

Village of Los Ranchos, Zoning, Signs, Subdivision Ordinances, no date.

6.6 Community and Business Survey/Questionnaire Results

6.6.1 1998 Fourth Street Survey

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

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

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

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

Appendices

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

6.6.2 Planning Questionnaire and Results

Please see the following 55 unpaginated pages.

Administration
344-6582
344-8571

Fax
344-8978

Police (Non-Emergency)
768-4160

Fire (Non-Emergency)
345-9148

Emergency
911



Village of Los Ranchos de Albuquerque

SETTLED IN 1661 • INCORPORATED 1986

6718 Rio Grande Blvd. N.W.

Los Ranchos de Albuquerque, New Mexico 87107

MAYOR
Harry F. Stowers, Jr.

TRUSTEES
Donald T. Lopez
MAYOR PRO TEM

Leo M. Bartolucci
Barbara Chavez
John Sanchez

PLANNING QUESTIONNAIRE August 1999

#5 = %

The Village of Los Ranchos is updating the 1992 Master Plan. This questionnaire is an important step in understanding the preferences of Village residents and landowners for the new 2010 Master Plan. The estimated time to fill out this form is 10 minutes. Please take these few minutes to help determine the future of your Village.

A. The following questions concern RESIDENTIAL AND NEIGHBORHOOD DESIGN

(If you operate a business in the Village, but do not reside in the Village, please skip to Commercial Development on page 3.)

For each of the following statements, please indicate how strongly you agree or disagree by checking the appropriate space.

	Strongly Disagree	Disagree	Neither Agree/ Disagree	Agree	Strongly Agree
1.0 For my <u>immediate neighborhood</u> of my residence, I prefer:					
1.1 More "rural" than "urban"	2	2	5	23	64
1.2 A variety of lot and house sizes	13	12	18	34	23
1.3 A limited volume of traffic	1	2	6	23	66
1.4 General quiet	0	0	3	24	73
1.5 Natural greenery and trees	0	1	4	22	73
1.6 Landscaped yards (including xeriscape)	3	4	21	29	43
1.7 Walled in front yards	15	18	44	13	10
1.8 Other (write in) _____	—	—	—	—	—
2.0 Changes I would like to see in my <u>immediate neighborhood</u> of residence include:					
2.1 Speed humps or other method to limit traffic speed	25	16	16	15	27
2.2 Wider traffic lanes for automobiles	44	28	16	7	4
2.3 Higher speed limit or street improvements to permit faster traffic	54	26	7	8	3
2.4 More night lighting	35	20	15	17	13
2.5 Sidewalks or other pedestrian walkways added	34	19	17	16	13
2.6 Better drainage	7	7	27	36	23
2.7 City sewer (if not already available)	4	3	31	21	38

RESULTS AS OF
8/12/99

B. The following questions refer to the VILLAGE AS A WHOLE.

	Strongly Disagree	Disagree	Neither Agree/Disagree	Agree	Strongly Agree
3.0 Members of my household would like to be able to walk and bicycle safely throughout the Village.	<u>1</u>	<u>1</u>	<u>7</u>	<u>24</u>	<u>65</u>
4.0 I would like street lights on business streets.	<u>6</u>	<u>8</u>	<u>15</u>	<u>38</u>	<u>30</u>
5.0 I would like street lights on all residential streets.	<u>30</u>	<u>24</u>	<u>20</u>	<u>13</u>	<u>11</u>
6.0 I would like the Village to be more identified, by signs or other markers or characteristic features showing where the Village begins and ends.	<u>6</u>	<u>10</u>	<u>35</u>	<u>30</u>	<u>18</u>
7.0 One of the things I like best about the Village is its agriculture, including irrigated pastures, fields, orchards, and vineyards.	<u>1</u>	<u>1</u>	<u>3</u>	<u>24</u>	<u>70</u>
8.0 I would like the Village to have an identifiable "center" in the commercial sector.	<u>8</u>	<u>11</u>	<u>40</u>	<u>27</u>	<u>14</u>
9.0 Preservation of the ditch system is important to maintaining the quality of life in the Village.	<u>2</u>	<u>3</u>	<u>10</u>	<u>27</u>	<u>56</u>
10.0 My household would like to be able to use irrigation ditches for irrigation.	<u>6</u>	<u>10</u>	<u>29</u>	<u>17</u>	<u>31</u>
11.0 My household would like to be able to use irrigation ditches for leisure or recreational activities.	<u>11</u>	<u>12</u>	<u>26</u>	<u>21</u>	<u>30</u>
12.0 My household would use public transportation if service improved.	<u>13</u>	<u>24</u>	<u>35</u>	<u>17</u>	<u>11</u>
13.0 My household would use a park and ride service if available in the Village.	<u>15</u>	<u>26</u>	<u>35</u>	<u>14</u>	<u>9</u>
14.0 Controlled Home Occupations (business in the home) should be encouraged in the Village.	<u>9</u>	<u>11</u>	<u>34</u>	<u>27</u>	<u>18</u>

C. The following questions concern GENERAL PLANNING GOALS

	Strongly Disagree	Disagree	Neither Agree/Disagree	Agree	Strongly Agree
15.0 Preserving and encouraging traditions, historic structures, and archaeological remains in our area is important.	<u>2</u>	<u>3</u>	<u>12</u>	<u>39</u>	<u>44</u>
16.0 Preserving and encouraging the low density, mixed, semi-rural and residential use of the land is important.	<u>1</u>	<u>2</u>	<u>6</u>	<u>31</u>	<u>61</u>
17.0 Ensuring the existence and availability of all services necessary to the health, safety, and welfare of all Village citizens, while recognizing the scale and resource limitations of Village government, is important.	<u>2</u>	<u>2</u>	<u>10</u>	<u>42</u>	<u>44</u>
18.0 Preserving and encouraging a viable commercial district in the Village is important.	<u>6</u>	<u>7</u>	<u>14</u>	<u>45</u>	<u>27</u>

D. The following questions refer to **COMMERCIAL DEVELOPMENT**

	Strongly Disagree	Disagree	Neither Agree/ Disagree	Agree	Strongly Agree
19.0 I would like to be able to buy everyday things close by, preferably within the Village.	<u>5</u>	<u>11</u>	<u>22</u>	<u>36</u>	<u>26</u>
20.0 Should the zone depth be substantially increased at 4th St. and Osuna to accommodate development of a Village Center?	<u>15</u>	<u>13</u>	<u>22</u>	<u>24</u>	<u>18</u>
21.0 The Village should limit the commercial depth on 4th St. other than at 4th St. and Osuna to the current maximum depth of 300 ft.	<u>8</u>	<u>10</u>	<u>32</u>	<u>28</u>	<u>23</u>
22.0 The Village should have architectural controls along 4th St. such as architectural design standards and a sign ordinance.	<u>5</u>	<u>8</u>	<u>10</u>	<u>37</u>	<u>33</u>
23.0 Commercial zoning should be permitted outside of the 4th St. corridor.	<u>30</u>	<u>25</u>	<u>22</u>	<u>18</u>	<u>16</u>
24.0 The Village should create an economic development plan to attract businesses such as a grocery store.	<u>13</u>	<u>14</u>	<u>14</u>	<u>33</u>	<u>23</u>
25.0 In order to increase revenues for the Village, I prefer					
25.1 An additional property tax for the Village	<u>10</u>	<u>22</u>	<u>13</u>	<u>10</u>	<u>5</u>
25.2 Gross receipts tax rates ("sales tax") should be increased	<u>33</u>	<u>19</u>	<u>10</u>	<u>25</u>	<u>7</u>
25.3 Make no change	<u>9</u>	<u>10</u>	<u>27</u>	<u>27</u>	<u>30</u>
26.0 Given the following choices for the future of 4th St. within the Village, I generally prefer that 4th St:					
26.1 Provide me with rapid access to locations within the Village	<u>13</u>	<u>14</u>	<u>27</u>	<u>35</u>	<u>11</u>
26.2 Provide me with rapid access between locations within the Village and locations outside the Village.	<u>13</u>	<u>14</u>	<u>26</u>	<u>35</u>	<u>12</u>
26.3 Automobile traffic be restricted to the posted 35 mph speed limit by "traffic calming" design changes in addition to law enforcement.	<u>5</u>	<u>10</u>	<u>17</u>	<u>42</u>	<u>26</u>
26.4 Be made more "pedestrian friendly" even if that requires reducing the speed of and space devoted to vehicular traffic in certain areas.	<u>8</u>	<u>19</u>	<u>19</u>	<u>31</u>	<u>24</u>
26.5 Be made more "pedestrian friendly", but only if vehicular traffic speed and space are kept about the same as they are at present.	<u>8</u>	<u>17</u>	<u>28</u>	<u>35</u>	<u>12</u>
26.6 Be kept basically the same as it is at the present time.	<u>12</u>	<u>21</u>	<u>29</u>	<u>27</u>	<u>11</u>

		Strongly Disagree	Disagree	Neither Agree/Disagree	Agree	Strongly Agree
27.0	The following best describes my preference for a grocery store or supermarket within the Village:					
27.1	None	<u>30</u>	<u>19</u>	<u>20</u>	<u>11</u>	<u>20</u>
27.2	A small one, about the size of Cilantros now (the Co-op) on Rio Grande and Matthew (10,000 sq.ft.)	<u>17</u>	<u>22</u>	<u>20</u>	<u>21</u>	<u>13</u>
27.3	A medium one, about the size of Furr's at 4th and Griego (25,000 sq.ft.)	<u>28</u>	<u>22</u>	<u>19</u>	<u>21</u>	<u>10</u>
27.4	A large supermarket about the size of Albertson's at Coor's and Montano (45,000 sq.ft.)	<u>40</u>	<u>17</u>	<u>12</u>	<u>18</u>	<u>13</u>
27.5	A very large supermarket, about the size of Smith's on 4th St. (65,000 sq.ft.)	<u>44</u>	<u>18</u>	<u>11</u>	<u>11</u>	<u>11</u>
27.6	A super store, i.e., WalMart (100,000 sq. ft.)	<u>70</u>	<u>13</u>	<u>7</u>	<u>5</u>	<u>5</u>

E. The following questions concern LAND USE AND ZONING

		Strongly Disagree	Disagree	Neither Agree/Disagree	Agree	Strongly Agree
28.0	The following best describes my preference regarding the zoning code:					
28.1	The Village should adopt a zoning code and then enforce the code consistently and strictly.	<u>5</u>	<u>11</u>	<u>18</u>	<u>35</u>	<u>31</u>
28.2	The Village should develop a zoning code that recognizes virtually all existing property uses and then enforce the code consistently.	<u>6</u>	<u>13</u>	<u>21</u>	<u>40</u>	<u>20</u>
28.3	The zoning code and zoning code enforcement are not important to me.	<u>40</u>	<u>34</u>	<u>17</u>	<u>6</u>	<u>3</u>
28.4	The present zoning code and its enforcement are satisfactory.	<u>19</u>	<u>22</u>	<u>31</u>	<u>23</u>	<u>5</u>

29.0 For each of the following kinds of land use indicate whether you would like to see more of it, less, or about the same.

		More	Less	Same
29.1	Agricultural / Residential	<u>51</u>	<u>3</u>	<u>46</u>
29.2	Residential, large lots (at least 1 acre)	<u>41</u>	<u>17</u>	<u>42</u>
29.3	Residential, small lots (less than 1 acre)	<u>16</u>	<u>45</u>	<u>39</u>
29.4	Mixed lot sizes (large/small lots)	<u>21</u>	<u>35</u>	<u>44</u>
29.5	Mixed use (business/residential)	<u>12</u>	<u>49</u>	<u>40</u>
29.6	Mobile Home / Residential	<u>4</u>	<u>78</u>	<u>18</u>
29.7	Multi-family Apartments	<u>9</u>	<u>64</u>	<u>27</u>
29.8	Commercial / Business	<u>22</u>	<u>28</u>	<u>49</u>
29.9	Other (write in) _____	<u>0</u>	<u>0</u>	<u>0</u>

30.0 In the future, what overall housing density, or number of homes per acre, do you think would be best for the area where you live?

	More	Less	Same
30.1 A home on greater than 1 acre	<u>36</u>	<u>17</u>	<u>47</u>
30.2 1 home per acre	<u>38</u>	<u>13</u>	<u>50</u>
30.3 2 homes per acre	<u>24</u>	<u>42</u>	<u>35</u>
30.4 3 homes per acre	<u>8</u>	<u>72</u>	<u>19</u>
30.5 4 or more homes per acre	<u>5</u>	<u>81</u>	<u>14</u>

31.0 The amount of land use devoted to mobile home residential housing should be more, less, or same?

5 71 24

32.0 The amount of land use devoted to affordable housing should be more, less, or same?

17 41 43

33.0 Thinking about your area of the Village, would you prefer to have most houses on lots that are the same size, or do you prefer a mixture of large and small lot sizes? (Check one.)

<u>27</u>	33.1 All the same
<u>58</u>	33.2 Mixture
<u>15</u>	33.3 No preference

34.0 Do you think that the amount of open space in the Village, including pastureland, farmland, and parks should be increased, kept the same, or decreased? (Check one.)

<u>51</u>	34.1 Increased
<u>46</u>	34.2 Kept the same
<u>3</u>	34.3 Decreased

35.0 If you want to see the amount of public or private open space preserved or increased, how should the open space be reserved or increased?

	Strongly Disagree	Disagree	Neither Agree/Disagree	Agree	Strongly Agree
35.1 Purchase by the Village	<u>9</u>	<u>11</u>	<u>21</u>	<u>37</u>	<u>27</u>
35.2 Incentives to private landowners	<u>3</u>	<u>4</u>	<u>14</u>	<u>48</u>	<u>31</u>
35.3 Zoning Restrictions / Incentives	<u>5</u>	<u>7</u>	<u>18</u>	<u>45</u>	<u>25</u>
35.4 Encourage cluster housing	<u>37</u>	<u>21</u>	<u>19</u>	<u>14</u>	<u>10</u>
35.5 Shouldn't be preserved	<u>63</u>	<u>19</u>	<u>12</u>	<u>4</u>	<u>2</u>

36.0 If you want to see additional open space encouraged, should the location be:

36.1 Near 4th St.?	<u>14</u>	<u>18</u>	<u>28</u>	<u>24</u>	<u>17</u>
36.2 Near Rio Grande Blvd.?	<u>4</u>	<u>4</u>	<u>16</u>	<u>37</u>	<u>40</u>
36.3 Other _____	<u>4</u>	<u>3</u>	<u>37</u>	<u>23</u>	<u>33</u>

37.0 If you want to see the Village purchase open space, which of the following would you support as a means for the Village to pay for such purchases?

37.1 Establish or increase property taxes	<u>39</u>	<u>20</u>	<u>11</u>	<u>20</u>	<u>10</u>
37.2 Increase gross receipts taxes	<u>24</u>	<u>13</u>	<u>14</u>	<u>32</u>	<u>15</u>
37.3 Make no change	<u>14</u>	<u>9</u>	<u>32</u>	<u>22</u>	<u>23</u>

F. Please complete the following questions to help the Village in its planning efforts.

38.0 What do you see as the greatest asset of this community; the best thing about living in the Village?

39.0 What do you see as the biggest problem facing our community; the one thing you would want changed within the new Master Plan?

G. The following BACKGROUND QUESTIONS concern existing conditions:

40.0 My household is involved in one or more of the following agricultural activities. (check all that apply.)

<u>30</u>	40.1	Irrigated pasture(s)
<u>31</u>	40.2	Irrigated field(s)
<u>32</u>	40.3	Orchard(s)
<u>10</u>	40.4	Vineyard(s)
<u>67</u>	40.5	Irrigated garden

41.0 Right now, what is the overall housing density, or number of homes per acre for the area where you live?

<u>20</u>	41.1	a home on greater than 1 acre
<u>33</u>	41.2	1 home per acre
<u>28</u>	41.3	2 homes per acre
<u>10</u>	41.4	3 homes per acre
<u>8</u>	41.5	4 or more homes per acre

42.0 What is the most common use of land in the area where you live? (Check one.)

<u>23</u>	42.1	Agricultural / Residential
<u>24</u>	42.2	Residential, large lots (at least 1 acre)
<u>19</u>	42.3	Residential, small lots (less than 1 acre)
<u>18</u>	42.4	Mixed lot sizes (large/small lots)
<u>7</u>	42.5	Mixed use (business/residential)
<u>2</u>	42.6	Mobile Home / Residential
<u>1</u>	42.7	Multi-family Apartments
<u>2</u>	42.8	Commercial / Business
<u> </u>	42.9	Other (write in) _____

43.0 My household uses public transportation

<u>2</u>	43.1	Daily
<u>2</u>	43.2	2-6 times per week
<u>2</u>	43.3	1 time per week
<u>11</u>	43.4	Less than 1 time per week
<u>83</u>	43.5	Never

44.0 Do you live in the Village of Los Ranchos?

<u>95</u>	44.1	Yes
<u>5</u>	44.2	No

45.0 If yes, how many years have you lived in the Village?

<u>13</u>	45.1	Less than 3 years	<u>13</u>	45.4	12-20 years
<u>11</u>	45.2	3-5 years	<u>47</u>	45.5	More than 20 years
<u>21</u>	45.3	6-11 years			

46.0 Do you own property in the Village?

89 46.1 Yes
11 46.2 No

47.0 Do you operate a business in the Village?

21 47.1 Yes
79 47.2 No

48.0 Including yourself, how many people currently live at your address?

48.1 Total in household *
 48.2 18 years or younger **
 48.3 65 years or older ***

* 1 - 12
 2 - 44
 3 - 19
 4+ - 25

** 0 - 26
 1 - 25
 2 - 36
 3+ - 13

49.0 Which of the following intersections is closest to your residence or business?

	Residence	Business
49.1 Rio Grande Blvd. and Ortega Rd.	<u>5</u>	<u>2</u>
49.2 Rio Grande Blvd. and Ranchitos Rd.	<u>10</u>	<u>9</u>
49.3 Rio Grande Blvd. and Chavez Rd.	<u>20</u>	<u>11</u>
49.4 Rio Grande Blvd. and Montano Rd.	<u>10</u>	<u>3</u>
49.5 Guadalupe Trail and El Pueblo Rd.	<u>7</u>	<u>2</u>
49.6 Guadalupe Trail and Chamisa Rd.	<u>10</u>	<u>3</u>
49.7 Guadalupe Trail and Chavez Rd.	<u>13</u>	<u>2</u>
49.8 4th St. and Ortega Rd.	<u>2</u>	<u>6</u>
49.9 4th St. and Ranchitos Rd.	<u>12</u>	<u>27</u>
49.10 4th St. and Osuna/Chavez Rd.	<u>20</u>	<u>45</u>

Asking the following question is to ensure that our responses come from a good cross-section of the community.

50.0 From the following options, which do you consider yourself to be?

73 50.1 White, non-Hispanic
21 50.2 Hispanic
1 50.3 Black
1 50.4 Asian or Pacific Islander
1 50.5 American Indian, Eskimo or Aleut
4 50.6 Other

51.0 If you were to describe the Village as a whole, what terms most accurately represents your image of the Village.

<u>14</u> 51.1 rural	<u>38</u> 51.7 unique
<u>70</u> 51.2 semi-rural	<u>20</u> 51.8 pastoral
<u>10</u> 51.3 suburban	<u>4</u> 51.9 sylvan
<u>1</u> 51.4 urban	<u>3</u> 51.10 arcadian
<u>7</u> 51.5 bucolic	51.11 other _____
<u>15</u> 51.6 countrified	

OTHER COMMENTS OR SUGGESTIONS:

THANK YOU!

If you prefer to answer the questionnaire in Spanish, or if you are an individual with a disability who is in need of a reader, PLEASE CONTACT the Village Clerk at #344-6582 as soon as possible.

Other Comments or suggestions

Questions such as this are what give the village a black eye to the rest of Albuquerque.

Don't throw money away fighting bridges. We need one every mile.

We are 15 minutes away from any major shopping area. We do not need any new commercial businesses in our residential village. No new growth.

El Pueblo Rd. between 4th and Rio Grande is in need of reshaping traffic use. Historically the road allows for traffic flow for the large commercial vehicles (tractors, large semi's, etc.). They use El Pueblo because they cannot utilize Paseo Del Norte. Need to calm traffic and use on this road.

Please consider burying the power lines, they are hideous.

Potholes and larger holes in roads should be fixed more promptly, but I guess that's the city's department.

Make 4th Street two lanes. Push rapid traffic to 2nd. Make 4th a beautiful city center instead of the ugly, unsafe one it is now.

Get a mayor that will enforce zoning and not cater to special interests.

We need good bike paths; walking paths; horse paths. We need all the open space we can save. We need to keep out large businesses. We should preserve our acequias at all costs.

Please don't change the 4th Street corridor, except to add a grocery store, bakery, etc. for the taxes. Don't tear it up again, please.

We live in a beautiful area of the Southwest. Let's preserve what we have. Don't let politicians and government ruin it.

Need speed bumps to control traffic on Chavez Road.

Keep village roads and streets in good repair.

Lower property taxes. I own my home but I feel I pay rent because the taxes are so high. Very hard to do on a fixed income.

Also remember there's a large group in Los Ranchos that are on a fixed income and not a high fixed income so any more taxes is very frightening.

The traffic light at 2nd and Osuna is way too long for East-West traffic. Who controls this? Keep commercial development off Rio Grande. The best addition to the village in the last 5 years is Casa Rodena Winery. This is the sort of non-intrusive business we need. We enjoy their products.

Why do we have the same laws and rules as Albuquerque. I think we are capable of making rules to fit our rural area.

I would like to see the village community find ways to assist the schools within our boundaries. Indirectly it would improve the village.

Ban mobile or modular homes.

Most of the businesses and "fun stuff" are West of 4th. Us folks East of 4th have no safe access for ourselves or our children.

Need zoning equity. Don't forget there is a difference between empty lots growing weeds and accumulating trash and a well thought out attractive, useful open space.

I think cluster housing will become high density. Don't let new housing ruin old neighborhoods.

Strongly disagree with expanding any more business venture on 4th and Osuna. Traffic is too much already.

Large commercial stores are within a short distance from our community. We don't need anymore.

I am new and just renting, but would like to stay for a long time.

Find something better to do. Los Ranchos is fine as it is.

Thank you for soliciting input from residents. I love it here but hate the junk around some people's houses.

There is no excuse for living that way! A small house can be tidy with a little personal effort.

Good luck! We need to find limits to growth on all levels of our societal life - a challenge!

Enjoy Farmers and Crafts market. Provides the only public "commons" where people gather, linger talk together.

It helps make the Village a village.

We must limit traffic on 4th Street or Widen 4th Street to include safe walkways for all children. It is becoming too dangerous to even drive on for those who live in this village please make this issue a priority.

The legislature has passed a bill to tend sewers. We have a pump every other month (La Senda). When are we going to get sewers. There are sewers all around us (Ranchitos, Guadalupe Trail and Chamisa) so hook-ups are not far away!

Good luck.

We love it here. We appreciate all the hard work and thought that was obviously put into this survey.

Require continuation of having Village offices open the entire business day; continue hiring qualified, responsible professionals. Our families need a community center. Our commercial area needs a post office and a grocery store!

I acknowledge the thoughtfulness and work of the citizen's advisory committee. Ideally, increasing property values along 4th would help accomplish many goals; typically a greater investment yields a commitment to a nicer looking property, profitable business, etc. The goal to salvage the land without increasing housing, traffic and the population is worth every effort possible that does not drive property taxes higher.

Presently, I am not happy with the low speed limit (25 mph) on Rio Grande Blvd. Also Rio Grande needs a bicycle path. I have encountered very close accidents relating to bicyclists and motor traffic using the same narrow two lane road.

To understand the zoning questions and to make reasonable responses to your questions. I would need some background information, such as what are the current zoning regulations and how are they enforced; also a pro/con discussion of 4th Street issues would help me understand the issue more thoroughly.

I would like to see a bike/horse lane on Rio Grande and sever limitation of commercial development; although I am not opposed to the B&B development at Rio Grande and Montano.

The current zoning of 4th Street commercial properties limiting the commercial depth of 300 feet is stifling the expansion and development of the area. If the Village does not want to allow the commercial properties on 4th Street to prosper, then the Village should give them back to Bernalillo County.

Develop a network of "horse trails" which inter-connect to Bosque and Guadalupe and Montano to North Village limit. Only a few easements are required. Then publish a trail map and mark the trails. The Village should do more weed control.

The semi-rural nature of the Village is gone cannot be required. The suburbanization can only be slowed so as to minimize the trauma on those of us who are old enough to remember the Villages past.

Dietz Farms residence. Feel abandoned by Village. Cut off by Mantano.

My daughter has seizures. She doesn't like boom boxes. So its quiet here. The more traffic, the more noise.

Most of the time it is a good place to live.

Upgrading the 4th St. corridor; get some of the run down businesses to try to upgrade.

Thank you for your hard work.

Put a limit on ordinances.

The Village is becoming a wealthy suburb. It's inevitable considering our proximity to a major metropolitan area. More needs to be done to control noise at all hours. Especially car alarm noise and boom box noise. It is hardly bucolic or pastoral with purposeless electronic noises consistently in the environment.

Maintain parks as parks for children to run and play, adults to walk and exercise. No unnecessary buildings.

Maintain grassy area, walkways, trees and shrubs. Thank you for listening!

The Village is doing just fine. Let's make it even better.

Happy. We don't need a damn post office.

Hopefully all residents in the Village were mailed this questionnaire. Fairness is so important.

Increase speed limit on Rio Grande (at least 30 mph). Don't change 4th St. so that it can not handle traffic volume. Don't force traffic onto 2nd St. to avoid single land flow/delays.

We should have a golf course; that would make us unique.

I am a 73 year old female and our alley is infested with tall weeds. I can't clean the alley as I have arthritis. I try to keep the weeds out of my yard and mowed.

The Village should encourage or zone for light shielding to lower light pollution both in residential and business districts. Underground utilities should be considered. Do not expand 4th ST. Preserve and enhance the ditch system.

I didn't like having the Montano Bridge pushed through, but it was down right stupid to insist that it by-pass Rio Grande. If you really wanted rapid access to the rest of the city. The Village has consistently chosen isolation, what's the beef now?

I am pleased the questionnaire came to our homes, most people would not go to a meeting to give their views. This way you get a better picture of what the majority of the residents want.

Need access onto Mantano from Rio Grande Blvd.

Overall, good questionnaire (some notable exceptions).

Stop increasing density!! The value of the Valley is larger plots of land. We do not want to look like the NE Heights!

Question 14.0: business in the home is ok provided that customers do not come to the residence i.e. the business owners go to the customers home as meeting place.

Don't force an outcome for the area. Be patient and listen to residents.

The Village needs unbiased officials to administer Village departments without political influences.

My home is in a cul de sac in Dietz Farm (East of Rio Grande) and in the 30 years we've been here, there is always disagreements-agreements between City and County as to which should answer an emergency call from here. I would like to see them each have it clear that we are in the County and as such the County should respond now when they are called. A life could depend on this! There have been cases where by the time one of them arrives, the crises is over. We also need more patrolling here. My big request is for a city sewer system. Before the elections, I was told this would indeed be a priority - still waiting. Thank you!

I don't like people changing residential areas to commercial or using residential for commercial. This does not include home offices. Home offices are fine.

Use 4th and Osuna for them development center i.e.. Old Town and get specialty shops catering to rural atmosphere. Get rid of the Family Center and Taco Bell's of the world; there are plenty of these close by. The subtle lines of our pueblo, Territorial and ranch-style homes make them timeless. Please discourage construction of the architectural "fad"-psuedo-mansion look-a-likes being built by developers all over the country. I feel we'll all be happy in the future. In your next mailing, how about a map (with some zoning descriptions) of the Village? I'd love it!

Small businesses should be encouraged. Maintain the village the way it is.

I have had a problem; the city will not let me tie into the sewer and I don't understand why.

Consider a diversified medical practice/complex. Think of gross receipts! Part of the problem of answering these questions is how they are worded. Too heavy emphasis on the now, not enough on the future.

If at all possible could the Village help the North and to get sound barriers on the Paseo Bridge, it would help so much. It can be done since Paseo project is being done on East side. After that, the state will not even address it. Please help us Mr. Mayor.

I urge the Village leaders to take caution in revising the "master" plan. Certainly in time, some revamping will become necessary, but lets not make it the "once was" master plan.

We appreciate your foresight and planning. The "regional gathering" that generate input from appropriate sources!

More hiking/biking trails or routes connected to other areas of the city. Access across ditch to riverside bike trail. Your form is much too long. Many people won't respond just for that reason.

Some didn't understand: I think the Village should remain how it is. For the sake of the older residents. If major residents are to be made it should be up to the older residents. We were very happy how it was when we first moved here.

Thanks for soliciting our opinion! As a household we are very opposed to continued development in the Village, particularly anything of high density. We continue to be upset at how the Village administration the Anderson field development:

Make sure residents cut weeds, etc.. We definitely need a grocery store around Guadalupe and El Pueblo.

We need a couple of avenues to leave and arrive smoothly. 4th and Osuna and 4th and Montano, not in Village. Delete supplementary policing (sheriff) as we can't afford it (less than one man per shift).

Should we consider joining county and city merger?

Anybody that builds or rebuilds on 4th should set back at least 40 feet and also donate or allow us of 3 feet for pedestrian walkway. We certainly want to keep traffic low on 4th, 4th should be a destination not a thoroughfare. Second Street should be 4th St. thoroughfare boulevard.

Is a village pool a possibility? Please have more community functions at the park near Town Hall.

Road bumps are not necessary if you patrol the roads. You are over working, why are you so concerned about changes in the Valley? Soon you'll stop people from hauling animals and a garden. If someone doesn't like animals, he should move to the East Mesa.

Clean up the streets! How can we maintain litter control on bike paths and streets? Who do we call? Is there a clean up service? What about weed control?

We need another video store now that the one in Northdale closed.

You can not please all the people all of the time. My hat is off to those who try to accommodate the many wishes that are encountered.

You guys have a hard job. Good luck.

Would like to see more and have gated community. I believe we have the opportunity in my area since our street is a dead end. Also prevent diesels from coming into our neighborhood from Albuquerque. Big trucks think it is a through street.

I prefer speed bumps only one on the East side of the ditch and one on the West side of the ditch to keep cars from jumping the ditch.

Very thorough survey.

Find Mayor very non-responsive to direct communication. Need to elect better government for Village.

Please, please, please put several speed bumps on Guadalupe Trail between El Pueblo and Ranchitos!!! Even the buses speed!

Please work within the budget. Don't raise taxes!

Any possibility of cutting down some of the noise from Paseo del Norte? Maybe some small restaurants in the Village.

I enjoy living in the Village.

Your questionnaire seemed very thorough for an information gathering phase.

I think the ditch/walking areas are great ideas, but two years ago my daughter was attacked by an unknown teenage male while she and my son were playing at a ditch near our home. I am very thankful that soon afterward the sheriff dept. began their patrols on bicycle. I am very much in favor of maintaining/increasing law enforcement presence in our community. After the incident described above, my children have been wary of approaching and using the ditches, though they are now 12 years old. In some ways they are even wary of venturing outdoors unless I am with them. I would support programs that enhance the safety and security of our residents without losing the rural feel of the village. I miss the days of my childhood where neighborhood children played in the streets and friendships were made easily. If we can, we should be fostering that type of community in our village.

I wish we could keep motorcycles off ditches and bike trails. Area hidden drawbacks to the trails and ditches.

Horses and pedestrians are great!

The questionnaire focuses on 4th St. but because Montano is closed to us our only reasonable access to 4th St. and Village center is via Rio Grande. The 25 mph speed limit discourages our participation in the Village.

Is a lot of this mute considering the city/county consolation? Can we preserve zoning when our merge? Your questions don't ask if you would support cluster housing in order to preserve open space.

Need more bike trails, jogging trails to connect with City of Albuquerque system.

As more residents move into the Village it seems to be losing its rural atmosphere and also its friendly atmosphere.

Through traffic on 4th St. should be discouraged.

We need street improvements, bike trails. Less catering to those with power and/or money.

Clean-up 4th St. with a strong, well defined building codes. No tin buildings, no illegal signs. Drainage system on 4th St.

This continues my thoughts on Q.39. There is no "Village Center" and never will be in the sense that there is no "main street". This is because this "Village" was patched together 40 years ago. It didn't even develop as a town with commercial and government entities in a centralized location. To me, it makes far more sense to create a small commercial center along with the much desired post office at the site of the Village offices on Rio Grande, then to artificially create a "center" on 4th St.

Q.23 Commercial activities be allowable in non-commercial zones. Q.25/27 Gross receipt tax base needs to be expanded. Q.29 Land use is tied to zone code. Allowable in appropriate area. Q.32 Affordable housing needs to be well designed and constructed to avoid future problems.

Part of the charm and part of the problems of the Village come from its being so eclectic!

Two or three speed bumps on Chavez to slow traffic. Bike lane on Rio Grande Blvd.

Los Ranchos is like an oasis in an otherwise colorless, ill planned city. If we don't preserve it now, as Albuquerque grows, the Albuquerque "plan" or lack of planning will overtake and suffocate the Village.

Please don't let rich people drive us off our land by increasing property values and subsequently higher property taxes. Is anybody listening?

Maybe a little more police patrolling at night.

No more metal buildings or chain link fences allowed for 4th St. Businesses like the Tortilla Factory should not be allowed to grow any larger at its present location.

We moved to the Village because we like it the way it is, not to change it. We need to enforce speed limits!

Traffic speed on Rio Grande Blvd. Is excessive for those who use it as a short cut or pass through!

The more government we have the worse things get!

We need to stop further development of land. Preserve what's left or we will no longer be village. We need to make Rio Grande Blvd. Unattractive to commuters who just use it to drive back and forth. Enforce speed limit; add stop signs; add speed bumps; dead end at Ortega or Alameda.

Thank you for this opportunity to participate. I did, however, find this questionnaire to be overly long and in some cases confusing or unclear, but appreciate your efforts.

We would like more lines at 4th St. that they can show.

I regret access to Mantano from Rio Grande on a daily basis. Any way to get access?

Consider demolishing large section of 11th to make a desirable village center.

The quick response of our police especially animal control offices. We in the Dietz Farm area appreciate the good care we receive from you all.

Please bring back the 35 mph limit on Rio Grande Mr. Mayor!

More frequent access lanes to the Bosque bike system.

Community center would be nice! Low wattage, aesthetically pleasing street lighting. Official signage should be multi-lingual.

When you let someone put a mobile home on their land for 3 years stating it is for helping a elderly person and not following up 9 years later. You make rules, enforce them! Thank you.

Keep preserving and promoting the Village. How quietly can you achieve your goals.

Motorcycles need to be kept off ditches. It's horrible and daily racing occurs.

There is an illegal trailer parked across from 320 Vineyard for many years; why?

Village staff is non-responsive to "mundane" complaints - discourages citizens complaints.

Don't make changes for changes sake. Be responsive to all in the Villages. Help old-timers preserve way of life. Resist gentrification.

This was a good questionnaire which covered the important issues. Please keep us informed as the results of the questionnaire.

Let's move this Village into the 21st century in a realistic way.

I feel that it is important to keep the Village a low density, unique, country like area as it is now.

What can a person do when people stop to eat lunch in front of your acreage and leave the trash behind? Also what can be done about the people that speed in there cars on Bledsoe Rd. that almost ran down children, some of our elderly taking their walks and some handicap such as myself. Some of speeders are the construction workers in the area.

Don't destroy what the history has given us. Tradition is important but 4th St. is a mess!

Good job. Thank you. What is wrong with the current master plan?

You need to print your offer of Spanish questionnaires in Spanish for it to be effective.

Northdale could be made very attractive and enticing to better businesses if it were dressed up. Sidewalk bricked; all buildings are adobe color; all signs similar. No garish colors or signs.

How about a meeting with area neighborhoods. We need to really discuss our problems outside of regular ones!

Need more time with you.

Grandfather clauses need to be enacted because the older residents have made the foundation of what the image and beauty of the Village is. Rio Grande Blvd. Residents seem to have higher preference in the Village concerning our Village government. We need a broader representation of all family incomes that reside in the Village.

For 4th St. commercial property to prosper. Fourth St. should be people friendly! And many more residences are needed i.e.. Smaller lots, more density.

A very unique village through good planning rural and commercial can work also rezoning should not be changed easily. Commercial should be on a North/South plan not East/West.

Lets change name of Chavez Street to Chavez Road. We need full service post office. Surely our federal taxes from this community entitle us to a post office. What can we do. Going to Veranda for service is obscene and parking very dangerous.

People choose to live here because of what it is. Don't try to implement things that change it to something else!

Enhance what we have. Keep it simple.

Stop passing new laws. They only cost money and make us like Albuquerque.

Who designed this questionnaire? It looks biased and I think zoning should be adhered to but considered as under the ordinances prior to this administration.

Keep as it is. I have been here 30 years and have enjoyed ever year. Please leave as it is now.

There is no reason - safety, engineering or other - for Rio Grande to be 25 mph at this time. All other speed limits are appropriate.

I would like to see the development of a YMCA like facility in our area.

When the Village was incorporated in 1958, I think that they wanted to keep small and rural. We don't need all the bureaucracy.

Maintain diversity (ethnic, economic, historical). Maintain ditch system and encourage agriculture. Expand growers market.

Should have an annual questionnaire.

We want to have a politically involved community!

I enjoy living in the Village and I would hate to see it become like the Heights. I prefer it to be like a small town.

After the county has reassessed our property, it is going to be hard to pay the taxes on their new assessment and so I don't feel like we can afford any more taxes.

We like it just the way it is and don't want anymore changes!

Parts of the Village adjoining Albuquerque should adopt similar ordinances: no burning of weeds and trash.

Community center/senior center for Village is needed.

I object to homes renting out tool sheds, chicken houses, huts to individuals. Most of these "huts" are not going to be hooked up to sewer or water.

How about charging the speed limit on Rio Grande from 25 to 30 or 35 mph.

Higher taxes on indigenous landowners forces undue stress on their budgets and allows only the wealthy to own large plots of land. Taxes need to be avoided for this purpose. The purpose of government is to provide public safety and upkeep of roads and streets. Consider small sales tax increases instead of property taxes to provide these services.

Repave Pueblo Solano Road so that it does not pond up when it rains and forget the rich people once and a while. Lower taxes for long time residents. Don't lose all the small old home on Guadalupe Trail, etc.

The intersection of Guadalupe and Chavez needs a crosswalks and a police officer to watch for people running the stop sign.

I think this terms Mayor and Council have made a lot of progress. More attention to bike trails and more attention to enhancing businesses that pay gross receipts.

I live at Chamisa Park.

More emphasis on the sale of local agricultural products.

Everything is fine the way it is?

Eclectic life-style no important for raising children.

Please keep our police and fire departments in tact!!

The traffic on Rio Grande is terrible! So many cars and they don't do the speed limit!

Finish mater plan and get approval before revising zoning code. Bring back the Cottonwood logo.

Officers of the law need to take calls for domestic violence very seriously, respond quickly and sternly!

We'd like it to be rural just the way it used to be. I feel we were all better off before Los Ranchos became a village and had a mayor. There was a time when people though that the Heights was the place to live and that only the poor lived in the valley. now its the reverse with outsiders coming in a building their huge hones and raising property taxes for all the life long residents. They stay as long as they have a job here and then they leave, leaving us who have lived here all our loves with have to pay higher property taxes. That's just not right. Please remember that probably 75% of business on 4th St. is by people who do not live in the Village and are of moderate income. If you try to be like Nob Hill, you'll lose that more. Also according to 1990 census, 25% of the Village is below poverty level.

Most people I talk to are quite happy to live in the Village of Los Ranchos.

The Village will lose its special qualities of peaceful and unique if the master plan continues to allow development. The Village area is only so large and that means people who desire to move here should find an existing property or move somewhere else. We cannot accommodate them.

For the most part this is a very good questionnaire!

The Village is unique; preserve open space, acequias. Develop a Village center.

We need either a committee or board that understands implications of traffic/transportation, zoning, planning. We need some level of professionalism. Please...

Commercial growth is fine but overdoing would not be favorable. I think the Los Ranchos Village area is one of the safest, preserved, cutest, refreshing area of all of the Albuquerque community.

Ditches (ditch banks) need to be reinforced and maintaining to support safe walking and horseback/bike riding.

Less pavement such as widened shoulders on 4th other roads here would add to rural rather than urban character here.

Stop administration growth and expense!

One acre minimum; house should be the standard for the entire village. The Village is making a terrible mistake by letting homes along Ranchitos and Chavez (between Guadalupe and 4th St.) build so close to the road. You'll be sorry!

Thanks for involving our community, even though I live in a trailer park. Please no more.

Better assistance from Village Hall. More lights on 4th.

Please keep any large, mega-size grocery stores out of the Village. It will destroy the Village. People who want them should move back to the Heights!

Tax breaks for senior citizens, long time residents and families to encourage agricultural or open land. I am seeing areas in Farming area going downhill with lots of double wides plopped on what used to be irrigated land. I like the place and quiet and open spaces. I am leasing right now, would buy property out here if it remains as is or not much change. Don't want it to get too busy or crowded.

Who in the world is responsible for this questionnaire? Get a life!

We are slowly losing the unique rural setting that we have due to construction of more houses and the Paseo del Norte road.

The best thing about the Village is the open space that we used to call Anderson Field now purchased by the City.

The Village is a beautiful place to live and raise a family. We hope we can keep this rural area for other generations to enjoy. The increased traffic on 4th St. has made this part of the Village very dangerous. I hope we find a way to preserve our unique heritage and preserve this quiet little corner that some people seem to want to destroy by bringing in traffic, lights and big businesses. Why do we have a business on 4th St. that has barbed wire on its perimeter? This is an embarrassment and eyesore. Who gave Taco Bell its license. They should be severely chastised and forced to eat gorditas for a month.

I don't believe zoning is a very big concern right now. I believe traffic is a biggie.

Thanks for doing the survey.

Need enforcement of clutter on front yards.

Please do not change the Village. We are very unique. Rich people moving into the neighborhood want to change it. Make it into the same thing they just left. If we let that happen, they will move again.

I fear that monies offered by developers will result in the loss of the North Valley's unique, New Mexican charm and that it will eventually resemble the ugly, monotonous sprawl of the Northeast Heights. It's will be bought for some quick bucks. We hope the Village government will work to preserve and enhance the wonderful qualities that brought us here.

Government has to start somewhere, but these surveys are manipulated to get percentages slanted to allow government to do what it wants and money dictates this as policy.

I should sue your asses for the whiplash my spouse got going over your speed humps!

I think the Village should have some control over private lanes. One land owner should not be able to dictate to others.

This questionnaire makes me sick to my stomach. I find the questions personal and irrelevant. Why can't the money you pay this Village Planning Officer go towards giving the grounds keepers a raise. I really see their hard work and accomplishments in a more useful end. No thanks for the questionnaire; you are 30 years too late.

Thank you for your time and dedication underlining direction. Keep Village rural and low density!

I think the Village should think about the children of our community because they are our future.

Please discontinue any junk accumulation on any property. I mean a junk yard.

There is absolutely no way this questionnaire can be completed in 10 minutes. If thought is given to the answers, which I'm sure is preferred, it takes about an hour.

We need a much stronger voice when it comes to making decisions for our neighborhood. It seems everyone else matters but us. And I also think those with land should hold on to it instead of selling it off for more homes to be built. Let's keep our neighborhood rural, quiet and peaceful.

Sidewalks, drainage, lighting and find something for the older kids to do other than drink or party.

We need a boom:box, low cars ordinance with the people willing to enforce it.

Whatever we do, avoid property owner's associations and the like with architectural committees of know-it-all busy-bodies acting as bureaucratic obstacles to being left alone to do whatever is legal!

Please leave things as they are.

You mailed this out too late for proper consideration and return back by 8/20. I suspect this will cause a decrease in responses and skew the results. I disagree with my wife on this one. A tax base for needed improvements requires a commercial presence paying gross receipts tax. However, I think that center should become the "produce basket" of Albuquerque. I would love to see us use our land and water to grow substantial quantities of produce that would be sold in open air markets interspersed with other businesses along 4th St. The Village could become a favorite shopping area for fresh produce and other agricultural products from within our borders. The model I have in my mind is of street side businesses, open air cafes and large parking lots located behind, much like Old Town. We've got the resources and there seems to be widespread support for keeping the Village rural. What better way than to build on our agricultural roots.

Keep up the good work in seeking input from Village residents! (see attached)

Our main problem as to appearances, atmosphere is 4th St. It gives the impression of a rundown part of Albuquerque.

Smaller lots and cluster housing and mobile homes will only bring down property value and the image of the Village.

The Village needs to work with the county zoning to reassign house numbers. Some of the homes are very difficult to find due to the house numbers not following an order. This might mean the Village taking over the private roads. I am interested in discussing this with your planning committee.

Keep up the good work!

Sewer line to El Portal.

Would like library/center.

I think we need to develop our "niche" capitalize on our wonder history. Create a fiesta from some traditional event like a "Matanza" or "Tardita." Develop a Village product and have it produce at several locations for the various products i.e.. Grow roses. Create a livable community that can sustain itself economically, environmentally and socially. We need to plan what we want the Village to be, come up with strategies to carry it out. We need to participate in shared vision and the cultural tourism meetings. We can learn how to attract business and tourists to our area (right now we have tours through our historic gardens). Erda Gardens has visitors from all over the world. If they could get the community to offer lodging during the summer they could bring in more interns to help work.

I expect that decisions have already been made and that this is a gesture only.

We enjoy the use of ditches as walkways and open space, but feel they are poorly maintained for this type of use.

Can improvement to control vegetation and erosion be made?

We appreciate your efforts in getting this information. Glad to have the Co-op and Double Rainbow coming to the neighborhood and want more like minded businesses. Would like more children oriented activities at the Park.

I would like to see the traffic on 4th St. controlled especially at the 4th and Osuna Interchange. Make it less dense and also include some speed bumps on residential streets leading off of 4th to discourage overflow coming on to these streets where there are children.

Safety of pedestrians on 4th St. A pedestrian retail strip from Osuna to Ranchitos.

Why wasn't this done years ago.

Please leave 4th St. the way it is and quit wasting our money on these grandiose ideas of development. If you want to improve the Village, get a crew out to chop weeds (please, no herbicides).

There are plenty of grocery stores nearby. If the people of the Village decided they had to have one, I would suggest a very small one like the Grocery Emporium on Girard. It fits into the neighborhood and has high quality items. I think a larger store that would have to compete with Smith's or Cost-co would be a mistake.

Horse country! Let's enforce those dog leash laws!

We need a bike path on Rio Grande. Keep ditch paths open for walking, horses and jogging.

Speed bumps on Rio Grande and four way stops at intersections.

Our community has an opportunity to establish an identity and create an ideal living/business environment.

Proactive leaders need to push our development to the next level if we are to create that environment.

That older parents may have the right to build or utilize trailer space for caretaker children on property size of greater than one acre, but less than two acres.

We would love to see the 4th St. Chavez and Osuna intersection straightened out and to have a beautiful shopping center with a Village of Los Ranchos country look and atmosphere at this intersection and see the looks of the 4th St. corridor much improved to have a Village of Los Ranchos look.

Let's get a community pool built and broaden Rio Grande Blvd to allow for a bike lane both ways.

Our street, Dietz Place, East of Rio Grande, desperately needs speed bumps. Both sides of the hill over Griegos irrigation ditch. There have been four known accidents; it's only a matter of time until there is serious pedestrian injury. Thank you for the opportunity.

I feel that we're better off before we became a village.

The clock at City Hall is awful; should not be allowed without a community vote!!

Fix the Chavez Road and 4th St. intersection! We are "trapped" in the Valley.

We are unique because we live and let live. Saving part of Anderson Field was a miracle by the coyotes are gone. Because we are so very near to the oldest continuous fly way in the continental U.S. (Rio Grande) we have a special responsibility to remember the plants and animals who live near that river. Thank you for doing this survey.

Do not want an Albertson's on 4th!

Please keep the country setting - rural feel in the community.

I think we need our own post office.

The Village is abundant in history. Some roadside emphasis of that history would be nice. For instance, the North-South routes: 4th Street was probably Route 66 from 1926 to 1937. Likewise, Rio Grande, Guadalupe Trail, 2nd St., Edit, to name a few, many have a significant historical past. And, of course, there are the many historical sites... Thank you for this excellent questionnaire.

I feel the Village is a special place and has tremendous potential with the right development plan.

If you are going to allow some developers to maximize their acreage then we all should be able to do it equally.

Fairness is always best. P.S. No one ever returns our phone calls Mayor.

Let's stop growing and put speed bumps to reduce speed.

Q. 50.0 is irrelevant. Q.25 - tax incentives for new desirable businesses.

Thank you for all of your efforts.

I prefer the Village as it is but with less Village services and no grand plans.

The bike trail along the main ditch is wonderful and highly used but insufficient. The objections of selfish property owners along Rio Grande should no longer be tolerated as obstacles to development of a trail.

Perhaps tear down old commercial area and replace with new state of the art buildings on these choice sites.

We seem to have had a decent plan with good fire/police protection before the needs of the 4th St. business community became paramount and the administration quit listening to the residents.

The Village should actively participate in the plans for city-county consideration.

Waste management sucks. The old system with weekly recyclable pick up worked better. Now you never know when they're coming.

Keep up the good work.

Bigger is not better. Clean up 4th St. a bit. Stop spending outlandish amounts of money at Village Hall; remember, this is not a little kingdom, it's a Village.

Please help us reduce urban sprawl and maintain or reduce population density.

Encourage residents to adhere to policies in effect. Purchases of land by government should be discouraged.

Please keep the speed limit on Rio Grande at 25mph and enforce it more strongly. Please make the street sign much larger for Chavez Rd. at the corner of Rio Grande and Chavez. Dozens of cars per day miss the corner and then run around in our driveways. Thank you.

Please work to retain the beauty of the Village. Agriculture, animals, large pieces of land, etc. Are important and can't be brought back once we destroy it.

When hundreds of residents appear at meetings, over and over and over to express objections to zoning changes and the zoning is changed to suit one business owner it looks like payoffs are behind it. This has been expressed by many residents.

Unique features of the village that deserved to be enhanced such as irrigation ditches and pathways along the ditches, friendliness to animals, accessibility to urban services, businesses and culture, sidewalks and lights along 4th St.

Instead of more shopping on 4th and Osuna, why not put in parks, play area etc.? Like the plaza in Old Town for instance.

Abolish all speed bumps. Please don't put street lights on residential streets!

New recycle regime is not good. Every other week might be ok. We are putting recycle in trash when blue boxes fill up due to current schedule.

I have a concern regarding creating more shopping on the SE corner of 4th and Osuna. Northdale has many empty stores now as does Guadalupe Plaza. Why more shopping areas when businesses aren't moving into existing commercial sites?

The 1992 Master Plan was adopted after much public input. To come back 7 years later and suggest it needs to be scrapped sounds to me like an attempt to change the plan so it can justify increasing development. Smaller than 1 acre lots, mixed lot size developments and multi family housing should be concentrated on streets with direct access to 4th St. and never approved on Guadalupe Trail. Guadalupe Trail is not designed to carry a high volume of traffic and its heavy use of walkers, bikers and horses should be protected.

I think it would be a shame if we gave up the unique qualities of our community in exchange for short-term profits and unplanned growth.

The Village is special, lets not destroy its true value to each and everyone of us. If someone wants all the city conveniences, move to the city! We personally are very happy with the Village of Los Ranchos. Let's not taint the beautiful atmosphere with unnecessary government involvement! At least from this survey I learned some new words.

Continue monthly news letters to keep everyone informed and include maps with descriptions of residential/commercial development areas being planned.

I hope we can limit the snob image of gated areas. We don't need another Tanoan.

Encourage water conservation by denying increased development.

I would like for it to be these, but unfortunately there is already too much commercial development to make this possible.

I love Los Ranchos more than anywhere I have ever lived. I understand that things much change and grow but I applaud your efforts to preserve the lovely nature of this wonderful place. I guess I also feel very strongly that Los Ranchos should not just be for the rich! I appreciate the diversity of our neighborhood.

This questionnaire is so general and non-issue oriented that it is worthless. It is a self-serving, vague document, that allow the author to infer whatever they wish!

Develop, pass and enforce an ordinance to clean-up yard cluttered with junk cars, trash and debris! If there is a current ordinance then enforce it! Any charm the Village might possess is quickly destroyed when so many yards appear to be junk yards!

I don't believe that the Village should be divided into "zones" for population density purposes. Mixed large/small lot areas should be allowed in all zones. The large lot areas have become higher economic and small lot areas are low economic. The original Village was not divided economically that way. This type of zoning ordinance that we have now creates alienation among groups of people from other groups. That is not the lifestyle that the Village has enjoyed in the past. neighbors should know and communicate with each other regardless of economic status. That enhances the control of crime and gives the Village a sense of cohesiveness. I would prefer to see the mixed lot size in all areas rather than the way it is divided now into lot size zones.

We want sidewalks paid by the city.

Keep it low density; businesses only on 4th Street, 25 mph to 35 mph! Keep it on Rio Grande to keep traffic flow slow and quiet. Encourage animals and gardening. Keep out trailers, mobile homes and pre-fab housing, they soon start looking tacky! These surveys are a damn good idea for gathering first hand input from residents. You should do it more for important questions like Anderson property and Remby re-zoning.

We would like to see more done to improve the quality of the tennis courts, they are a disgrace.

I believe a few lots like the one on 4th near Willow (mobile home park) need to be upgraded or removed to preserve the land value of the Village.

Other than our own Fire and Police, the Village should not provide government services easily available from the surrounding area.

In the 2010 Master Plan, it will be appropriate to plan for a Village Motor Pool/Municipal Yard Facility on 4th St. or immediately off of it. The Village Hall needs to be kept as offices only!

For a change in or be able to change zoning to be able to have maybe an affordable retirement/nursing home and a good affordable restaurant in Village area.

Get ride of the mayor ASAP.

Keep 4th Street a four lane road.

Need own zip code. Traffic enforcement.

All these questions are great but the Village still approves a huge house on a tiny lot on Ranchitos so apparently there still is no real master planning going on or you just never say no to any one who wants to build!

Work at bringing in businesses that will be used and provide Gross Receipts. Provide commercial space that is kept up and has something to offer these potential businesses. Enforce new or old laws re: health, safety and zoning. The governing board needs to listen to what the neighborhood residents want and what is best for the area before giving "Carte Blanche" to what ever use is being asked for.

Please consider the possibility of an ordinance requiring yard maintenance and the restriction of junk stored in yards.

Some way must be found to keep out huge retail stores like Wal-Mart, etc. or the whole "rural" aspect will be lost in a hurry and all of 4th will be come on big strip mall or worse! (Welcome to the Westside!)

No motorized vehicles on ditches. No dirt bikes.

Would like to see a Village Center above the "Pic and Save", "Dollar Store" category. Need grocery store.

You have not mentioned doing something to improve/beautify the current business district. It's pretty shoddy.

I don't believe dictating what a landowner can do with their land as far as lot sized. Roads, commercial development with controls on architecture styles and locations. Smaller lots with no yard fences but courtyard wall with open space outside courtyard wall can help a small lot retain rural qualities. More open mindedness in community is a problem.

We need speed bumps to slow people down on side streets such as mine. Also we need a traffic light on the corner of Roehl and 4th St.

We totally love the Village of Los Ranchos. Please, if you can, bring us a supermarket and post office. Thanks so much. You are doing a terrific job!!

Regarding 4th St.: This issue needs to stop being hashed and rehashed. We need to see some results.

I think you should seriously consider raising the speed limit on Rio Grande. Twenty-five mile per hour is an annoyance and a danger. I am constantly being passed in no passing areas when I am going 30 mph.

Q.39 What do you see as the biggest problem facing our community; the one thing you would want changed within the new Master Plan?

Bring community together, make them feel as one. When we have the whole community working as one a lot more can be accomplished.

Getting more non village people to shop here.

Sidewalk, Beautify 4th St.

Keep taxes down.

Everyone wanting to tell you what you can and can't do with your own property.

Traffic congestion in and out of the village.

Homes being built in previously open spaces.

Traffic flow.

No coherent plan for the community, ugly power lines and chain link fences, the disaster of 4th street intersection of 4th street and Osuna.

Keep more open space. Losing open space too fast.

Loss of the above.

Why do you have to develop it at all?

Road conditions and signs.

4th and Osuna.

Problem: Growth Growth GROWTH. Master: RESIST GROWTH.

Get the rapid traffic off of 4th push to 2nd St. Extremely ugly commercial planning. Why can't we be better than Albuquerque. Take over 4th and turn it into a place where neighbors go to sit outside and eat, walk, day and night. Go to Scottsdale for ideas, or to Santa Fe.

Drainage.

No more commercialization anywhere in the village except for 4th street.

We should avoid high density dwellings and large stores.

Overgrowth, too much business, wrong kinds of business too many people. Don't change 4th except grocery store-for taxes.

To be annexed into Albuquerque Property-However if we have to live by the "Big City" rules, we should be allowed to vote(i.e., Mayor of Albuquerque and counselors.)

No two story homes. No walled communities.

Enforce up keep of rental housing.

Keeping up the side roads such as Lindgreen Rd, NW.

To much "Politics!"

Population density, traffic and other urban pressure.

Lower property taxes, better drainage the street Ortega looks like a lake after it rains.

No more population growth.

Traffic volume.

Need to control residential and commercial growth.

Stricter zoning and architectural guidelines. Development of 4th business district.

Get rid of Taco Bell plus that mess to get out of Osuna. In fact get rid of Northdale.

Continued enforcement by the Westside; crowding of intersections (2nd & Osuna, 4th & Osuna) by traffic heading for Montano bridge.

Imposing city rules and guidelines on rural community which I firmly disagree with.

1. 4th street corridor (Northdale is dirty, poorly maintained and thus is becoming attractive to check cashing stores and transients asking for money in the parking lot). (I personally have been approached twice). 2. Trying to make the village urban. I'm not in favor of street lights, side walks and especially small lots with houses so close you can see what your neighbors are having for dinner.

An increase in outside traffic could create noise and crime.

No modular or mobile homes.

Random zoning. It appears as if the law changes with the whim of money and the requestor.

Moderate zoning some residents have idle space doing nothing but grow weeds and increase taxes. Zoning should be more uniformed and equitable.

To much commercialization to many homes on small lots or clusters that could be changed later to high density housing.

Pressure to increase population density along with "urban" amenities.

Trying to make a left turn on chafes Rd (Widen 4th street please.)

The move to elitism.

Traffic on 2nd and 4th street, volume should not be increased with an Albertson's or similar on 4th and Osuna.

In 1958 everyone was not so terribly interested in what the neighbors may or may not do. Eliminate posting requirement for variances to zoning. If request is reasonable grant it!

Too many busy hooch's in the Los Ranchos government.

Not enough school lights or security by Ranchos Elementary often people outside of the village come by and make a lot of noise, that it disturbs the neighborhood.

No mobile homes please. Too much junk on some lots (old cars, etc.) now, people let weeds grow.

Pressure on the housing stock. People want to live here as it is difficult to prevent them.

I think it would help to update the community.

Obsession with promoting building and development. Loss of open space.

Being able to do more quality shopping (a new complete grocery store.)

Traffic control and better police ratio.

Do not encourage commercial business growth, or tract type developers. 4th street must be made wider and provide safe side walks for children to Los Ranchos on 4th.

Just like the NE heights, the Westside and Rio Rancho I fear a rapid expansion of small house lots and commercial building.

The flexibility, with appropriate regulations to transform the ugliness of the 4th street condition.

The continued effort of government in general to dictate through micro-managing.

High density - one acre per house it not being enforced.

Nice new homes, apartments, etc. Next to homes or apartments which are not being kept up, or have junk cars and trash on the properties.

Growth and commercialization.

Do not want pressure to subdivide. Do not want houses on less than one acre.

Lack of our own identity such as not having our own post office, community center and state funding and kid programs.

Need for community center, post office, grocery store. Need to have healthy businesses to bring in gross receipts taxes to pay for basic services and desired services and buildings.

Zoning acreage per house Multi family dwellings.

The challenge to afford to maintain the land for open space and rural use. Property taxes are already high in some areas. Are there no grants, state, federal funds available?

Rio Grande to be wider, faster and have pedestrian and bicycle pathways.

Amount of traffic on Rio Grande.

I would like the speed limit raised to 35 mph on Rio Grande.

Trying to keep as much greenery and an agricultural feel to the valley. Trying to keep this single example of a less dense, less light, less noisy alternative living choice anywhere near the core city.

No more housing for instance like Anderson Field is now.

Clean up 4th street; inadequate policing of speed limits on Chafes and Rio Grande.

Too many new developments mean to much traffic.

Living within our means. We need a balanced budget no new community center or post office.

Politics is our major threat. Why do we need a new master plan, the old one is only seven years old.

Tax has to generate revenue to increase revenue for open space maintenance.

Pressure to develop for profit, i.e. small building lots.

Violence.

Too many housing development and loss of open space.

Traffic and speed increase.

Maintaining revenues with unique atmosphere, encouragement of revenue producing agriculture, recreation and education.

No pedestrian friendly streets. We're all going to get fat from no exercise.

Growth, lack of parks, 4th street corridor.

The biggest problem facing the village is the mind set that the village is rural. Show me the commercial agricultural lands that still exist. The commercial corridor on 4th street must be allowed to expand and prosper.

Too much regulation; too much detail on master plan.

Consistent zoning to uphold rural atmosphere.

Not enough nice stores, restaurants, services in the area.

Traffic.

Traffic. The more business in the area and it produces a lot more traffic.

keep the city of Albuquerque with its traffic and urbanization at bay as long as possible by strong control of our zoning and traffic access. I am still very angry over the Montano "Bridge from hell" and what it has done to us.

The intersection of 4th at Osuna. Living in that area (very close) it's difficult to get onto 4th street. There does need to be more commercial businesses though.

The biggest problem is any push for increased commercialization. There's enough now.

Privacy on private land.

Growth; the influx of people will make the village just another suburb.

Traffic.

Smaller lot size and low income housing and the criminal element it brings.

Deterioration of the environment brought about by too much growth, unclean air, traffic congestion, noise, etc..

Loss of rural atmosphere.

Keeping rural nature and not allowing too much commercial but affordable to run government.

Everybody wants to move here. It will be a problem to accommodate them and keep the obedience of the village.

Planners must be careful as they look ahead.

Improve landscaping along Rio Grande and elsewhere wherever possible.

Too much commercial.

The ugliness and poor use of commercial zoning on 4th street.

Sewers.

Independence.

To allow all voices to have equal input. I don't want to see the "upper" class using money or power to influence the "master plan."

Lack of knowledge of the area. It's culture, it's color we are getting a hodge podge of bad heights landscaping.

Traffic and street problems.

Mobile homes allowed decreasing value of an property. More people moving in, not seeing or being visible to police, decrease in patrolling.

Keeping a rural setting.

Intersections on 4th and Osuna need shopping center in this area.

New "big money" people moving and causing land and home values to increase excessive property taxes-Zoning changes.

Traffic flow and control.

Not enough street lighting at night on 4th street.

Deteriorating appearance of business along 4th street and a drop in their revenues, give business incentives to upgrade appearance and have some uniformity in design.

Traffic on 4th and Montano.

No parking cars in the streets, no businesses in residential neighborhoods, weedy alleys.

Increased traffic through the village or 4th street and the development of 4th at the expense of adjoining neighborhoods. Loss of open space.

The loss of agricultural land to residential housing.

Disregard and non enforcing of village zoning codes as it pertains to cleanliness.

Speeding and loitering.

Keeping our community rural.

Sewer.

Roads.

No more housing.

More effort to voluntarily renovate the 4th street business corridor.

Stop allowing metal buildings to be constructed on 4th street over the past five years the street has become an architectural disaster.

Put teeth in the master plan so that the interest mayor must consistently enforce its provisions.

Many different messy landowners. Work more with 4th street businesses.

Do not force change. Do not force agendas.

Better zoning enforcement.

Zoning enforcement.

Reliable and affordable sewer system.

Commercial zoning other than on 4th street.

Lack of enforcement of existing regulations for zoning, property appearance etc.

Multiple housing and commercialization.

Make a concerted effort to get rid of the Chinese Elms and a good sales program to plant "lots" of lovely more desirable trees, we need them.

Housing density.

The amount of traffic increase in the village. Some drivers obeying speed limits other drivers exceeding fast.

Satisfy commercial needs and retain rural feeling at the same time.

Property taxes are rising out of proportion. Less government more personal freedom and responsibilities.

Drainage and sewer, water. Reasonable development of land use.

Taxes.

More access easements to ditches. Jersey barriers along Rio Grande bound to protect pedestrians.

Slow encouragement of urban sprawl, spill over from Albuquerque.

Too much growth and over development.

Think of the community and not to get carried away with changes that aren't necessary.

Less government.

Preserving the uniqueness and rural feel.

We need a central area, well done with a theme to attract business and be a gathering plan for village residents.

Crowding; loss of farm land and resultant loss of irrigation, capability; I'm not certain the master plan needs changing at least not principle.

Problem Intensification of both residential and commercial development "one change in new plan " establish an appointed "residents board of review" to consider all zoning variations that increases density or down zone.

Clean up 4th street.

Lack of senior center, and activities.

The chaotic conglomeration of business on 4th street from Guadalupe trail to pueblo Solano and even further.

Approval of high density residential areas such as one approved for Rio Grand Blvd. South of Buffalo curve.

To much traffic on small streets.

Dirt roads, village should help maintain them.

High density housing. Too much development housing.

The people with money who think they can come in and push people who have inherited this land out.

Enforce the land for residents to keep the village clean, weeds, old vehicles and clutter in their properties.

Encourage residents to farm their properties, plant, plant, and plant.

Critical mass of housing. Poor access 4th and Osuna to Chavez, needs redo intersection.

Too much regulation, to spend ideas for which we do not have the financial fund.

Biggest problem is surrounding as a separate from Albuquerque, but guaranteeing good services for the community.

Try to keep afloat.

Some how create safe walking on 4h, go to two lanes on 4th plus turning lane.

Too much new development and loss of open space plus agriculture.

Obstruction attitudes politics and allowing ugly garbage.

More street lights and dogs in yards not loose.

We have to stop building homes on lots of less than one acre.

4th street.

Traffic.

Less commercialization and less density (residential).

Housing development.

The cost of living is high.

Need more up scale commercial restaurants, stores and new grocery stores.

The biggest problem is your people making unnecessary change to modernize the village, as to make it city like.

Leave it all alone. Get your pay and shut up.

Zoning violations are not enforced.

Improve, update, and modernize 4th street business.

Getting a more viable 4th Street to avoid the community.

Do away with mobile home parks and use land for small clean businesses-strip malls.

Need a first class commercial area with bagels. Starbucks, Wild Oats types of businesses.

Cleaning up abandon or run down property.

Priority for sewers-dirty place.

Enough commercial for adequate income to provide necessary services.

Stop going so fast! Progress is wonderful "Blind" progress has many flaws.

Open land that is to be developed we are concerned density is increasing.

Reconstruction on property rights; beginning to lose diversity and becoming like Santa Fe and Corrales, elitism.

Trying to keep it rural, but still supply what the people need or think they need "more commercial things."

Sewer lines.

Too many homes being built, too much traffic on Rancheros by people that don't live here. Keep as rural as possible.

Ability for homeowners to improve their property without bureaucratic red tape.

Commercial encroachment, track housing.

Too much traffic going to fast.

I don't what to be overly regulated with who picks up my garbage, do's an don'ts, fences, colors etc.

No multi dwellings, apartments, mobile homes, cluster homes. No commercial business in Rio Grande.

We need a noise ordinance. Myself as well as neighbors hate the trash man coming around four thirty a.m.

Big ugly loud crowded development at 4th and Osuna and allowing through-flowing traffic on Chavez Rd.

Northdale is an eyesore. Renovation could create a more aesthetically pleasing area.

Ignorant way things are handled by village council.

Speeding on residential streets, too many trailer parks and ugly business.
Encroachment by other parts of the county city, traffic noise.
Too many houses being built therefore losing open space.
Over crowding.
Encourage small businesses but no large stores.
Out of control growth.
Loss of revenue.
Less traffic on Rio Grande.
All village dwellers should look to protect each other from vandals.
Improve 4th street. For shoppers, pedestrians, bicyclists, school children, elderly not cars!
Lack of parks, very poor schools, one thing more developed parks and help the schools.
Vision and cooperation of guns.
Increased traffic control not familiar with master plan to comment.
Over development, large open space subdivided for buildings.
The ability for residents to store junk cars and garbage in plain sight in residential areas.
Keep development at bay. Keep the village atmosphere (rural, agricultural, etc) the same.
Remit of commercial in resident areas.
Lack of adequate shopping including a department store. Lack of sewers. Requiring one acre of more lots for older people or those of limited means, because of maintenance.
Commercialization -heights syndrome.
No large manufacturers or industrial plants.
Reduction in zoning control.
Pressure and encourage a viable commercial district in the village is very important.
4th and Osuna traffic congestion.
Open space eaten up by developments, no enforced zoning to pressure character.
Increased traffic, pollution, noise, increased population.
Some control over good and bad design and style. Financing desirable plans.
Too much growth.
I guess this happens all over like bigger homes being built by wealthier people and the lower income still have to pay higher taxes.
Increase the desirability of 4th St. as commercial area, serving residential areas (i.e. service oriented rather than industrial).
Over building.
Less or fewer restrictions.
Less traffic on 4th St.
All property should be cleaned up, no weeds more trees to replace dying ones. All junk removed from streets 4th St. made into a lonely blvd.
Ban massage parlors and pawn shops, restrict clusters of fast food restaurants and dime stores.
Architectural control, especially 4th street. No metal buildings, no mobile homes.
Track housing being developed throughout the village. Breaking up large properties for subdivisions.
Problem increasing urbanization-failure to adhere to old master plan.
Bringing in more people with money who build expensive homes as an investment and then trying to control the village.
Increase in population, traffic; lack of sewer service.
Sewer.
4th of July fireworks should be curtailed.
The ugly buildings. Illegal signs, tin sheds, etc.. Commercial buildings on 4th St.
The need for a vision of the future village. It won't be the same as it is now. We must decide what that vision will be or someone else will.

Urbanization, increased housing density, loss of use of rural environment.

Rapid development of farmland into homes. Pretty soon the semi-rural nature of the village will disappear.

Based on the layout of the village and the accompanying traffic patterns, it is far too easy to avoid 4th St. and its businesses. A need to increase commercial revenues in order to increase village revenues without raising the gross receipts tax.

Poor zoning enforcement, lack of incentives to increase GRT base, lack of a sense of community, lack of a village commercial and government center.

Having to rely on the city for most services.

Traffic

I've not seen the master plan. I recently moved from Santa Fe.

Willingness of some toward commercial and or multi housing and or lower income housing.

The clustering of homes.

Rich people want to rope off a portion of Albuquerque to the exclusion of the rest of us. We do not want to live in another Santa Fe.

Stricter zoning for weed removal, animal control, and lot clean up.

Too much open space and agricultural space being lost to development.

Fourth street to be made into three lanes, one either way with a turn lane and improve safety of 4th and Osuna intersection sidewalks for kids to get to school.

No more metal buildings or chain link fences on 4th street.

Urbanization.

Rio Rancho traffic using Los Ranchos roads as filtering to 4th and 2nd streets to get to Albuquerque faster.

Trucks not allowed on Paseo so they use our feeder streets to get to west side, since Alameda has lights.

Preserve rural atmosphere along Rio Grande Blvd. Restrict traffic on Rio Grande so that it becomes a "village lane" instead of a commuter's highway.

The master plan is probably very adequate as currently written to limit future urbanization.

Traffic on 4th and Osuna intersection, the sewer, water, drainage, and streets need repairing.

To keep village from becoming urban.

Deal with weed control. Minimize traffic and have more sidewalks.

Upgrade 4th St. and the 4th and Osuna intersection.

Gradual loss of open space.

Indifference to maintaining the peace and quiet and safety of residents because of unsafe roads. No one can walk along our roads safely. Another would be old time residents wanting to divide up their land for sale and for their kids how to respect this but not end up with tiny lots, all crammed together.

4th street in a hodge podge. Needs landscaping and maybe sidewalks.

Loss of open space to development.

Sewage correction.

Lose the senior center, don't build monuments, build a big supermarket,

Limit the commercial expansion to existing areas which are zoned commercial. Increase revenue by a property tax rather than a large grocery store.

I would like the village to have a senior center, encourage cluster housing.

Commercial development and non-village residents using our community disrespectfully.

Increasing density of population, greater traffic, noise, etc.

Residents putting mobile homes on their lots, and getting away with it. It's not right enforce the rules. Follow up on the rules and take action.

Leaving a stamp on the area saying "this is the village."

The tendency to destroy the rural atmosphere by focusing on business development and growth of village government.

Biggest problem is commercial growth in a city that already has everything (i.e. new Vista del Norte shopping center on Osuna.) Master plan should limit commercial growth.

Too much development, inevitable.

Clustered housing and trailers.

Need to increase income-tax from grocery store.

I do not want to see the desire by the administration to raise funds ruin the village. I question that added facilities are wanted by residents certainly not at the cost of the environment that we love.

Traffic, speeding on side street, lazy do nothing sheriff's deputies.

No village center built at Osuna and 4th, because of the increase in traffic.

Old plan was ok. More concerned for preservation historic buildings and archeological sites.

The traffic.

Growth! That the development of business and housing that do not fit the rural values of the community and the reasons we are all here.

To create a favorable environment for the revitalization of 4th street.

4th traffic design to handle busy traffic with less congestion. To include pedestrian walkways and parking areas to encourage walking.

The 4th St. area needs new business, it has areas that are unattractive. It needs more "life" and a "facelift."

No more people moving in.

The Osuna Chavez intersection security protection.

Over building.

Growth and lack of strong zoning. Beautify 4th street it is not attractive encourage non franchised businesses.

Urbanization, tightening of special use of zoning codes.

More protections for the previous master plan and zoning.

Lack of revenue sources. Fourth street and Osuna intersection is very dangerous.

Please recognize other areas and realize that Rio Grande Blvd and 4th are not the village.

Master plan should allow the trustees some leeway. Biggest problem is that old plans are to set allowing no variance.

The quietness, the beauty, and the space.

Slow down 4th St. traffic and make it two lanes from 4th.

Make more people friendly, add side walks and curbs. Businesses along 4th street cleaned up.

I would like to see some smaller homes on smaller lots to accommodate our senior valley citizens.

Overgrowth.

Don't make it so only millionaires can afford to live here.

Too much government. If we wanted to live in Albuquerque on New York City we would.

4th St. is run down, aesthetically unattractive. Also some homeowners are letting their homes get rundown.

Growth. Loss of alfalfa fields, too much new housing and traffic. Monitoring bridge access to Montano.

Inadequate high quality shopping.

Crime.

Shopping area and intersection change at 4th and Osuna.

No developers, should be allowed to come in and build clusters of homes.

Speed limit on Rio Grande south bound 35 mph.

Don't spend money for consultants.

Current administration. Need people in office who will preserve and respect the uniqueness of the village. Need stricter architectural guide lines an long range plan for the entire village that everyone adhere to.

Elitism.

Not familiar with new master plan cannot address this.

The biggest problem in the village is an increase in domestic dispute reports files.

The current push for a community center will ultimately raise taxes.

Traffic on 4th and Osuna.

Revenue population density-traffic control no commercial business in residential areas.

Loss of our diversity through gentrification.

Concerned about high property taxes. Concerned village may become overly elitist.

Development.

Revenues, Infra-structure, community involvement. Need a campaign to promote us.

I would like to see an average size grocery store, card shop and dress shop in or in vicinity of Northdale-and or for a good old dime store.

We do need the sewer system badly in this area.

Accommodating growth fairly and equitably for all.

Too much business expansion.

Clean up the neighborhoods(i.e. junky cars, unmaintained yards and landscaping.) Clean up 4th St. and update Northdale shopping center.

Limit growth preserve open space.

Traffic.

Lack of definition-needs identity village signs and promotion.

Drainage on the streets (I.e. 4th St. and Chavez PL, Green Valley.)

Don't let all of the land become covered with houses. Also, 4th St. corridor needs serious improvement.

Lack of integrated pedestrian and bike pathways.

Trying to be and have everything like a big city instead of joint agreements with surrounding communities to supply shared services.

Over construction of family homes.

Housing development.

In areas that already have higher density housing contain one fourth of an acre. Large land tracks could be one acre to three acre lot minimums.

Forget Rio Grande Blvd and fix some things for the regular people who were annexed into the village.

Don't fix anything, leave things alone.

The village government telling what we want and changing the master plan to suit themselves, (I.e. 4th St. being high and low traffic instead of all of it low traffic.)

I think that with Albuquerque growing as it is, it will be hard for Los Ranchos to survive, much less without increased urbanization such as apartments and clustered housing.

More beautification and low power lines on 4th St. Work on enhancing our border or on Rio Grande, but needs work on 2nd and 4th St.

Too many building permits.

Traffic-speeding on 4th St. Rural land turned into gated communities.

Our one big problem in making it a financial problem on people who have not the income to support what high paid support cost.

Growth is a problem.

Property upkeep.

Would like a "quiet" business area.

More organized recreation and low cost for our kids.

Traffic.

I'm afraid we're beginning to favor the wealthy, elite and moving away from small "village" diversity.

Weak zoning and enforcement; unfettered development; with lights, and curbs.

People need to see the village as a "community" instead of just focusing on their own needs.

Traffic Less Traffic.

Regulation, increased mixture with housing and recreation opportunities.

Development of strip businesses on 4th increase in traffic speed and volume on 4th development of 4th and Osuna as city center and grocery store.

The 4th St. corridor is an eyesore and not attractive to businesses or customers.

Allowing developers to build in what was once beautiful fields.

Financial, loss of open space.

The noise ordinance, fifteen decibels can not be judged by the mere ear of a police officer. You must have electronic equipment!

Resisting the temptation of urban-like development.

Through traffic should be able to go around the village not through it village.

Its too pro-development, with a core group of individuals who operate on their own agenda.

Development and developers, traffic problems. Lack of community identity.

Better upkeep of roads. Sewer system still not completed crime is becoming a concern.

Growth of new expensive ugly new houses.

Please no wet land for our sewer system want the real thing.

To encourage families to continue living here and preventing to outflow its traditional citizens.

There is too much pressure from outside developers to build-the master plan should adhere to the acreage requirements and stop making exceptions.

Downsizing land into one acre lots and losing open space and landscape.

Don't let developers build dense and all the same types of houses.

We need better, more education about land planning issues on the board of trustees level.

4th and Osuna vicinity starting to get congested with traffic all of 4th becoming busy. Well I enjoy some of the growth I still prefer to keep community as a simple country atmosphere.

Dogs running loose, yards that accumulate junk.

Developers erecting small lot size new homes in the style often of urban townhouses. I.e. real estate subdivisions, lack of affordability for original landowner to remain in village on their acreage.

Division and disrespect of the land itself once it's paved, graveled, grassed, etc.. It's gone forever.

That acre is too much value.

Create paths for walking, bicycles, and horses along one side of Rio Grande Blvd.

People speeding, more parks, and closer stores.

Money.

Speed limit, zoning, maintaining scenic and open space, agricultural assets.

Keep 4th St. the same, more lights and curb in gutters.

I would prefer to see 4th St. cleaned up, business fronts improved, walkways sidewalks put in, many trees planted.

4th St.

Do not build a shopping center at 4th and Osuna don't connect Chavez with Osuna.

I am new to Albuquerque and this community, I've been here for five months and I love it here for the quiet and easy transport for my services.

Urbanizing the village the government assuming it must do more and more.

City of Albuquerque attempting to annex.

No village center. Need to revise on 4th and Osuna intersection.

The strip of 4th St.

Keep rural and agricultural ambience while paying for public services.

The inconsiderate nature of the residents mainly new comers and the ridiculous speed limit on Rio Grande Blvd.

Endless development.

Too much building of homes, bed and breakfast office center.

No big development at 4th and Osuna; no big, even small grocery stores.

Traffic. Too much traffic and going too fast on 4th St. Very dangerous.

The limited space for homes.

Reduce and slow down the flow of traffic on 4th St.

People who want to drive through Los Ranchos to get somewhere else.

Too much control, too many restrictions some are good, but I see it going to far.

Over flooding traffic and continuous speeding.

Greed of developers. Have restrictive covenants where developers are allowed.

4th street appearance.

Improving the "look" of 4th street.

Holding growth in check.

Slow Rio Grande Speed limit, It dumps traffic on poorer people who live near 2nd and 4th streets.

Need exit on Montano and Rio Grande.

Intersection of Chavez, Osuna and 4th streets. Lack of our own post office.

Traffic-make 4th into three lanes on north and south a two lane. Protect the residents roads by dead ends.

Problems: Failed businesses and vacant shops on 4th St. also, potential for unattractive subdivisions.

Allowing for deviations to plans when money is involved. Common sense solutions don't exist in government today.

The intersection at 4th and Chavez. A long range plan to put all utilities underground over most 20-25 years..

I would like to see businesses done away with within the community not on 4th street.

Traffic not local.

We need more tolerance for lower of fixed income families, retired people on social security, etc.. We could use a grocery store such as has been proposed. Need businesses to help with tax base.

The new plan should strongly discourage development.

Loss of some of Anderson field a tragedy. Stop the continued push for commercial development grocery stores, and centers in the village.

Diminished farming, higher property values forcing sell outs.

Controlled growth of commercial enterprises trying to spout up in residential areas. Some speed limits to slow I.e. Rio Grande Blvd.

Village leadership that wants Los Ranchos to be "the best village" anywhere.

Congestion due to opening of Montano bridge. Becoming more "suburban."

Increasing pressure for landowners to sell due to high land cost, squeezing out of small houses, more development and traffic please try to keep any large stores out of the village.

Homes like the one on the southeast corner of 4th and Guadalupe.

To enforce the speed limits set by the village and encourage more open spaces.

Better definition of the commercial aspects of 4th street and an architectural control on 4th street.

Provisions for historic preservations arbitrary zoning change for more density.

4th street corridor (an eyesore currently).

Improve 4th street.

The large companies that want to move in would change the "village" atmosphere to a city.

The important on long time residents of the increased property values.

Not too dense.

Speed bumps in all residential areas.

Allow access into Montano bridge, more paved bike trails in ditches.

Over development.

Speeding on residential streets.

Absolutely no coffee house, no restaurants.

The partisan approach to decision making. We have many smart people and very diverse opinions, we get little done. There is little "stick to it mess" about decisions that are made also 4th street.

No more building on small lots retaining horses and other animals it's the country feeling we enjoy.

Unregulated growth, loss of open space and too much traffic.

The maintenance of its tax base and the creation of convenient access to everyday commercial needs without destroying the basic zoning as it now exists.

Too many run down mobile home parks, and lack of control in the businesses that are being established. Impose limit actions on further growth.

Limited housing going up. Traffic to remain same. Less on 4th this is really bad.

Crime rate, commercial growth and the traffic.

Keep manufacturing out.

No curfew neighbors being robbed frequently.

No mobile homes, 4th street is junky I would encourage tax abatements, discounts and other incentives to have owners both residential and business to fix their places.

A better understanding of people and their property. (long time residents who are just trying to make things work for them!)

No more development of agricultural lands.

We have to decide if we want to stay more rural or look like every other over developed cookie cutter subdivision in Albuquerque area. Our land is valued most for housing.

Poor schools.

Higher property taxes forcing out generational villagers. Low income urban housing.

Congestion and better village center planning and utilization.

The traffic.

We have not studied the new Master Plan, but our greatest concern would be increased commercialization, resulting in a loss of the rural character of the village. Also, any increase in the density of housing would radically alter the village's character.

Increased population density has of open spaces and agricultural areas.

Urbanization.

Business-look uninviting therefore I don't do business in the village. They need to up keep their businesses there run down.

Too many mobile trailers within the village. Beginning to resemble the southeast heights of Albuquerque.

Crime and traffic.

Too many people outside the village have come in to make changes for their needs not ours.

Less new homes.

Increased traffic. No Californization of 4th street.

Eliminating open spaces (pastures and farmlands) with construction of buildings, houses and bridges.

City sewer and outside traffic cut.

Its to hard to get a chance to much government.

Increasing population density with attendant rise in crime and planning efforts that will re-make Los Ranchos into another ordinary, busy urban complex.

Side walks on 4th St., posted speed limit signs. Speed bumps or dead end roads to slow down traffic.

Less government.

Biggest problem increasing commercial development needed change restrict commercial development.

Cleaning up eyesores whether residential or commercial.

Increase in commercial use, traffic.

Stop putting our heads in the sand. Growth development will continue the village should have more control.

Too many trashy looking properties where people never clean up their yards or maintain their property.

City county consolidation will be a major issue. We need development on 4th St. we need a plan we need enforcement.

Housing development and business development.

4th aesthetics, enforcement of zoning and architectural covenant and standards, common voice and cooperation.
No more "manufactured housing" Paved bike trails along Rio Grande Blvd.

4th St. has no visual appeal.

More community sensibility.

Straighten out intersection of 4th St. and Osuna and Chavez.

Trying to make the village more urban-commercial thus increasing the traffic flow on 4th street and the side streets off of 4th.

Through traffic.

Develop 4th street with destination retail encouragement. Safe pedestrian access to 4th street non curb and gutter.

Develop a vibrant but limited business sector; identify and collect gross receipts tax.

Expensive master plans; government wanting to develop and spend money, reducing lot size requirements. I say forget your master plan and quit wasting public money.

Becoming an over developed mediocrity like Rio Rancho or the northeast heights.

Roads and traffic. Light rail! Let's move into the future which is here.

Traffic congestion.

Noise pollution and traffic.

Slow down the traffic.

More bicycle safety on 4th.

Encroachment from commercial development. The master plan should provide economic incentive to property owners to retain the larger lot size.

Further development.

Unrestricted commercial and or residential development traffic. (which is already bad as is.)

Encroachment of excess new development on too small tracts of land.

Too much growth in population.

4th and Chavez intersection high traffic volume on Rio Grande Blvd.

Slower traffic on Guadalupe, more speed bumps, better lighting more police patrolling.

Inconsistent zoning, limited or no center of town, lack of pedestrian bicycle lanes, poor commercial signage, too many mobile home parks.

More open space.

Need for city sewers.

Not enough care taken along fourth street and too much care taken off 4th and Rio Grande Blvd areas.

Improvement of the looks of 4th St. get rid of metal building look and lets get a village of Los Ranchos look to the buildings.

Controlling development and over development. Limit growth.

Biggest problem and encroachment of commercial venture near Rio Grande.

Too much growth

Please give us an intersection at 4th and Chavez that we can live with please.

The flow and control of traffic.

Maybe centralize the businesses, improve public transportation keep the area safe.

Growth control we do not need to develop every square inch.

Loss of farmlands to housing and business.

Developers influencing the master plan and zoning codes for the benefit of their own pocketbooks.

Traffic, 4th street commercial buildings there ugly. They need to be up dated and landscaped.

Increasing property values crowding out long term residents and lack of sewage in some areas.

More traffic in the village, 4th street traffic problem, more outside of the village and through 4th.

No suggestions.

Need better communication with more ditches need better regulations and maintenance.

Keep the lighting down so we can continue to use the stars at night.

Speeders need to lower speed limits and give tickets, ("hey you could pay bills with tickets).

The traffic.

Traffic calming within the village.

Lack of incentives for larger land owners to keep their properties intact (not to subdivide them), and in agricultural use or open space.

Not keeping to zoning codes one home per acre or larger.

(Besides development with the ambience of Wichita): LAWLESSNESS with no apparent incentive for change. E/g/ THEFT, VANDALISM, NOISE OF CAR STEREOs, DRIVING AT A SUB-THIRD-WORLD LEVEL, etc.

Clearly this is not just a village problem, but New Mexico seems to strive for lawlessness at a new level.

Traffic to main avenues is non-resistant.

No theme for future development on 4th street. A controlled vision is necessary.

Sewers and water-plan the future without increasing speed and traffic use alternate means for transpiration.

Too much growth.

Too much "big development" attempts in village.

Roads and drainage.

Out of control growth.

Traffic needs speed bumps in residential streets.

Quit taking away property rights by village ordinances or decisions of the trustees.

Less manufactured housing.

Lack of weed control no village center:

More traffic.

Preservation of rural residential community.

Fixing 4th street to look and fit into rural setting.

The need for a decent grocery store and adjacent buildings, dry cleaners, etc.. With attractive exterior and interior.

Zoning enforcement.

The mayor's and village's current policy of encouraging business, against the original master plan.

Access to Montano from Rio Grande.

Too damn much government we shouldn't change and too much committee input.

Crime-we need a larger police force, bike patrol is effective. Forget the community center. Hire a private police force.

Lack of bike path on Rio Grande, this should be made a priority.

Through traffic on Rio Grande; mobile homes and non-enforcement of zoning laws (I.e. mobile home and junkyard on El Pueblo) lack of speed limit enforcement.

Lack of a community shopping facility that exemplified the village.

The village does not conform to view own rules and regulates consistently.

It is easy to tear down something that's taken years to build (see #52 comment.) Too much emphasis on 4th St. businesses.

Orderly infill.

Commercial development.

Greed and limit growth with more bike trails.

More side walks on central park and accessible to all. More village and community center locations.

Survival and Los Poblanos zoning (not governments) restored to one acre per house as it was in 1994.

N-I-M-B-Y attitudes: NM is now a state. Not a territory let's stop acting like every stupid tradition has to be preserved and respected.

Infill.

The perception that the village needs more things (like supermarkets, bigger village hall or community center.)

To much pressure for economic and land development and increased population density as well as too much pressure to increase shopping.

Too many control; losing our rural living, therefore eliminating Los Ranchos atmosphere.

Too much control by few.

Would like to hold progress. It makes me angry when people move to an area and then immediately want to change it.

Zoning to force property owners to clean up their property such as junk cars do not constitute a rural area.

No grocery stores or sidewalks.

No commercial uses on Rio Grande Blvd or Guadalupe trail.

No more housing developments.

Over development, including ugly monster size houses in comparison to lot sizes.

There is too much traffic on Rio Grande Blvd, and drivers do not abide by the speed limit of 25 mph it should be stronger enforced and maintained better.

Uncontrolled growth and allowing too many houses per acre. Too much development will ruin what we all love about the village.

Stop encouraging development of fields; stop trying to increase tax base to financial program and services available in Albuquerque; stop accepting pay off to change zoning for the benefit of the payee, reinstate a half an acre and minimize lot size. Add horse trails, and encourage house ownership.

Pressures of development of every square inch of available land.

More lighting on streets, neighborhood watch systems. Keep out big businesses, keep the children busy and safe.

Loss of open land leading to more houses and or commercial enterprises.

Too much commercial growth; people wanting to turn residences into commercial endeavors.

4th St. and Montano traffic. Problem opportunity Anderson Field.

The congestion and unsafe intersections for residents trying to turn off and on to 4th street.

Our present mayor and his commercial growth ideas.

Biggest problem can't be addressed in the plan. It is the inability and unwillingness of the village trustees to abide by the plan when confronted with variance requests and development proposals. The values embodied in the current master plan are still good ones. The plan doesn't need revision except to justify things like having an Albertson's at 4th and Osuna.

I don't know what the new master plan contains, but I would like to see controlled growth with a view toward keeping down pollution and noise/ traffic ugly signs and buildings all along the roads.

Clean up the buildings and weeds.

Mass development (apartments, cluster housing, loss of open space) should be looked at closely and controlled.

Annexation by the city.

Control of light protection.

More residents are selling property to developers because they can't afford property taxes; no support for businesses that through gross receipts provide revenue to the village.

Keep development out.

Clean up 4th St. make it an attractive commercial area.

Growth over populated losing our unique rural way of life.

Zones should not be provided by adjacent neighbors.

That property taxes would be raised that would force out long term residents who could not afford to pay on increase in taxes.

Why do we need new commercial development and increased revenues? Why can't we work to simply improve what we've got? I liked the old master plan.

Deeply concerned about increase in traffic, especially since Montano Bridge, I'm on Guadalupe and people seem to use it as a through fare and drive very fast and run over the chickens.

Planners and stupid people.

Politicians that pursue their own agenda rather than a consensus agenda of the village residents.

Run down architectural of village especially business districts, poor lighting, weeds and abandon upkeep houses.

One cannot comment on the "Master plan" since your letter states that the committee is only preparing the "draft." The zoning ordinance divides the village into "zones" which create "rich" and "poor" areas. Diversity allows rich and poor to live side by side, rather than in separate areas.

Sidewalks markets closer, entertainment longer bus services.

Losing too much open space to development. Let's keep it RURAL!

Lack of city sewer service loss of open space/agricultural land.

Stricter zoning enforcement by a professional sheriff and appointed P & Z commission. Take the politics out of zoning.

Increased housing threatens current lifestyle.

Traffic control, and speed control.

Be able to connect to sewer line.

Urbanization and sub-urbanization (e.g. increased government, increased density, loss of historic sites and buildings.)

The biggest problem we have too many restrictions I feel like we don't own properties anymore.

It's catering to business and "mixed" uses. These would be the death knells of what brought us all to the village.

Never underestimate the power of greed. I'm afraid some of our present leaders and planners have it.

The village administration has failed to protect the rural nature of the area.

Keeping a semi-rural environment no big modeling, no Wal-Mart.

4th St. very congested, businesses too close to 4th up speed limit on Rio Grande to Chavez to 35mph.

Growth control.

The restrictions new business owners face in building in the village.

More village identification:

4th street is ugly during each rain, low visibility of police too many rules at the park.

Cookie cutter subdivisions! Lack of clustering and common space should be required.

No village services provide i.e. maintain bus stop areas, waste containers, trash is thrown on business property, traffic slowed, design for paying commercial businesses, 4th St. support.

Too much residential growth.

Better access to shopping.

Traffic control, more turning lanes especially in the busier areas of 4th street.

The biggest problem is growth.

Slower pace in commercial and outdoor surrounding places.

Creeping mea development people selling their land for "elite" developers. Loss of livestock.

Disorganized growth, lack of open space junkie 4th street.

Don't put in too many housing development.

Lack of involvement by citizens, no viable commercial area-make zoning performance based.

Lighting.

There seems to be a compulsion to spend money-if a little is good, let's see if we can't build more efficiencies (community center.)

Lack of money.

"Master Plan" does not mean protect selfish intents of Rio Grande Blvd.

The dangerous, ineffective intersection at fourth and Osuna people not stopping at pedestrian crossing at Chavez Rd.

More lighting and security (police patrols)

People wanting to buy open space and put in housing development.

Problem; Growth with quality. Lot size alone is not most important. Arch standards to avoid NE heights "Scottsdale" designs; no "grid" type subdivisions. Commercial building to meet arch. Standards (not contemporary.)

Traffic, speeding.

Keep acre lots only with building of one home on each no maid quarters or extra "little" cottages on same lot.

Traffic - speeders on residential and commercial roads.

I don't know what is in the new master plan.

Economies in village serves and programs.

Progress.

More of 4th street.

Too much growth, paying for what we can't afford, becoming too much like greater Albuquerque.

Need more, or improved east and west streets, widen 4th St., widen Osuna between 4th St. and 2nd St. (might have to condemn some existing houses.)

Get rid of the silly 25 mph speed limit on Rio Grande.

Too much development. 4th street needs a facelift. Can we limit the number of check cashing outfits? Would like to see specialty shops as in Corrales.

Improve quality of shopping on 4th street. Need a quality grocery store - modify traffic pattern at Osuna and 4th streets.

Sales of large Alfalfa fields and subsequent small lot residences. Bridge traffic at 4th and Montano.

Traffic.

Street drainage, this is what pertains to me and my neighbors: Street bumps to slow traffic down on willow rd NW between 4th and 2nd, rest of village will need to address their own needs.

People trying to change our way of living in a rural community (leave Chavez rd alone do not divert the traffic from Osuna on to Chavez to whose benefit not us who live on Chavez.)

Over crowding; more support for small business by the community (an understand that village sales tax keeps their property tax low.)

DO NOT develop Rembe property into a hotel and events center, make it residential only. No commercialization of Rio Grande Blvd under the "preserving" private property as "open space."

We desperately need grocery stores and other stores that are comparable to what is in the "heights" i.e. modern and clean well stocked.

Clean up 4th street, lower speed limit, pedestrian friendly, quality businesses, lights, sidewalks, less traffic, etc.

Increase in village regulation and control. Useless projects - community center. Ridiculous fighting among factions in village. Relentless government push to control everything.

The creation of zoning allowance for cluster homes and high density housing, i.e., mobile home parks.

Much better traffic control on our streets more radar on residential thorough - fares.

Speeding cars! Barking dogs! Less dogs and pure yard.

Widen fourth street.

Nothing!

More assistance maintaining productive agricultural acres - No further commercial development.

Clean up 4th street, regulate height of signs, attract upscale businesses, renovate Furr's.

Sewers.

More law enforcement.

Enforce the eye sore residents to zoning restrictions. No out houses, huge wood piles.

Useless change for change's sake. Keep things as they are and stop the power game and feeding factions.

Large businesses like Wal- mart coming in and destroying out small businesses.

Traffic.

Too much changes.

Subdivision of agricultural land and the threat of losing our ditches, but what can you do about it? Don't lower the one acre limits.

We need a "wonderful grocery store" big clean with the meat section of the store that smells fresh not rotten.
Speed limit on Rio Grande to low.

The narrow minded people that don't want change. This is an urban area, not country.

Better the "look" of 4th street corridor.

Not sure.

Leadership, I hope property taxes are not raised they are high as is.

Unregulated and unaesthetic commercial development on 4th street.

Establish an architectural style for all new construction on 4th street. Also. put in a storm drain system.

Too much traffic.

There is a need for increased commercial zoning to increase tax revenues.

Growth and traffic.

Having enough money to pay one bill so that we can keep our village a village.

Clean up and beautify 4th St. Tear down or improve the shopping center at 4th and Osuna.

Traffic.

The entire hideous 4th street corridor including roads and businesses.

Make sure growth is controlled and the southwestern architectural is maintained.

The chopping up of parcels. Horse and animal owners not keeping up properties.

Seems the old plan worked fine. Now it seems we are being pushed into a shopping center and rezoning and taxes. What we had was fine. If we keep spending too much on vehicles and new employees we will end up in deep debt than we already are.

High density and traffic.

Too much traffic. Inconsistent enforcement of zoning, lack of incentives to small businesses.

Restructure 4th and Osuna.

Too much open land is being developed for housing, restrict this in the new master plan.

Biggest problem is lack of community isolation. If done apparently commercial and residential could be integrated in areas helping to create local jobs, safety, and sense of community.

Homes being built on very small lots "guest" houses being added to homes on one third of an acre lots.

Squeezing too many people in our little haven.

Taxes that will eventually make us move especially the older people that have lived here for years.

The ugliness of unregulated development on 4th street. The master plan should provide for regulation of signage and landscaping requirements.

Too many small size lots.

Biggest problem too much growth if we grow we may as well be considered Albuquerque.

No more building of clustered houses.

Loss of rural setting, over populated.

This is two questions.

Crime, drugs and the lack of our effective police force.

Have no opinion.

Bicycle paths, parks and recreational spaces.

Growth and keeping the rural setting.

Exclusion of the poor, catering to business.

The 4th St. area is becoming more and more run down in appearance. The additional traffic caused by the opening of Montano Bridge.

Tree hugging have not mentality. Not all development is good, but some is. We tend to use a broad negative approach.

Land is very expensive for residential use, such that developers have strong incentive to subdivide into parcels that are too small.

Afraid in increase in our property taxes. We're already paying too much.

Consistently applying zoning restrictions. Rezoning is a example of inconsistency.

Encroachment urban development, real estate development and specialization should be rigorously limited. Do not pave over paradise.

Trying to make the village a city.

Trying to promote the agenda of a few narrowly elected "leaders".

The mayor not sure why a new master plan is being formulated. The impression seems to be to pay off the developers and or landholders who want to increase housing density.

Pressure to increase density; master plan should foster low density housing.

Over development.

No large business.

Q.38 What do you see as the greatest asset of this community; the best thing about living in the Village?

I do not live in the village, but I do like the diverse population.

Rural environment with enforcement zoning laws.

Rural living atmosphere.

The variety of people, homes, lot sizes. The natural beauty of trees, pasture, and the quiet rural area.

The feeling of being secure when walking or doing what you want.

Rural atmosphere.

The cooperative efforts that a community, such as the village has managed to keep alive over years past history.

Sense of history and character, The Bosque.

Rural atmosphere-country feeling in the middle of the city.

Safety rural flavor.

The rural aspect, the quiet, the beauty.

The friendly atmosphere, quiet and greenery.

The village is and urban gem few cities in the country have. LEAVE IT ALONE.

The rural quality, low traffic speeds and low density.

County rural feeling.

Open space rurality ditches low commercialization. Large lots and acreage.

It's a semi-rural aspect.

We can walk streets without fear, enjoying the beauty and rural atmosphere.

A rural community, a little pocket to a big city.

Access to walking areas.

Country living-Quiet.

Country atmosphere.

Low density housing, agricultural plus open feel.

Private, quiet life. We want to be alone. Just like Greta Grab.

The rural security, peacefulness, quiet village atmosphere.

Big lots, privacy and the rural atmosphere.

Cultural diversity and rural character.

There are not a lot of people.

Rural agriculture.

Quiet rural atmosphere.

Rural character, not an Albuquerque suburb!

It still has some of the rural affect, but I bet not for long.

It's rural nature especially the irrigation ditch system.

Rural atmosphere without city of Albuquerque rules.

Country living ditches seeing the stars at night knowing your neighbors good property values.

Peaceful Quiet and clean open feeling. Rural home feeling.

It has a rural country side feel to it. No city squares.

Family and good neighbors.

It's rural nature and it's history.

Quiet.

When we moved in it was quietness and security. Security seems ok due to its remoteness noise. It is one of the noisiest commentates I have ever lived in.

Small town feeling of belonging. The open spaces and large lots.

Rural atmosphere and open spaces.

The uniqueness of a rural setting, a people friendly community.

Quiet yet easy to get to differ business.

The diversity.

Homes are on one third acre with ample space between them. It is quiet and has small traffic.

The rural feeling and proximity to city.

Convenient to work sites, superior fire protection, superior police protection. Less crowded.

Semi-rural nature.

The closeness of the community as a whole.

Agriculture, green spaces gardens, ditches, small commercial strip.

Mixture of agricultural with village living.

More families moving to the village, larger homes. Residents who have been living here for a long time have updated homes.

Access to ditches and rivers.

A mixture of many styles homes. Landscaping controlled speed limit rural and commercial.

Small community feeling, country living.

Open spaces and the mix of rural and residential balance, it is quiet, private, and I hope it will remain so.

The quiet rural beauty, due in large part to the natural greenery and trees.

Convenience to city services and still maintain a country atmosphere.

It is a nice neighborhood. People are friendly, it is a nice place for my kids to grow up in.

It's rural atmosphere and low housing density.

Rural atmosphere.

Non-commercial, semi rural environment.

Rural the quietness and greenery.

The rural and agricultural use of open space.

Perception of safe area. Quiet, dark skies. Irrigation and big trees. Small businesses. Local government.

Diversity in housing and residence.

The rural open acreage used by farmers, animals and outdoor enthusiasts. The open space the non housing use of land is unique; priceless. The low population allows and promotes uniqueness.

Rural atmosphere.

Rural areas.

The rural friendly people.

Alternative to noisy, busy, paved neighborhoods and cookie cutter development, which is still close to the city.

Our dirty trails, fields, agricultural still create a semi rural lifestyle, although this is rapidly changing.

What it was before the present administration. Rural atmosphere, no more housing.

The semi-rural, pastoral sectioning.

Quiet rural character near to city.

Quiet, rural feeling with easy access to city center.

The rural feeling peace and quiet, less traffic than in the city, lower housing density.

Quiet, peaceful, removed from the hum-drum.

The quazi rural environment with crops and livestock, walking and riding spaces.

Open spaces.

The quietness and the night sky.

Rural nature.

Open space, houses on large lots.

Rural atmosphere; diversity of culture; "small town" feel independence.

Historic and rural atmosphere.

Open space, quality schools, economic and cultural diversity.

A separate corporate entity within Bernalillo County. It is a pleasant suburban village it is no longer rural.

Rural - agricultural environment.

Rural atmosphere, diverse architecture, small community setting electric surroundings.

Natural landscape, rural environment, walkways on ditches.

The semi-rural atmosphere.

Rural agricultural feeling.

Our urban look. It also is quiet. We have a lot of traffic but it is not until a certain time.

We are a quiet rural green island of peaceful living surrounded by an ever expanding sea of urban sprawl. I want to keep it that way.

That it is rural but not completely. The trees are big. There's a lot of landscaping, good architectural features all though there could be better standards.

I love the pastoral nature; the peace and quiet; the sense of living in a refuge from the city; open spaces and pastures; the beautiful natural environment.

Trees and its semi-rural character.

Rural living.

Not in the city of Albuquerque but still in rural, quiet, and non suburb section.

The rural environment and slower pace.

Rural lifestyle in center of large city.

It is a beautiful place, peaceful and full of treasures. I hope it can remain that way.

Rural atmosphere and low housing density.

It's rural nature.

The large lot sizes and greenery.

Quiet and rural.

Quiet.

Crime rate is very low. My street has long time residents we know one another and help one another as needs

That hopefully some people's terms will be up.

Small town atmosphere.

Able to have animals. Neighbors not so close. Living in a rural area. Not many areas like this so close to Albuquerque city.

Rural setting in metropolitan area.

Mayor statues.

Country valley living and it's peaceful.

People are rural minded and friendly area is a low stress area.

Rural setting.

Feeling safe and special.

It's rural aspect and living things.

Every neighbor watches other neighbors property for intruders.

It's rural character; low light pollution; relative quiet; open space.

No close neighbors.

Small independent owned businesses.

The best asset is our size which make it easiest to please most of the people.

Semi-rural quiet. Very close to the city proper.

Do not over develop it and increase the population density.

Setting.

Quiet and safe.

Rural type living-village style.

The pseudo-rural atmosphere and the acequias.

Vegetation, trees, no street lights, no sidewalks.

Semi-rural environment with quiet open spaces.

Semi-rural, open spaces, and it's quiet.

Rural living and diversity.

A better class of people.

Rural environment.

Rural atmosphere.

Rural atmosphere and historic architecture.

Urban.

Rural nature close to city amenities.

Rural quiet spaces.

The variety and it's in the valley. Quiet and peaceful. As lovely as some developments around the county maybe the "sameness" of architecture "screams" at me.

Rural atmosphere in the middle of the city.

The rural quiet atmosphere; the sense of community.

The "town with a city feeling" the rural feeling.

It is quiet and dark at night. It has a good mix of social class. There are few intrusive laws.

We are separated from Albuquerque.

Peace and Quiet.

Space, greenery, and friendly neighbors.

Personal spirit to preserve a semi-rural-atmosphere.

The rural atmosphere as well as the mix of houses and neighbors the old and the new

Make it safe for all residents but not to make drastic changes.

Small government.

Open rural space.

The rural and community like atmosphere.

The country atmosphere and caring people; are small local businesses and feeling the need to participate.

The opportunity to enjoy a semi-rural environment protected by the considerations of underpaid trustees.

Ditches, open feeling, and rural character.

Rural community.

Used to be along time ago, the quiet "country" life style of homes and farms. No more! It's hectic now.

Large open spaces, agricultural farm life and animals, quiet peaceful scene.

Small community of people.

Rural character.

The diversity of people (cultural and economic)

Safety, tranquility and farming environment.

The semi-rural aspect how density of homes for the most part.

Quietness and semi-rural atmosphere.

Diversity of people residing in the village and its rural atmosphere.

The property tax.

Quiet and less traffic. Nice homes diversified living, rural feeling.

The open space and rural atmosphere.

Many good people, and unique setting.

Pleasant community ride.

The rural atmosphere and the feeling of safety.

Semi-rural atmosphere.

Privacy and its quiet.

Quiet economically and cultural community.

Rural and quiet.

Its rural setting.

Security.

Rural atmosphere.

Big trees, peaceful, cooler than down town. Horses farm life. Fruit trees, live as you want away from the city life.

No business.

Rural atmosphere.

Agricultural landscape, quiet, pastoral, the idea of a village to access for community events, ditches.
Semi-rural mixed social economic.

It's quiet and a rural atmosphere.

Rural atmosphere.

Government independence with an excellent location.

Low density housing and open areas. Rio Grande Blvd is a lovely drive.

Being an entity separate from Albuquerque.

Gracious living, the dark night sky. The crowing of a rooster, horses. The flavor of the southwest.

Mixture of housing, incomes agriculture.

Outside Albuquerque city limits; peaceful; and nice people.

It's rural feeling.

Tranquility.

I think are greatest asset right now is our history, the openness our slow life style. I feel safe living here also

Uniqueness within city limits of Albuquerque, rural character and sense of community.

Rural nature, mixed housing and land use.

Rural and quiet.

I've lived here for 33 years and I liked the opportunity to do what I like without a lot of regulations. I like the rural atmosphere.

It's rural atmosphere.

Quiet, slow, peaceful, and a rural atmosphere.

Special use, conditional use, home occupation of ambient business pursuits.

Rural setting, low crime rate, diversity.

Rural atmosphere.

Rural atmosphere life style.

Peaceful open space.

The quiet rural nature.

Semi-rural setting.

Commercial business district (4th corridor).

The rural nature.

Quiet atmosphere.

Quiet rural ambiance with greenery.

Rural like, quiet atmosphere; friendly people a relief from the frenzy of downtown and freeways.

Rural living, less traffic, and less people.

The unique location the rural atmosphere.

Rural nature; access to great walks along ditches large lots.

The rural feel of the village and the amount of people who get out and do things like walking, biking the community feel of the residents.

The rural atmosphere like the pastures, the animals the greenery. And we are not part of the city it's rules and regulations.

The rural character.

Open space for walking and it's quiet.

Rural aspect.

Rural atmosphere.

Nature, interesting architecture tranquility, darkness, zoning control.

The rural, agricultural atmosphere is our greatest asset and we've lost almost all of it which is very disturbing.

Ensuring the existence and availability of all services to health, safety and the welfare of all village people.

It's rural atmosphere.

Open space, rural character.

Rural, quiet, peaceful and beautiful what more could you ask for.

The semi-rural atmosphere the openess.

Variety large and small homes not to much business.

We seem to have less crime.

Nothing inparticular. It's just all nice, there for an asset.

Mixed residential agricultural.

Semi-rural Bosque.

Close to all areas, semi-rural yet close to everything.

Living in a rural environment.

Quiet rural atmosphere, nice flowers, etc. Rio Grande gives a sense of privacy where you are living.

Rural lifestyle.

Beautiful green. Peaceful, love the trees, space and it's quiet.

Rural atmosphere, a valley area large parcels of property.

Ditches, and rural areas.

Rural.

Small size, less government, open space trees an water.

Semi-rural living.

Location, Proximity to east and west side, Quiet.

The people who live here. The area on 4th street is not great it's not a reflection of the beauty of the area off 4th

The village residents.

Agricultural and rural environment. It's peaceful.

Large lots, big trees, quiet streets with no street lights.

A semi-rural setting close to an urban center.

Valley location, variety in neighborhoods, few traffic signals, winding roads "old world feeling" green landscape, open landscape, water, river, irrigation ditches.

The rural atmosphere and not as much snow as the heights.

Rural

Rural nature, friendliness, social economic mix.

It's beautiful, pastoral quality, the houses, green pasture and trees attracted me, but I'm not far from 4th street, a bank, grocery store, and pharmacy.

Rural atmosphere, police presence.

It used to be the rural.

Relatively free of crime.

I really don't have much assets, except more expensive.

Rural atmosphere, open space, large lot size.

It's rural character yet convenient to city.

Slower pace, nice location, can get to other areas of town quickly.

Mostly quiet streets.

Country setting.

It is quiet and rural.

Not population impacted, no housing developments, small rural area, building is limited however we just had a mobile home on our street move in which I though not approved by zoning.

Rural atmosphere.

Yes, we are still "semi-rural." Big trees, home gardens, walking/biking roads and ditchbanks, cultivated fields, home garden no sidewalks, limited street lighting gives you a chance to see the stars.

Rural relaxed atmosphere with allowance for variation (particularly older indigenous population.)

Small town community feeling.

I have lived here all my life and I love it this is my home.

The beauty

Rural and quiet.

The rural atmosphere and quietness.

Semi-rural, peaceful, outdoors life, with access to the ditches for agricultural and recreation purposes. Also families living here for generations.

It's rural classification.

Open space and rural atmosphere.

Relaxed living.

This is a wonderful place to live, we love the mix of ethnic and incomes. Not homogenous.

What makes the valley special and unique is its location near the river and access to irrigation. Its rural character is enhanced by agriculture, open space and lack of street lights.

Rural nature, mixture of small to large homes.

It's "homey" and quiet. We enjoy the friendly neighbors.

As a fifty year resident of the village, I believe the semi-rural nature is our most important asset.

The best thing is privacy and quietness being able to connect with the two interstates.

Multi cultural rural diverse demographics,

It's rural nature little traffic and it's quiet.

Low density, low noise, low traffic.

An identity separate from Albuquerque.

Lack of crowding.

Trees and open spaces.

Semi-rural environment. Quiet, low speed limits, access to shopping and services that serve the semi-rural

The rural setting.

A relaxed, peaceful and friendly atmosphere.

Rural or semi-rural, ditches, animals; varied life style incomes, ethnicity.

It's not the city plus we live close enough to utilities, but not under their government and don't want it to be just like

The open spaces.

Rural nature and access to Rio Grande and the Bosque an easy access to the city.

The suburban environment that we now have.

The open space. The green fields, farm animals. The rural quiet spacious atmosphere.

The rural atmosphere, at this point in time the peace and quiet.

Close to the "city" but more pleasant.

Open spaces, lush vegetation, horse property, respect for privacy, affluent residents and a rural character.

Open land; decreased lighting rural and agricultural land use-grazing.

Rural and diverse atmosphere.

Ditch system and rural atmosphere.

Rural atmosphere trees, greenery. The village is the only pretty part of Albuquerque.

Rural setting.

A sense of belonging to a small community with a value in its direction.

It is one of the last areas surrounding Albuquerque that has maintained a rural image. Lets keep it this way.

Taxes need to be equalized especially persons living on Rio Grande blvd. Persons survival depending on farming should be further exempted on taxes not solely due to ownership of increased acreage.

Identity:

Rural feeling close to old town commercial, etc. The people the small business type.

A quiet slower pace.

Peace and quiet.

Quiet residential.

Few street lights, low traffic volume, irrigated farm land.

Government is kept at a minimal.

Rural feeling, small community provides quietness.

Peaceful earthy, away from hustle and bustle of "city" life; beauty large open fields (which are divided).

Rural qualities.

Country living peaceful quiet not a fast pace living. It is a hide away.

Rural atmosphere, no sidewalks or curbs. Rural street atmosphere.

Open space, low density encourage agriculture.

Quiet no heavy traffic county living safe in our own home, less violence.

Semi-rural character.

Being centrally located.

Rural feeling . Recognizing faces at the grocery store . Small town feeling.

The greatest asset is the rural land and its diverse population. The low crime and peace is very desirable.

It is a valley and not crowded and is quiet.

Semi-rural atmosphere and it's greenery.

Rural atmosphere.

The rural atmosphere. Being able to walk the ditches and fields. No shopping centers.

Privacy, peace, quiet, and security.

Diversity-people loud use architecture, culture an income.

Rural character. Wide variety of incomes represented in village.

Green, dark sky. Rural and quiet plus low crime.

Small enough to know your community, lots of trees, not much through traffic, not a urban feeling.

Quiet rural, good police and fire protection. Like a small town.

We have lived here all our lives and don't want outsiders trying to change everything.

Larger lots, rural character, historical.

Country and residential way of life.

The rural mixture with urban boundaries.

Space and land not clustered.

Quiet, openness of people living here.

Quiet, rural, safe, attractive, friendly.

The semi-rural feeling quiet streets.

A sense of community- most evident at the growers market. Rural feel of the village.

Quiet and friendliness.

Rural atmosphere and low density development.

Country living without commercial building near by.

Rural type.

The semi-rural environment with large agricultural fields.

No supermarket, chickens in yards and on the streets, funky southwestern architecture.

Leave things as they are, don't let money influence your personal gain, CROOKS¹

Rural atmosphere , size of lots, no street lights, no curb, future, or sidewalks on 4th and residential areas.

Schools.

The semi-rural character, local grower's market, close access to bike path, ditches to walk and run along, space between houses. Open spaces, quiet neighborhoods.

Open space, larger lots, low density and irrigation.

Agricultural

Small town atmosphere, its beauty lack of franchise businesses (lots of "mom an pop" businesses:)

Being away from crowded city life. The reason for getting our homes before it became a village.

Friendly people.

Rural atmosphere.

Mixture of residential and agricultural.

Rural style surrounded by the city-it's an "urban utopia", although not perfect.

Space for the kids to be.

Peace, quiet and beauty.

The quiet, rural and friendly community that is sage to live in.

Tranquil green semi-rural atmosphere.

I am grateful for the improvements made by the Rembe's and the Calvin's and I support "thoughtful" growth.

Animals, trees, vegetation and space.

Diversity.

Quiet, rural, horses, agriculture, ditches, trees, open spaces, alfalfa fields, slow traffic. No lights, curbs or gutters.

Semi-rural nature.

The agriculture.

Space, Bosque. Quiet.

Rural atmosphere, haven for wildlife.

It's semi-rural non-commercial character.

The peaceful ambience, the country life and the slow pace.

It's semi-rural atmosphere. The ditches and diversity of people.

The area is mostly crime free. The scenery is beautiful.

Different houses and spaces, animals grazing village atmosphere.

A good place to "get away from it all" at work.

It's people; they are friendly, down to earth, yet progressive.

Rural.

Excellent schools to encourage new residents.

The people living in the village are its greatest resource; Most of the traditional Spanish families are now gone and the village has dramatically changed due to recent arrival. The people that made this village great, are now basically gone. Reason: Economics and anti policies discouraging families living together and sharing the land

Rural nature, ditch systems open spaces.

Constancy and open space. The feeling that the "governing body" is concerned and listening to the residents as this questionnaire demonstrates.

Greenery; open space flowing of small town.

The quiet, the open spaces, the variety.

Not much, we still have a chance to retain our character and identity. But not too optimistic.

Fresh air pleasant country atmosphere still preserved fairly quiet community.

Quiet place to live, Rural atmosphere, good neighbors.

It's rural and agricultural character makes it a beautiful "sanctuary" compared to the population density and commercial hustle and bustle of the rest of the town.

That quiet responsible individuality seems to be encouraged. Include respecting individuality of others.

I have one acre.

Semi-rural setting.

A small quiet community.

Size.

Quiet, scenic, agricultural, convenience of all shopping malls.

New mayor.

The fact that it's rural, green, there are large lots of land, it's like an oasis in the middle of the an ugly city.

Open space, rural, old neighborhood, quiet and the wildlife.

The rural living.

The friendliest of the merchants and courtesy extended. The quiet and cleanest.

The semi-rural character of the village, the dark nights and quiet environment of the village.

Rural, green and bosque atmosphere.

The farm life.

Semi-rural relatively quiet surroundings ditches, diverse ethnicity.

It is not Albuquerque.

Rural atmosphere, quiet, no street lights.

Peace used to be quiet, and small rural.
The rural aspect and the mix of peoples economic social, etc..
The rural atmosphere, Open space, farming quiet and friendly are also great assets to the village.
The quaintness an beauty of the village.
Rural atmosphere.
Quiet peaceful family life.
Variety of life style and it's quiet.
Beautiful scenery nice neighborhoods quiet and peaceful.
Rural and friendly.
Rural, pastoral character.
Different than the heights.
The rural environment living with easy access to Albuquerque.
Quiet neighborhood and a good mayor.
Quietness.
Quiet atmosphere, lack of congestion. --
Open space, not rows and rows of houses. Narrow roads, green grass, and a small city atmosphere.
Rural flavor, open spaces, trees, low density. New Mexican ambiance.
Rural, semi-rural an quality of life.
The quietness, the farms and the rural character of our village.
I used to think it was the country atmosphere and the quiet; it's not that way on my street anymore.
Quiet and low traffic. No commercial development a lot of open space.
Have country type living surroundings but city advantages such as utilities and water.
Rural nature; not a part of Albuquerque.
Rural atmosphere, trees no sidewalks, no gutters, animals agriculture and ditches.
The mixture, the greenery, the quiet.
Quiet, super ditch systems, open spaces.
On in my face.
Rural atmosphere, historic aspects.
The agricultural land use, the ditches and vegetation the mixture of home types, the natural light and the open
Old trees, open spaces and its quiet.
The rural quality of the village is a definite plus and should we preserved.
Lifestyle.
The quiet, rural and open aspects with the commercial development limited to 4th street.
Rural lifestyle-respect for village history and families whose ancestors lived here.
Beauty of land, ditches and large trees; very convenient.
Rural atmosphere open spaces.
Ditches, agricultural, and bike trails.
Small business and quiet neighborhood is the asset.
Rural aspect and open space plus no walled in communities.
Rural feeling; quiet; slow traffic and pleasant safe surroundings.
That all the neighbors know each other.
Greenery of fields.
Rural atmosphere.
So far not much.
Our people.
Pastoral, ethically mixed and its beautiful.
The open space they create. The beautiful Rio Grande Blvd. Our trees and vegetation, our wildlife the grower's
market proximity to the river.
Quiet, agricultural horses and other animals. Friendliness.

Variety of people, homes and use of the natural environment.

It's location in the middle of Albuquerque as a quiet, primarily semi-rural living area.

A lot of open spaces, it's rural atmosphere.

It's the only part of Albuquerque that feels like New Mexico.

Peaceful, quiet, environment.

All our open space. Private surroundings Quiet and peaceful life style. No noise level.

Rural atmosphere.

Rural.

New here just moved in April.

Rural life, nice homes, big trees. Close to work and shopping and recreation of big city but still feels small.

Semi-rural oasis in middle of rapidly growing city.

Less traffic; close to river and bosque rural atmosphere.

Rural and agricultural atmosphere.

The rural atmosphere and the green belt. Water and fertile soil and a sense of historic purpose.

Its rural setting.

Open space, rural living, green land and farming. The safe living environment for the children.

Diversity and rural and small town feeling.

Its quietness.

The semi-rural atmosphere, with low density residential areas mixed with agricultural areas.

I have lived here for fifty three years before there was a village. I just like the location.

The diversity; "the New Mexican mix."

Rural.

Safety not much vandalism. Its quiet and I have been living here for forty-eight years and I have seen the country disappear. I like not to lose anymore of the country atmosphere.

The large acreage of land.

Fields, trees and open space.

Rural and quiet lifestyle.

Our ancestors lived here and so do we.

Friendly neighborhoods and beautiful surrounding.

"Rural Feeling" due to pastoral lands, farmlands and green vegetation.

Rural atmosphere.

Rural

Low density population and comparatively low crime. Reasonably convenient access to shopping (all kinds)

Large open spaces.

Nothing.

Rural atmosphere

Large lots.

General and quiet. Privacy and less violent and less crime.

Rural nature.

Rural atmosphere.

The beauty, rural feeling of the open spaces.

The rural atmosphere the open agriculture, the acequias, the horses, the pace.

The open rural area while it still exists.

Open space, rural atmosphere, unique non chain type businesses.

It is essentially rural with good access to downtown.

Rural atmosphere.

Proximity to nature, Basque, river. Open space and views! Like agricultural use of low population density.

Rural nature close to the various assets of the metro area.

Nice and peaceful.

Living in a community that is semi-rural with a relaxed atmosphere.

Open space.

The rural atmosphere and quiet streets.

The difference of a community diversity, not standard, not a curb and gutter community but hopefully a well managed alternative.

Serenity. Keep rural atmosphere.

The small town atmosphere and small government, and the irrigation ditches.

Semi-rural, low density, open space areas. The diversity both age and ethnicity of the village.

Quiet, natural "ecology" the darkness and community identity.

Rural and safety character.

Small town choice with larger city conveniences nearby. Quiet and calm mostly peaceful.

The farming and horses and cattle and is a very pleasant drive.

The convenience to shopping centers, banks, cafes and fast food stores.

Quiet and rural.

The rural character of the neighborhood.

Small community atmosphere and grower's market.

Greenery, privacy, agricultural nature minimal noise and night lighting.

Atmosphere and feeling of being in a small town.

Low density population and comparatively low crime. Reasonably convenient access to shopping (all kinds)

Quiet and able to have live stock.

Rural setting, less traffic.

Quiet and greenery, very pleasing.

The quietness-(please control boom boxes), tranquility.

The rural atmosphere.

Rural atmosphere good police protection small government that we can participate in.

The open space, the mix of agricultural and residential land use, the limited traffic and traffic speed. The village

Rural atmosphere quiet nature of the village, minimal traffic, minimal lighting.

Rural feeling.

Semi-rural neighborhood.

Large lot sizes and open spaces.

The semi-rural atmosphere of the area.

Rural nature, places to go to walk, diversity of residents, small town flavor.

Trees, shade, slower pace, less asphalt, picture size home, poor and moderate income folks along with

The quiet, rural atmosphere and no hustle and bustle.

Anderson Field, corrals for horses, mix of ages and income levels, mix of new comers and long time residents.

Rural beauty

Location, foliage and agricultural areas.

Rural feeling.

Rural atmosphere, small business, quiet, nature trails, horse trails, schools, speed limits.

Rural atmosphere.

The unstructured semi-rural, peaceful atmosphere an oasis when coming from Heights or Westside.

Country living, small town feel within the city, decreased traffic.

The rural character.

Can't say, it hasn't been good for me (I live on 4th).

The rural setting.

Rural atmosphere within a big city, being away from traffic noise and neighbors breathing down my neck.

The rural atmosphere, which is rapidly disappearing.

Large lots.

The village is the most "New Mexican" community in the Albuquerque area. Surrounding communities, with some exceptions; look/feel like Peoria or Toledo. Village residents live five or ten minutes from downtown in a city of 500,000 and have rural options such as: fields, orchards, vineyards, animals, etc..

Rural

Country like environment.

It's possible atmosphere.

Rural living and high quality homes.

The fact that it is a village and we should keep it rural.

Friendly people, varied lifestyles, aesthetics based on individuality, beautiful setting.

Quiet, safe and beautiful.

Agricultural livestock and rural living.

Rural atmosphere, quiet, trees, livestock and walking paths.

Larger private lots and family orientated.

Our sense of community and uncomplicated government.

Greenbelt.

The rural atmosphere, "green" areas, and quiet.

Quiet and a more rural setting.

Rural residential community.

Rural atmosphere.

The relative quiet and privacy with reasonable commuting times to my office and heights shopping with trees in parking lots.

Rural and quiet.

A good mix of cultures, and land use.

Small government (getting too big now) and low property tax.

Rural and agricultural atmosphere.

Rural setting and access to open space with use of ditches and ditch banks.

Spacious lots; non-congestion by traffic and or people; horses and other livestock; alfalfa and other crops small town/country atmosphere.

The open space and accompanying quiet.

No different than any other community.

Not being in the city and lower property taxes, hopefully we will continue to be more rural green and have ditches.

Quiet.

Semi-rural but close to city, such as jobs, shopping centers and entertainment.

Open space and quiet.

Rural nature.

Rural atmosphere.

Density, friendly, access to village.

Semi-rural life style that it affords. Encourage more rich people to live here.

Walking on Guadalupe trail reminds me of some of the country in PA where I grew up.

Rural environment and low traffic cultural economic mix.

The people and the rural atmosphere.

Security quiet, and the greenery.

Agricultural and rural feeling. Feel of area reduced population density.

Mixed housing and mixed income levels.

Quiet, rural close to things but separate from Albuquerque the variety of homes and people.

Rural agricultural environment.

Being rural and quiet. The ditches, trees, and livestock.

Country living.

The rural nature and mixed social economic groups, as well as mixed use.

The rural areas.

Rural, agricultural and traditional.

Rural atmosphere (now being discouraged) small businesses readily available; room on shoulders to ride horses; no street lights in residential areas. (rural atmosphere)

Mixed land usage with good recreational opportunities.

The rural feeling being able to bike or walk in the neighborhood. Recognizing neighbors and low crime.

Rural aspect and its quiet.

Low taxes, low noise, pastures, farmland.

Mixed rural, urban and agricultural no clustering of homes would be great.

The quiet rural atmosphere.

The trees and rural feeling.

The greatest assets are already much diminished from when I moved here twenty four years ago-the rural land uses and the quiet living here isn't as attractive as it was then.

It has a small town feel. Slower pace. --

Rural atmosphere its relaxing and less traffic.

Rural atmosphere.

Rural nature.

The beauty the ditches the open spaces, the stars at night.

Rural atmosphere, "small town" appeal.

Rural environment and atmosphere.

Quiet, rural atmosphere close to the city.

Rural atmosphere.

You can see the stars at night. Agricultural use is attractive.

A mixture of rural and residential and older residents whose families have lived here for generations. New folks, this is a sanctuary.

Semi-rural character.

Hard to choose one thing-the community makes me the happiest when we take walks at night everyone greets us. I love my neighbors. It's the only place I have lived in Albuquerque where I have felt a strong sense of Mixture of cultures, income and business types.

Size and semi-rural nature.

A sense of community.

The diversity of the population and the ability of people from different social and economic back grounds to enjoy each other as neighbors.

Quietness.

That it isn't in the city of Albuquerque.

It's quiet, rural pastoral nature. Animals and agricultural activity are a delight-RURAL!

It's rural character.

Open space and agricultural.

Rural area access to all parts of city central location.

Country like living, rural, higher land values because of the village, ditches.

Rural atmosphere.

Non-urban (e.g. low density; no street lights, curbs, or gutters; open space.)

I have lived here for 72 years in the home I was born in and love it as its been.

The open empty land. The trees, the lack of business and or industry. The fact it's not the NE heights. It's an island of beautiful country within the city. Convenient to the city's services yet a peaceful oasis.

The rural and low density, undeveloped nature.

You can buy everything on 4th street. I like the multiple uses of 4th street.

Rural Atmosphere yet close to urban center, small business.

Rural atmosphere.

It's rural character no more stoplights.

The rural atmosphere.

Semi-rural character

When it is quiet and dark at night, the way properties are being improved by owners.

Rural atmosphere.

Trees and water.

Space, quiet, less traffic, small town atmosphere.

Rural nature of village with agriculture.

Rural green.

Open space and rural.

The village is semi-rural and very peaceful.

Rural open land, people friendly, bike paths and walk ways.

Lack of high stores-presence of rural areas and agricultural fields. Business are mostly small and only along 4th .

Landscape.

Open spaces rural environment. Great safe place for kids.

It is an oasis in the city and the desert the "greenness" and the quiet.

Rural area.

Peaceful, safe, semi-rural environment, good for walking and safe for kids.

Quiet, rural atmosphere.

Lots more than five acres and horses.

Access to ditches for cycling and walking; access to outdoor activities.

Rural aspects.

Rural atmosphere.

The rural feel and the existing open space.

Rural atmosphere mixed cultural and income, large number one third to one acre lots.

I like the quietness, relatively safe to walk after dark rural, peaceful, not as much crime.

Rural like atmosphere, quietness, friendly residents.

It's a semi-rural nature - not just another suburb.

Low density housing, rural nature of area.

Rural lifestyle and low profile village government.

Rural nature and village market.

Low key quiet.

Rural area, quiet, smallness and its limited. The traffic and commercial areas.

Rural, peaceful, safe, and sense of community.

Country living instead of city.

Small community within a larger city. Very convenient location.

Rural atmosphere the city is close and its quiet.

Quiet, dark at night, no traffic, rural environment, no large shopping centers and associated traffic and parking

Rural and residential quality, sense of community.

The quiet neighborhood.

Its people history beauty open spaces, rural atmosphere the feeling of living in the country

It used to be the peace and quiet not any more.

Small town feeling.

Rural character, low population density, no major traffic, quietness, no street lights or signals, confined commercial locations.

The diversity of residences. Large and small plus rural feel. Open spaces farming such as horses, etc.

Quiet, rural, family an community oriented.

Rural setting, and its quiet.

The rural aspect.

The preservation of agricultural land and natural landscape.

The mixture of people and housing.

Neighbors are friendly and sheriff's patrol regularly.

Open space, country living.

The fact that we as business owners can have a residence in our building as well as our business.

Good resident, protection of police.

Rural living, police and fire service, animal control service minimal traffic.

The open space, large lots, established trees, ditches, farms, and a rural look.

Semi-rural.

Rural atmosphere.

Rural area, a lot of green, and a relaxed atmosphere.

Peace and quiet, keep it that way. Growth is a cancer when let free to roam.

The rural atmosphere, we are a small town, surrounded by a big city.

Semi-rural living.

The feeling of a small community.

The quiet country atmosphere.

No street lights, horses, sheep, less traffic, less high walls, "granola people" less stores, shops and strip malls.

More privacy and clean.

I own my property.

Charming, close to areas in the east, west, south and north directions. (A good location its centralized.)

Rural feel, near work and open space.

Its rural and a small village.

The closeness and feeling of a small community. The agricultural atmosphere of hearing chickens, peacocks, and livestock. Being able to walk the ditches to see pheasant, ducks and other wild life. The rural feeling.

Neighbors.

Small farms and ranches. Big trees, the vegetation and availability of irrigation water.

Easy access to eating and shopping.

The greatest asset is the rural atmosphere.

Rural atmosphere, Local business on 4th street.

Rural atmosphere.

Quiet open space.

Rural character, mixed ethnicity and cultural heritage.

The quiet and rural feeling.

Rural environment, green trees, grass, preservation of cottonwoods, security of having adequate police and fire protection.

Diversity and size.

Open space, rural living, and the closeness to a large city.

Rural, quiet, and open spaces.

Rural community centrally located in greater Albuquerque.

Sense of community, rural and agricultural setting.

Its rural feeling. Green, animals, quiet safe and beautiful.

The rural, relaxed, friendly atmosphere. Community events on holidays and growers market, etc.. Giving a "good neighbor" feeling.

I like the rural atmosphere.

Peace and quiet, open spaces, not crowded. An ideal suburban community.

Fire department and the police.

The villages unique character: he amount of green space of trees, mixed use of agricultural and residential.

Residential and rural tranquility.

It being rural in the middle of urban.

The space and openness. Traffic isn't as bad. Its quieter I'm a farm girl and I like the open space.

Rural feeling, grower's market, and its quiet.

The atmosphere of rural and agricultural living.

Small town rural flavor, quiet and peaceful.

The rural atmosphere, the mixture of people and properties.

The quiet rural setting.

Some mixed housing. Some wide streets. Lack of uniformity.

Close proximity of most daily needs. Greener than most other areas of Albuquerque.

Quiet! Good access to major thoroughfares. Variety of homes, farms, and space.

Open space, along clear ditch, rural areas with horse properties along Rio Grande.

Police protection act.

The rural atmosphere close to Albuquerque main activity centers.

The open rural feeling, the human character of existing homes and businesses compared to the soulless ugliness of the city heights.

Fire department and the police.

The rural atmosphere, farming, and livestock. Low density housing.

Open space and it's quiet.

The still but fading quickly existing atmosphere of a rural nature; the acequia system.

Low density, rural atmosphere, quiet and old fashioned environment.

Semi-rural character.

6.6.3 Agricultural Questionnaire and Results

Please see the following 4 unpaginated pages.

FARMERS, GARDENERS, AND ANIMAL LOVERS WE NEED YOUR HELP! AND WE WANT TO HELP YOU!

The Village's Agriculture Sub-Committee of the Master Plan Citizens Advisory Committee (working on the 2010 Village Master Plan update) would like your help in determining what agricultural activity there is in the Village, and what potential services that residents may want or need related to agriculture. In addition, we have heard that many people in the Village are turning away from agriculture (i.e. because of age, poor markets, lack of labor or equipment, and because of economic pressure to sub-divide and develop in other ways) the Agriculture Sub-Committee would like your help in determining ways to keep your land in agricultural use.

The 1992 Master Plan goal and related policy regarding Agriculture are:

Goal: In recognition of the importance of agriculture to the history and character of the area, the goal is to encourage its preservation wherever and whenever possible.

Policy: The Village shall consider agriculture (including livestock raising) to be the "highest and best" use of land in the area and the key to "rural atmosphere."

We would appreciate it if you'd take a few minutes to fill out the following survey and send it back to the Village hall or place it in one of the survey boxes that will be distributed around the area. Your information is important to us and may be used to help retain or revise the goals for the 2010 plan.

How long have you lived in the Village? _____

What are you growing? _____ (or check/list as many as appropriate below)
hay/alfalfa _____ garlic _____ onions _____
vegetables (list) _____
herbs: basil _____ oregano _____ rosemary _____ cilantro _____ other _____
raspberries _____ blackberries _____ strawberries _____ grapes _____
apples _____ pears _____ plums _____ apricots _____ cherries _____
walnuts _____ pecans _____ melons _____ pumpkins _____
greens (lettuce/chard etc.) _____ flowers (list) _____
Other: (list) _____
Specialty Crops - list: _____

How many acres do you have in cultivation?

1/4 - 1/2 acre _____ 1/2 - 1 acre _____ 1-2 acres _____ 2-3 acres _____
3-4 acres _____ 5 or more acres _____

Do you have fallow (uncultivated) land that you would like to cultivate?

1/4 - 1/2 acre _____ 1/2 - 1 acre _____ 1-2 acres _____ 2-3 acres _____
3-4 acres _____ 5 or more acres _____

Would you be interested in growing a Village crop? (Some other areas have one or more types of vegetables, fruits or flowers that are grown by numerous people in the area so that the sufficient volume of the crop to be able to effectively market it.) _____

Suggestions for a village crop? _____

Would you be interested in having someone cultivate your land for you in a Village crop? _____

Would you be interested in belonging to a Village co-op that would market that crop or that would assist with the selling of your current crop(s)? _____

Do you produce any agricultural products for sale? (list) _____

Have you, or are you interested in selling your crop(s) or product(s) at the Village Growers Market? _____

Do you provide any agriculturally related services? (list) _____

Do you have Green Belt status? _____

Would you like more information about the county program? _____

Do you irrigate? _____ if so, how many total acres:
1/4 - 1/2 acre _____ 1/2 - 1 acre _____ 1-2 acres _____ 2-3 acres _____
3-4 acres _____ 5 or more acres _____

What method(s) do you use: estimate the # of acres that you irrigate using each method
Flood _____ Drip _____ other (list) _____

What source(s) of water do you use: estimate the # of acres that you irrigate from each source
ditch _____ city water _____ well _____

Would you irrigate from a ditch if you could? _____ Would you like info about how to access the ditch? _____ Work with MRGCD? Irrigate from a ditch? _____

What livestock do you have:
chickens _____ sheep _____ exotics (llamas, emu etc.) _____
horses _____ goats _____ Other (list) _____

Do you need assistance with the care, feeding, maintenance of livestock or poultry? _____

Do you need a service to get rid of manure? _____

Can Village residents come to your property to get manure? _____ when? _____

Would you like the Village to set aside an area for compost? You could bring your leaves and grass, and branches, we'll chip and chop and churn and you can take back Village compost.

Would you like assistance in setting up a compost area at your home? _____

Do you need help with your garden or lawn work? Would you be interested in a referral service for plowing, disking, cutting/baling, weeding, custom farming, etc.? _____

Are you interested in a tool and equipment cooperative? _____

Are you interested in a directory of village growers, gardeners, related services and products? _____

Would you be interested in participating in a community supported garden/farm - "members" purchase a share of the season's anticipated crops which they then receive each week during the growing season: _____

Are you willing to have your garden as part of a Village garden/farm tour? _____

Are you interested in hosting a school outing to view your garden/farm? _____

Would you be interested in sharing some of your plants with other Village residents if we would dig under your supervision? _____ Or in working at a plant sale at the Village? _____

Are you a seed saver? _____ Do you have extra seeds that you'd like to share? _____

Are you new to the Village and need some assistance in getting a garden started? _____

Would you like to be involved with the various agriculturally related activities? _____

Do you have a teenager who would be willing to work in a Village agriculture program?

Comments/Suggestions: _____

Name: _____ Phone: _____

Address: _____

Please return your survey by **Friday, April 30** to the Village hall, or to one of the survey boxes that have been placed around the area: i.e. Bank of Albuquerque, Chase Hardware, Desert Willow, Hacienda Home Center, JB's, Nations Bank, North Valley Library, One Stop Business Shop, Ramon's and Sun Valley Bowling.

THANKS!!

AGRICULTURE SURVEY RESULTS

Over 60 surveys were sent in representing folks who have lived in the Village from several months to over 73 years! The results include the following:

- The most requested item was the creation of a directory of Village growers, services
- Next in line was the creation of a Village compost area and assistance with establishing home compost areas.
 - Over half of the respondents would like a Village referral service and a tool/equipment cooperative.
 - About one-third of the respondents favored a Village garden farm and slightly less a Village co-op for selling produce.
 - About one-quarter favored a Village crop with preferences expressed for garlic, green chile, apples, other vegetables and berries.
 - About one-half of the respondents had acreage under cultivation which exceeded the 1/4 to 1/2 acre range. More than half used flood irrigation.
 - Few respondents added comments. Where they did, they expressed a desire to preserve the rural, agriculture ambiance of the Village and open space, and to limit commercial development.

Appendices

6.6.4 Village Flower Flyer

Please see the following 3 unpaginated pages.

Pick a Flower

for

THE VILLAGE OF LOS RANCHOS

Awards * Prizes * Seeds

Like Congress, we want our own flower. Please send in the name of the flower you think most represents the Village of Los Ranchos de Albuquerque. One we like is the Vara de San Jose. Historically, San Antonio is always carrying the niño on one arm and a staff on the other side with the "Vara de San Jose"—or, as we know it, the Hollyhock. Varas were sticks that measured feet in Spanish colonial times. Thus, the staff looked like the Hollyhock.

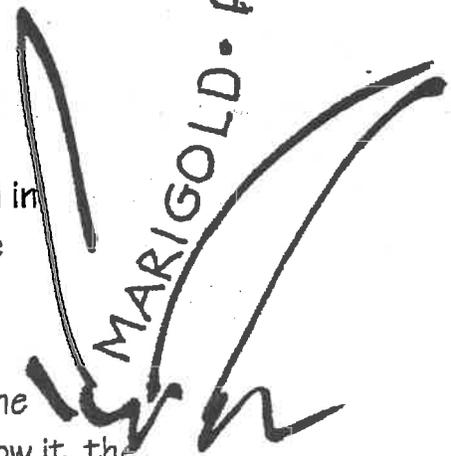
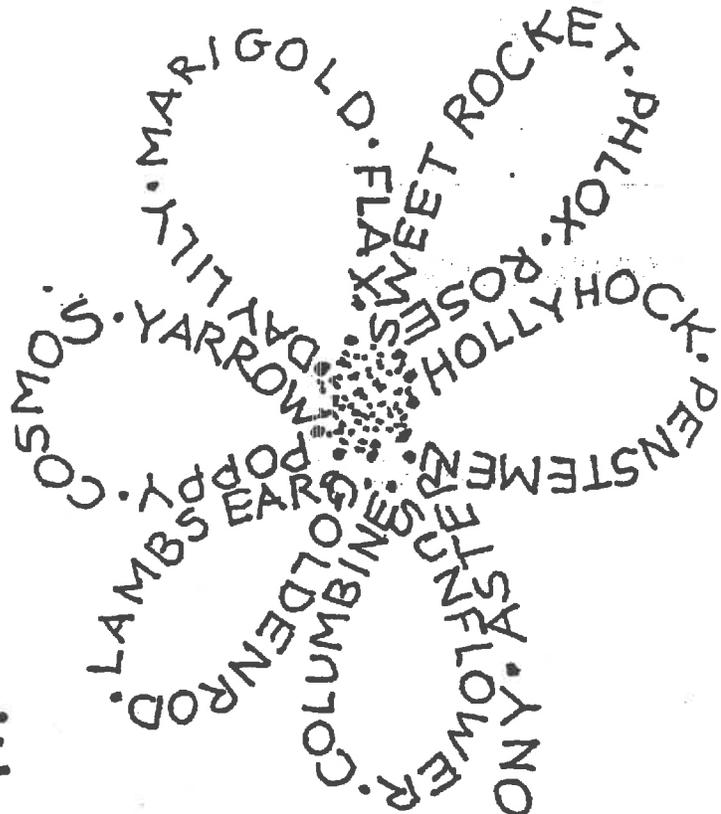
Please enter your own flower and add any historical information you may have. Or just your favorite!

Favorite Flower

NAME _____

ADDRESS _____

TELEPHONE _____



Los Ranchos Flower Nominations

Holly hock	36
Rose	36
Sunflower	15
Iris	9
Daisy	6
Tulips	5
Aster	4
Marigold	4
Lilly	3
Snapdragon	3
chile/hotpepper	2
Cosmos	2
Lavender	2
Pansy	2
Poppy	2
Bachelor Button	1
Black-eyed Susan	1
Columbine	1
Daffodil	1
Larkspur	1
Lewis Flax	1
lilac	1
Lupine	1
narcissus	1
Penstemon	1
Peony	1
Purple cone flower	1
Rosemary	1
Trumpet Vine	1
subtotal	<hr/> 145
Skunk Cabbage	1
dandelion	3
vineweed	<hr/> 1
Total Votes	150

32 different nominations

Hollyhock: *Alcea rosea*

In this genus are 60 species of biennials or short-lived perennials. Several species are grown for their showy flowers. *A. rosea* reached Europe in the 16th century from either China or the Middle East and became a popular garden plant and medicinal herb. The flowers can be used as a soothing herb that relieves irritation and soreness, and has diuretic effects. The name *Alcea* is derived from the Greek *alkaria*, "mallow," the common name from the 16th century "holy hock" where *hoc* was the Old English word for "mallow".

Old-fashioned favorite has single, semi double or double flowers, and comes in a variety of colors such as white, pink, rose, red, purple, maroon, creamy yellow, and apricot.

Vara de San Jose: Historically San Antonio is always carrying the nino on one arm and a staff on the other side with the "Vara de San Jose" or as we know it, the hollyhock. Varas were sticks that measured distance in Spanish colonial times and are still used for this purpose in some areas of Latin America. Thus, the staff looked like the hollyhock.

One of the Village residents wrote: "Beautiful, lovely, gracious, warm, serene and welcoming. They emit memories of generations, past and present. they signal a welcome to all that cross their paths; are a reminder of special people, special places and special times. Their colors signify many moods; warm, cool and comfort; from deep hues to lovely pastels to majestic white. They are special. Plant where-ever you enjoy them and want others to receive their special gifts. These things are what hollyhock mean to my life."

Rose: *Rosa*

A genus consisting of about 100 species of deciduous and semi evergreen shrubs. The cultivation of roses dates back thousands of years. Roses have been important since earliest times in ritual, cosmetics, perfumes, food preparations, and medicines.

The rose is often called the queen of the garden flowers and has been a favorite throughout history. No other flower offers such an array of shapes, sizes, fragrances and colors. There are miniatures, climbers, flowers the size of a thumbnail or a salad plate and all possible variations in between. Red, pink and white are the traditional rose colors, but you can also find cream, yellow, orange and blended and bicolor flowers as well as magenta, purple, lavender and even tan and brown.

From Act ii Sc 1, "Romeo and Juliet":

What's in a name? That which we call a rose
By any other name would smell as sweet.

William Shakespeare

Conchas Ortiz y Pino de Kleven, whose father was the first Ambassador to Spain from New Mexico, called one of the committee members: She was thrilled that the "Varas de San Jose" was mentioned but also wanted to give some background on the "Rosa de Castilla." Since Spain did not want competition for its agricultural products, it discouraged the people coming to New Mexico from bringing any of the grape root stock or flower seeds. Many people smuggled in little pieces of roots and a few seeds hidden in pockets. That is how the "Rosa de Castilla" came to New Mexico, the only rose from Spain. The wonderful thing about this simple red rose is all the things that people used it for: it was beautiful; it had a wonderful scent; the children ate it as a treat when it first bloomed; it was dried and ground into a powder and put on baby's bottoms to cure a rash; and it was put in boiling water and used medicinally for sore throats. The "Rosa de Castilla" was brought from Spain at great effort. It is seen in all of the northern New Mexican villages and throughout the Valley. She would like to see us plant it in honor of our Spanish heritage.

Appendices

6.6.5 Community Participation Flyers

Please see the following 6 unpaginated pages.

PUBLIC INFORMATION MEETING
Regarding the
MASTER PLAN
For
THE VILLAGE OF LOS RANCHOS DE ALBUQUERQUE
Thursday 17 December 1998
7:00 P.M.

All interested persons and organizations are invited to attend informational meetings introducing the 1992 Master Plan. The purpose of the meetings is to provide background for comment by the public on the existing 1992 Master Plan in preparation for later drafting of the new 2010 Master Plan. The agenda for the two informational meetings will be the same.

The second informational meeting for introduction of the 1992 Master Plan is tentatively scheduled for 6 January, 1999.

Comments can include but are not limited to the positive and negative elements of the plan, land use elements such as circulation, housing, conservation, open space, seismic safety, noise, transportation, public facilities and services, commercial, and urban design. All comments shall be submitted in writing to be used as part of the Village of Los Ranchos 2010 Master Plan.

Interested persons or organizations are also invited to take advantage of future workshops which will be scheduled in January and February as well as other informational meetings and formal comment periods, scheduled throughout spring '99, on the draft 2010 Master Plan.

If you are unable to attend, written comments are welcome and should be submitted to Master Plan, 6718 Rio Grande Boulevard NW, Los Ranchos de Albuquerque, 87107. Please be advised all written comments shall be incorporated and published as part of the Village of Los Ranchos 2010 Master Plan.

If you have any questions please contact Joe Brawley, Chairman, at 890-2799 or Julie Marion, Village staff, at 344-6582.

This workshop is open to the public. The workshop will be held at the Village Hall at 6718 Rio Grande Boulevard, Los Ranchos de Albuquerque, NM 87107.

-If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the meeting, please contact the village clerk at #344-6582 at least one week prior to the meeting or as soon as possible.

PLEASE PARTICIPATE!!

Administration
344-6582
344-8571

Fax
344-8978

Police (Non-Emergency)
768-4160

Fire (Non-Emergency)
345-9148

Emergency
911



Village of Los Ranchos de Albuquerque

SETTLED C. 1661 * INCORPORATED 1958

6718 Rio Grande Blvd. N.W.

Los Ranchos de Albuquerque, New Mexico 87107

MAYOR
Harry E. Stowers, Jr.

TRUSTEES
Donald T. Lopez
MAYOR PRO TEM

Leo M. Bartolucci
Barbara Chavez
John Sanchez

THE VILLAGE TRUSTEES INVITE YOU TO PARTICIPATE IN THE DEVELOPMENT OF THE VILLAGE OF LOS RANCHOS 2010 MASTER PLAN

The Trustees of the Village of Los Ranchos de Albuquerque recently commenced a review of the Village 1992 Master Plan and has directed the development of a Village of Los Ranchos de Albuquerque 2010 Master Plan.

All interested persons and organizations are welcome to participate in this process. A draft schedule and task list appears on the reverse side of this flyer. The proposed schedule is subject to change based on issues identified and the public participation process.

Mr. Joe Brawley, AIA, architect and urban planner (village resident) has agreed to serve as chairman and Tony Anella, a professional landscape architect has volunteered as co-chairman. If you are interested in serving on the steering committee or a sub-committee please contact Joe at 890-2799 or Tony at 265-8713. Village staff supporting this effort is Julie Marion, Carl Davidson and Rebecca Branch who can be reached at 344-6582.

All meetings are open to the public and will abide by the Open Meetings Act. Posting of the agendas will be at 6718 Rio Grande Boulevard, Los Ranchos de Albuquerque, NM 87107.

Your comments and input as to the future of the Village is important and is welcomed. The first committee meeting will be held on December 1, 1998, at 7:30 A.M. at 6718 Rio Grande Boulevard, Los Ranchos de Albuquerque, 87107 in the Village Hall.

ID	Task Name	Duration	Start	Finish	Quarter											
					Nov	Dec	1st Quarter			2nd Quarter			3rd Quarter			
					Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	
1	Roadmap: scope/budget/schedule	54d	Nov 13 '98	Jan 27 '99	[Task bar]											
5	Publish Draft Roadmap	10d	Nov 18 '98	Dec 1 '98	[Task bar]											
8	Analyze '92 Master Plan*	74d	Dec 2 '98	Mar 15 '99	[Task bar]											
11	Engage Consultant (est. \$30k)	20d	Nov 23 '98	Dec 18 '98	[Task bar]											
14	Gather Exist/New Stat Info*	81d	Dec 2 '98	Mar 24 '99	[Task bar]											
17	Comment Period on '92 MP	20d	Dec 2 '98	Dec 29 '98	[Task bar]											
18	Imaging Exercise	16d	Jan 4 '99	Jan 25 '99	[Task bar]											
19	Draft 2010 Master Plan*	35d	Feb 1 '99	Mar 19 '99	[Task bar]											
20	Public Comment on 2010 Plan	20d	Mar 22 '99	Apr 16 '99	[Task bar]											
21	Revisions*	15d	Apr 19 '99	May 7 '99	[Task bar]											
22	Comments Final Draft 2010 Plan	20d	May 17 '99	Jun 11 '99	[Task bar]											
23	Submit for Adoption by Board	0d	Jun 15 '99	Jun 15 '99	[Task bar]											
24																
25	Public Meetings/Information	156d	Nov 18 '98	Jun 23 '99	[Task bar]											
26	General Informational	151d	Nov 18 '98	Jun 16 '99	[Task bar]											
27	Roadmap/Data to date	0d	Jan 25 '99	Jan 25 '99	◆ 1/25											
28	Intro '92 Master Plan	0d	Dec 16 '98	Dec 16 '98	◆ 12/16											
29	Intro 2010 Master Plan	0d	Mar 22 '99	Mar 22 '99	◆ 3/22											
30	2010 Revisions	0d	May 17 '99	May 17 '99	◆ 5/17											
31	Bulletin Board/Newsletter	151d	Nov 18 '98	Jun 16 '99	[Task bar]											
32	Imaging Workshops	10d	Jan 6 '99	Jan 20 '99	[Task bar]											
33	Workshop 1	0d	Jan 6 '99	Jan 6 '99	◆ 1/6											
34	Workshop 2	0d	Jan 13 '99	Jan 13 '99	◆ 1/13											
35	Workshop 3	0d	Jan 15 '99	Jan 15 '99	◆ 1/15											
36	Workshop 4	0d	Jan 20 '99	Jan 20 '99	◆ 1/20											
37	Committee	147d	Dec 1 '98	Jun 23 '99	[Task bar]											
38	Start up	0d	Dec 1 '98	Dec 1 '98	◆ 12/1											
39	Working (weekly)	147d	Dec 1 '98	Jun 23 '99	[Task bar]											
40	Board of Trustees (monthly)	155d	Nov 18 '98	Jun 23 '99	[Task bar]											
41	November '98	0d	Nov 18 '98	Nov 18 '98	◆ 11/18											
42	December '98	0d	Dec 9 '98	Dec 9 '98	◆ 12/9											
43	January '99 (1)	0d	Jan 13 '99	Jan 13 '99	◆ 1/13											
44	February '99 (1)	0d	Feb 10 '99	Feb 10 '99	◆ 2/10											
45	March '99 (2)	0d	Mar 24 '99	Mar 24 '99	◆ 3/24											
46	April '99 (2)	0d	Apr 28 '99	Apr 28 '99	◆ 4/28											
47	May '99 (2)	0d	May 26 '99	May 26 '99	◆ 5/26											
48	June '99 (1)	0d	Jun 23 '99	Jun 23 '99	◆ 6/23											

DRAFT

**Los Ranchos de Albuquerque
Master Plan**

Project: 2010 Master Plan
Date: Nov 18 '98

Task		Summary		Rolled Up Progress	
Progress		Rolled Up Task			
Milestone	◆	Rolled Up Milestone	◆		

Village of Los Ranchos de Albuquerque Street Map

----- Village Limits

0 2000 4000

Scale in Feet

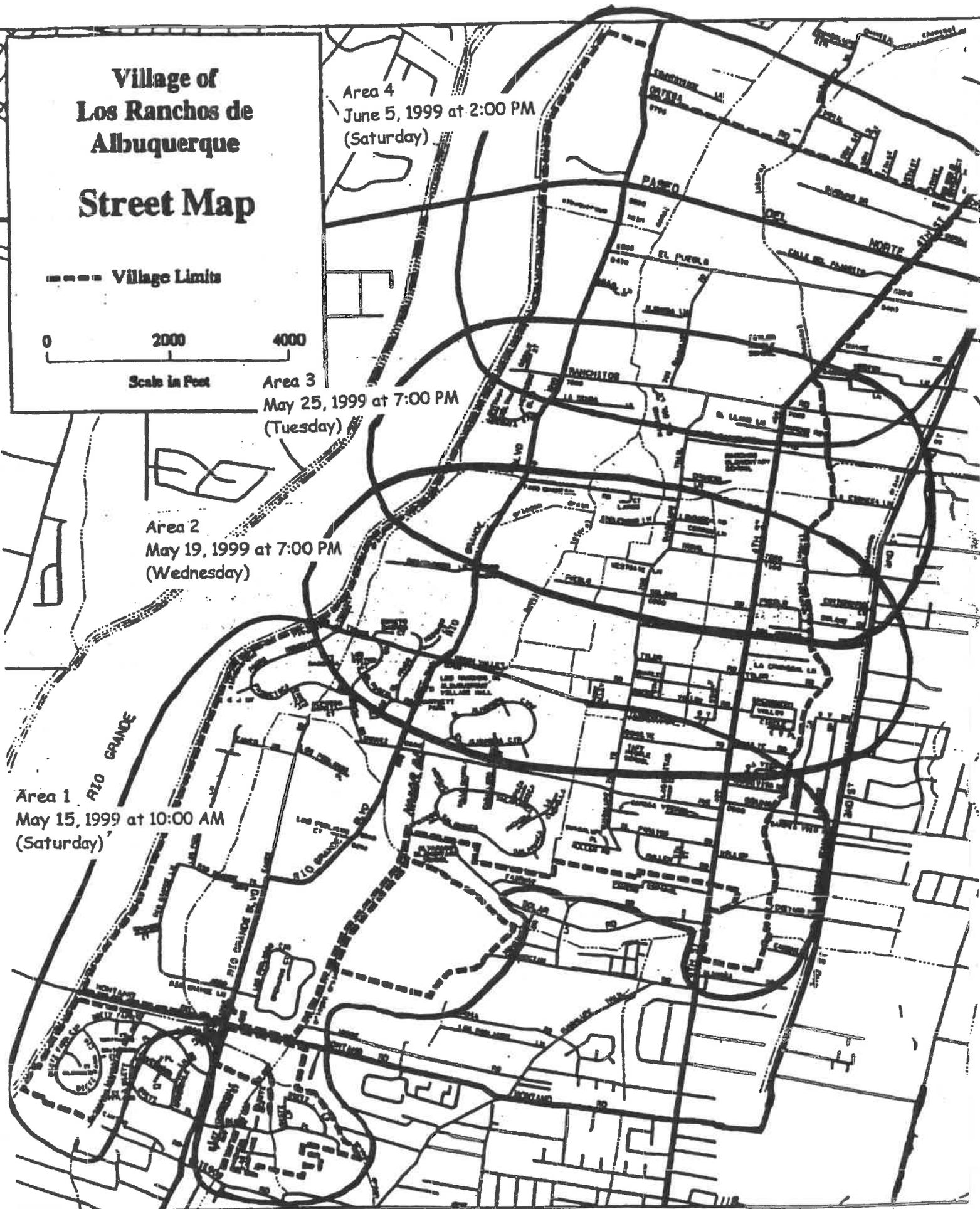
Area 3
May 25, 1999 at 7:00 PM
(Tuesday)

Area 2
May 19, 1999 at 7:00 PM
(Wednesday)

Area 4
June 5, 1999 at 2:00 PM
(Saturday)

Area 1
May 15, 1999 at 10:00 AM
(Saturday)

RIO GRANDE





COMMENT ON THE FUTURE OF THE VILLAGE

A "PRE-DRAFT" OF THE 2010 MASTER PLAN IS AVAILABLE FOR PUBLIC REVIEW

YOUR COMMENTS ARE NEEDED AND WELCOMED!

As you may be aware, the 2010 Master Plan has been in the development process since January 1999. The Board of Trustees has requested your input on a "pre-draft" of the 2010 Master Plan. You may submit your comments in writing to the Village Hall. All comments will be considered and will be made part of the public record.

In addition, a public hearing will be held by the Board of Trustees on Monday, November 1, 1999 at 7:30 P.M. at the Village Hall to gather public comments.

Subsequent to written comments and the public hearing, a final draft will be compiled.

The tentative schedule for the adoption of the 2010 Master Plan is as follows:

- | | |
|-------------------|---|
| October 15, 1999 | "Pre-draft" of the 2010 Master Plan available for public review. |
| November 1, 1999 | Public hearing before the Board of Trustees for comment on the "Pre-draft" of the 2010 Master Plan. |
| November 29, 1999 | "Final draft" of the 2010 Master Plan available for public review. |
| December 15, 1999 | Public hearing before the Board of Trustees to consider adoption of the 2010 Master Plan. |

If you would like to view a copy of the "pre-draft" 2010 Master Plan, the Village Hall has copies available. Copies are also available, for purchase, from the Village Hall or the Business Shop at the Northdale Shopping Center.

If you have any questions please contact Julie Marion at 344-6582.

The Village Hall is located at 6718 Rio Grande Boulevard and the hours of operation are 9 A.M. to Noon and 1:00 P.M. to 4:00 P.M. Monday – Friday.

We look forward to your input!



Village of Los Ranchos 2010 Master Plan

Help Determine Your Own Future

The Master Plan Citizen's Advisory Committee (MPCAC), revising the Village 1992 Master Plan, will be holding a series of workshops for the VISIONING portion of the master plan update. "Visioning" is determining what the residents and landowners would like the Village character to be by the year 2010. Character options will be provided at the workshops using graphic and written materials.

This is a critical step for the Village to first, plan it's own destiny and second, to participate and help direct regional planning now occurring in Bernalillo and Sandoval counties. Background information regarding existing conditions for residential and commercial land use/density, transportation/traffic & trails, open space, community facilities, cultural & historic resources will be presented at the workshops.

Each of the four (4) workshops will discuss the overall Village as well as focusing on one of the four geographic areas. Please see map on the reverse side for focus areas or call the Village offices at 344-6582. All Village residents and landowners are encouraged to participate in any or all of the workshops.

Workshops will be held as follows:

<u>Date</u>	<u>Time</u>	<u>Location</u>	<u>Focus Area</u>
May 15, 1999 (Saturday)	10:00 AM	Village Hall	Area 1
May 19, 1999 (Wednesday)	7:00 PM	Village Hall	Area 2
May 25, 1999 (Tuesday)	7:00 PM	Village Hall	Area 3
June 5, 1999 (Saturday)	2:00 PM	Village Hall	Area 4

Other activities associated with the Master Plan update are:

- Master Plan Citizen's Advisory Committee (MPCAC) meetings occur at 7:00 AM on Thursdays at the Village Hall.
- Master Plan Citizen's Advisory Committee (MPCAC) will be circulating a questionnaire to all Village residents and land owners in an effort to determine land use and other preferences for the future.
- The Agricultural Sub-committee of MPCAC is presently circulating a survey regarding agricultural land use in the Village and the potential for specialty crops.
- The Agricultural Sub-committee of MPCAC is accepting nominations for a Village flower to become a symbol for the Village.

For further information, please call the Village Planner, Julie Marion at 344-6582 or Joe Brawley, Chair, MPCAC, at 890-2799.