

Part I analyzes the Mountain View area's demographics and profiles the character, issues and vision of each of the six sub-areas.

2.0 Demographics and Sub-area Character, Issues, and Visions

A. Demographics

Mountain View had a population of 4,314 in 2000 according to the U.S. Census, representing a large gain since 1990. One estimate of future population projects a decline in population after 2000 (Claritas).

Figure 2. Mountain View Population 1990-2025
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Figure 3. Bernalillo County Population 1990-2025
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Bernalillo County shows steady increase in population from 1990 forward, so growth is expected to happen elsewhere in the County.

Compared to the rest of Bernalillo County, Mountain View has higher percentages of Hispanic and other non-White races. Mountain View has a population approximately 55% Hispanic, whereas the County is approximately 40% Hispanic. Where the County is 48% White, Mountain View is 15% White. Mountain View has a much higher minority percentage than Bernalillo County as a whole.

Figure 4. Mountain View Race and Ethnicity 2000

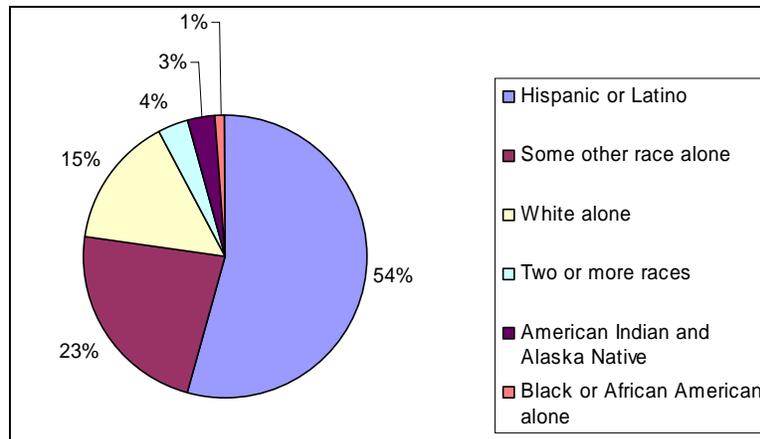
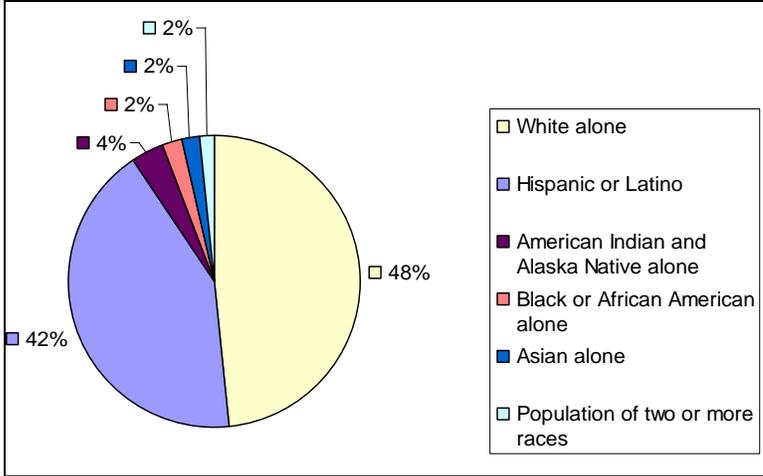


Figure 5. Bernalillo County Race and Ethnicity 2000



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Mountain View has a high percentage of people who speak languages other than English.

Table 1. Language Spoken at Home

Language Spoken At Home	Number
<i>Population 5 years and over</i>	4,026
English only	1,836
Spanish	2,164
Language other than English or Spanish	26
Speak English less than 'very well	1,672

Analyzing the population by gender and age can offer a picture of family population, school needs, and potential employment pool.

Normally, a population chart of an area with a stable population will be the shape of a pyramid – wider at the bottom and narrowing as the population ages, with a balance of men and women.

As of 2000, Mountain View shows two bulges in male population, especially compared to women, between the ages 5-14 and 30-44. Past age 75, there are substantially more women than men, as women’s life expectancy is longer than men. Mountain View also shows a loss of population between the ages 19-29 for both men and women, although it is more dramatic for men. This loss indicates that both men and women are leaving the community for jobs or school, more so for men than women.

Taken as a whole, Mountain View does not show a large amount of young children, so if the area does not receive population from people moving to the area, the population can be expected to decline over time. This trend will affect the need for school facilities and the pool of potential employees in the area over time.

Figure 6. Mountain View Population Gender 2000

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Mountain View has a larger average household and family size than Bernalillo County. Households are 59% married couples, 32% of whom have children. Only 20% of households are made up of non-family members.

Table 2. Estimated Households Size 2000

	Mountain View		Bernalillo County	
	Number	% Total	Number	% Total
2000 Estimated Households	1,333	99.0	220,936	100
Family Households	1,101	79.0	141,237	63.9
Married-Couple Family, own children	423	31.7	48,403	21.9
Married-Couple Family, no own children	364	27.3	53,120	24.0
Male Householder, own children	62	4.7	6,468	2.9
Male Householder, no own children	55	4.1	4,853	2.2
Female Householder, own children	115	8.6	19,958	9.0
Female Householder, no own children	82	6.2	8,435	3.8



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Nonfamily Households	267	20.0	79,699	36.1
Single Male Householder	119	8.9	29,147	13.2
Single Female Householder	88	6.6	33,814	15.3
Nonfamily, Male Householder	37	2.8	9,364	4.2
Nonfamily, Female Householder	16	1.2	7,374	3.3
Average Household Size	3.1		2.5	
Average Family Size	3.5		3.1	

Mountain View has a higher percentage of households with incomes lower than \$35,000 than does Bernalillo County. For incomes between \$35,000 and \$60,000, Mountain View is commensurate with the County. At higher incomes, Mountain View has a lower percentage of households than Bernalillo County.

Table 3. Household Income 2000

Household Income	Mountain View		Bernalillo County	
	Number	% of Total	Number	% of Total
	1,333	100	220,939	100
Less than \$15,000	283	21.2	36,548	16.5
\$15,000 to \$24,999	213	16.0	32,036	14.5
\$25,000 to \$34,999	241	18.1	31,171	14.1
\$35,000 to \$44,999	183	13.7	26,545	12.0
\$45,000 to \$59,999	176	13.2	30,132	13.6
\$60,000 to \$74,999	82	6.2	20,765	9.4
\$75,000 to \$99,999	86	6.5	20,950	9.5
\$100,000 or more	69	5.2	22,792	10.3

Figure 7. Mountain View Household Income 2000
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Figure 8. Bernalillo County Household Income 2000



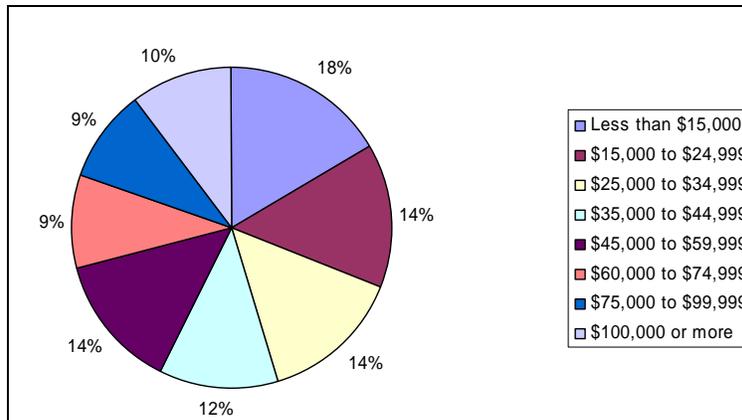


Figure 9. Percentage of Households by Income
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For 2000, Mountain View had a per capita income of \$12,695, significantly lower than the \$20,790 per capita income for the County.

Mountain View has a higher percentage of families below the poverty line than the County. Approximately 15% of families in Mountain View are below the national poverty level. A lower percentage of non-family households than the County are below poverty level.

Table 4. Households by Poverty Status 2000

2000 Households by Poverty Status	Mountain View		Bernalillo County	
	Number	% of Total	Number	% of Total
Income At or Above Poverty Level:	1111	83.3	192,821	87.3
Family	920	69.0	127512	57.7
Married-Couple Family	710	53.3	97397	44.1
Male Householder	86	6.5	9537	4.3
Female Householder	124	9.3	20578	9.3
Non-family	191	14.3	65309	29.6
Male Householder	80	6.0	31834	14.4
Female Householder	111	8.3	2281	1.0
Income Below Poverty Level:	222	16.7	28,118	12.7
Family	181	13.6	14848	6.7
Married-Couple Family	77	5.8	5305	2.4
Male Householder	31	2.3	1863	0.8
Female Householder	73	5.5	7316	3.3
Non-family	41	3.1	13634	6.2
Male Householder	14	1.1	5868	2.7
Female Householder	27	2.0	7766	3.5

Table 5. Educational Attainment 2000



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2000 Population Age 25+ by Educational Attainment	Mountain View		Bernalillo County	
	Number	% of Total	Number	% of Total
	2,342	100	358,680	100
Less than 9th grade	414	17.7	21,674	6.0
Some High School, no diploma	565	24.1	34,184	9.5
High School Graduate (or GED)	720	30.7	88,853	24.8
Some College, no degree	325	13.9	84,120	23.5
Associate Degree	50	2.1	20,413	5.7
Bachelor's Degree	172	7.3	62,466	17.4
Graduate or Professional Degree	95	4.1	46,970	13.1

Some 57.6% of Mountain View residents age 25 or older graduated from high school or achieved further education compared with 84.5% of County residents age 25 or older.

Figure 10. Mountain View Educational Attainment 2000

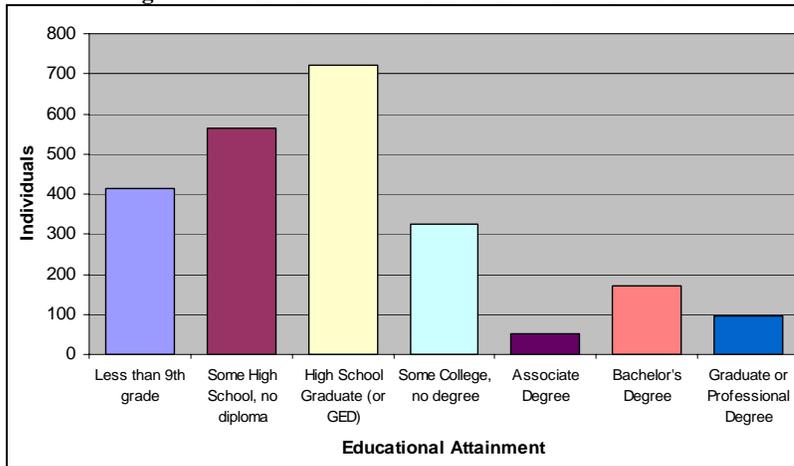


Figure 11. Bernalillo County Educational Attainment 2000



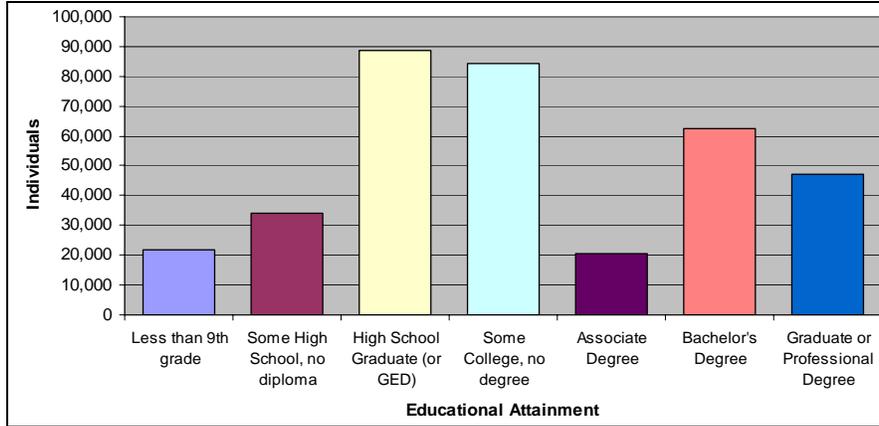


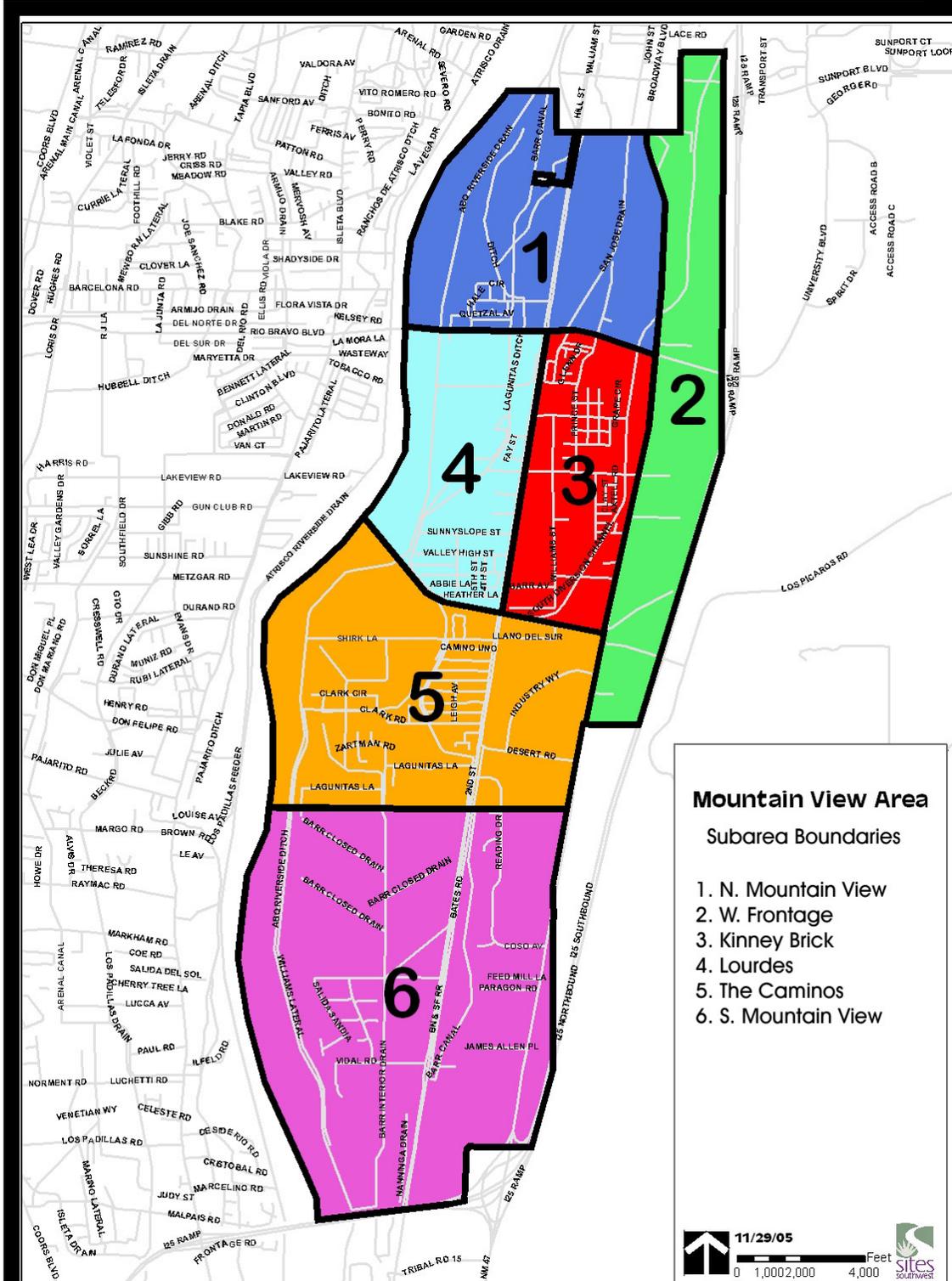
Table 6. Mountain View School Enrollment 2000

	Number	% of Total
Population 3 years and over enrolled in school	1,339	100
Nursery school, preschool	79	5.9
Kindergarten	65	4.9
Elementary school (grades 1-8)	671	50.1
High school (grades 9-12)	382	28.5
College or graduate school	142	10.6



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Figure 12. Sub area Boundaries



B. Issues and Overall Visions

The Mountain View neighborhood is a mix of rural residential and industrial areas. The Rio Grande and large agricultural tracts create one of the most attractive physical settings in the Albuquerque metropolitan area. Vast acres of heavy industry offer employment opportunities and gross receipts for the County. The practices of some of these same businesses, however, have resulted in visual and environmental degradation.

The Mountain View Sector Plan seeks to balance the preservation and enrichment of community character – enhancing the positive aspects of the area – with the continued support of economic activity, while mitigating the negative impacts of industrial uses on residential neighborhoods and removing health risks.

Ongoing and historic land uses affecting air quality, water quality, odor, and noise pollution pose significant concern for Mountain View residents. These concerns include Superfund sites from former industrial pollution, on-going auto salvage and recycling, an operational chemical company, the City of Albuquerque Wastewater Reclamation Plant, petroleum and propane fuel storage, and the PNM facility.

Significant area-wide issues include the following:

1. Eliminating odor from Southside Water Reclamation Plant.
2. Reducing negative environmental impact from industrial uses on nearby residential areas, including limiting the number of industrial businesses, monitoring of current businesses and any remediation needed.
3. Preventing any increase of roads, bridges, or freeway access that encroach on Mountain View.
4. Protecting existing rural and agricultural character south of Rio Bravo.
5. Increasing residential density north of Rio Bravo and commercial activity near the Commuter Rail station.
6. Minimizing noise pollution from airplanes.
7. Reducing dust pollution from dirt roads and industrial businesses such as construction companies.
8. Prohibiting inappropriate businesses such as adult entertainment stores and environmentally harmful industries.

The overall vision for Mountain View includes the following:

1. **ENVIRONMENTAL QUALITY:** Mountain View becomes a safe and healthy place to live, work, and play.
 - i) Environmental standards are tightened for new industries and better enforced for all; contamination cleanup continues.
 - ii) Residents are buffered from industry by distance requirements, landscaping, and walls.
 - iii) The Wastewater Reclamation Plant generates no problematic odor, and any expansion is subject to public hearing.



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- iv) Water and sewer services are extended to the entire Mountain View area, with priority for existing residences and public financial assistance for low-income families.
 - v) Ongoing monitoring and inspections ensure that residents are protected over time.
2. **EMPLOYMENT AND INDUSTRY:** Mountain View remains an employment center for the County, attracting new clean industry and airport support services, taking advantage of the I-25 corridor. Heavy industry moves east of 2nd Street, with the heaviest industry concentrated east of Broadway. Broadway Boulevard is improved to become the commercial truck corridor.
 3. **COMMUTER RAIL STATION ACTIVITY CENTER:** Commuter rail station at Rio Bravo becomes a town center with plaza, retail, office, and light industrial mixed uses, easily accessible by pedestrians, transit, and autos, and surrounded by higher-density housing (12-20 dwelling units/acre).
 4. **NEW RESIDENTIAL DEVELOPMENT:** New residential neighborhoods at 3-5 dwelling units per acre fill in the area along the Bosque north of Rio Bravo, helping to support the commuter rail station and surrounding commercial activity, while protecting land currently in agricultural use and preserving open space as much as possible.
 5. **RURAL CHARACTER:** Rural residential neighborhoods continue along the Bosque west of 2nd Street and south of Rio Bravo.
 6. **OPEN SPACE & TRAILS:** Agricultural open space is preserved through a combination of public and private initiatives. Open space land to secure access to the Bosque is purchased by the County; more parks are created, including expansion of area around Mountain View Community Center. A trail and bikeway network is developed throughout Mountain View, including easy access to paths along ditches.
 7. **2ND STREET AS LOCAL ROAD:** 2nd Street becomes a safe, attractive residential/pedestrian corridor with a paved trail, street furniture, and lighting. Trees and light landscaping buffer the railroad and industries to the east. Intersection with Rio Bravo is improved with turn lanes and safe pedestrian/bike crossings.
 8. **RIO BRAVO IMPROVEMENTS:** Frontage roads along Rio Bravo improve access to local businesses, which are encouraged by extending the commercial area east along Rio Bravo. Intersections with 2nd Street, Broadway, and I-25 are improved with turn lanes and safe pedestrian/bike crossings.



9. **I-25 IMPROVEMENTS:** Interstate access and area circulation is improved through a new interchange to connect to Mesa del Sol, new frontage roads along I-25, and turning lanes on Rio Bravo.
10. **BROADWAY IMPROVEMENTS:** Broadway paving is improved to handle a heavier share of commercial truck traffic. Safety improvements, including medians and turn lanes are added. Landscape buffers improve the streetscape.

C. Sub-area Character, Issues and Vision

As part of the Mountain View Sector Plan process, residents decided to divide Mountain View into six sub-areas to better understand and plan for their unique community character and challenges. Summaries of sub-area distinguishing features, issues, and visions developed by residents, landowners and business people who attended the meetings are described below.

For a more detailed and nuanced understanding of Mountain View, the following information about existing conditions, distinguishing features, and issues is presented by sub-area.

1: North Mountain View

North Mountain View is made up of areas with two very different characters: one largely agricultural and green between river and 2nd Street and the other largely industrial, with auto salvage yards, bulk fuel storage terminals, and an auto auction farther east along Broadway.



Agricultural and industrial properties are fairly mixed, but there is a general pattern of more agricultural land to the south toward Rio Bravo and more industrial properties north toward Woodward, the boundary between Albuquerque and the unincorporated Bernalillo County land.



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Distinctive Features

- 1) Agricultural land at the corner of Rio Bravo and 2nd Street has been sold to MRCOG for a **Commuter Rail Station**, one of five stations linking Belen to the south with the town of Bernalillo to the north.
- 2) A new **housing development** near Rio Bravo and the Rio Grande has added a significant number of residents to this sub-area on land that was formerly agricultural property.
- 3) A significant amenity in North Mountain View is the greenbelt along the **Bosque**, with good access and a recreational area next to the river, and a paved bike trail along the Albuquerque Riverside Drain.
- 4) A **Giant Gas Station and Convenience Store** on the northwest corner of Rio Bravo and 2nd Street is the only retail available in this sub-area to provide goods and services to nearby residents.
- 5) The **South Diversion Channel** cuts the southeast corner of North Mountain View.
- 6) Bulk terminals that store fuel (known as “tank farms”) establish the industrial character of the area near Woodward and Broadway.
- 7) An **Auto/Truck Auction** is a hub of activity in this sub-area.



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Issues

- 1) The most pressing issue in this area is the predominance of industrial activities and vacant land zoned M-2 that allows heavy industry and could draw more heavy industry in the future. This potential poses future risk to residents currently living in the area and for new residents expected as a result of increased residential density surrounding the proposed Commuter Rail station.
- 2) While there is economic activity in the area from industry, there are few commercial or retail opportunities for residents living nearby. A proposed adult entertainment store near the corner of Rio Bravo and Broadway is of concern to residents.



- 3) Several properties in the area are still zoned for agricultural use (A-1) but are no longer productive. Dust from fields with no cover crops adds to air pollution in the area. The low residential density allowed on A-1 properties keeps desired higher-density residential development from taking place even in areas where it might be appropriate, such as near the proposed Commuter Rail Station or near Rio Bravo.
- 4) Operations at industrial properties in the area, especially a scrap processing plant, pose health, environmental, and aesthetic concerns for residents in the immediate and surrounding areas.
- 5) Environmental hazards from past industrial activity continue to be a concern for area residents, including a Superfund site on 2nd Street north of the railroad station and underground storage tanks along 2nd Street.
- 6) 2nd Street and Rio Bravo both lack adequate capacity for commercial truck volumes. Pedestrian safety improvements such as paved walkways and buffering are also needed along both streets, and in particular, for the intersection between them. Streetscape improvements for aesthetic attractiveness, such as landscaping, litter and weed clean-up, and street furniture near bus stops, are also needed.
- 7) While this area has green open space due to former agricultural use, there is a lack of publicly-accessible open space other than the picnic area in the Bosque near the river on the north side of Rio Bravo. Romero Park is currently in the design phase and might provide the needed open space.

Vision

West of 2nd Street continues to develop as higher-density residential, with 12-15 dwelling units per acre along 2nd to take advantage of the nearby commuter rail station and to help support increased mixed-use, commercial and neighborhood activity center around the station, near major intersections, and along transportation corridors. Residential density tapers to 3-5 dwelling units per acre nearer the river. Productive agricultural land is preserved, and development clusters to preserve as much open space as possible. Access to the Bosque and other trails are maintained.



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2: West Frontage

West Frontage encompasses land east of Broadway to the city limits, approximately 400 feet west of I-25, from the northernmost boundary of Mountain View south to the city limits between Desert and Sanrod Roads. This sub-area is almost exclusively industrial uses. There are several vacant parcels. Most properties have fencing but provide no landscaping or buffering. Broadway is a four-lane road with no turn lanes but with generous unpaved shoulders.

Distinctive Features

- 1) There are a number of **auto salvage and recycling businesses** that range from neat to disorderly, which affects their visual appeal and sense of neighborliness.
- 2) **Bulk terminals** store fuels delivered by an underground pipeline then transfer fuel to trucks for wide distribution.



Issues

- 1) The most pressing issue in this sub-area is the predominance of industrial activities and vacant land zoned M-2 that will bring more heavy industry in the future.
- 2) Operations at industrial properties in the area, especially at bulk fuel terminals and the PNM facility, pose environmental and aesthetic concerns for residents in the immediate and surrounding areas. Illegal dumping takes place at many of the area's salvage yards.
- 3) Environmental hazards from past industrial activity continue to be a concern for area residents, especially Superfund sites on the former General Electric and creosote plant properties, lying just north of the Mountain View boundary.
- 4) Road improvements along Broadway are needed to eliminate traffic safety issues that arise from multiple business driveways with no turn lanes, insufficient lighting, and the presence of many large commercial trucks 24-hours a day. Public transportation is not available along Broadway, which may not be an issue but should be considered if Broadway allows easier access to the commuter rail station than 2nd Street.



Vision

West Frontage becomes a clean, healthy, and safe area for residents to live. As the sub-area with the most industrial activity, West Frontage must address significant environmental, safety, and potential health risks. Zoning and environmental regulations are strictly enforced. Potential polluting industries, such as petroleum bulk storage facilities and auto salvage and recycling yards, must prove their safety or be prohibited. Continual training about waste disposal and safety procedures should be included in the regular cycle of permitting for continued business operating licenses. All industrial properties should be adequately buffered with walls, fences, or landscaping. Clean industries and other commercial activities should be encouraged and promoted in the area, particularly near major intersections. Broadway becomes safe and more attractive with medians, turning lanes, and landscape buffering. Additional roads, such as a frontage roads east and west of I-25 from Sunport Boulevard, and an extension of Sunport Boulevard west to Woodward, help to encourage and support additional commercial and residential activity.



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3: Kinney Brick

The Kinney Brick Sub-Area is bounded by Broadway to the east, 2nd Street to the west, Rio Bravo to the north, and the South Diversion Channel to the south. The east and west edges are largely industrial in character, with the railroad running parallel to 2nd Street. The sub-area gets its name from the Kinney Brick factory, which was one of the first industrial plants in Mountain View.



There are several residential neighborhoods in Kinney Brick, which tend to be tight-knit, with children playing in the streets and neighbors chatting together in the evenings. While there is little open space in this sub-area, there are still large trees that line several of the residential streets providing a sense of green and rooting the neighborhood in the South Valley.

Distinctive Features

- 1) Kinney Brick is home to the **Mountain View Community Center**, located directly north of Prosperity across from the historic Kinney Brick site.



- 2) **Poco Loco** is a residential neighborhood made up of manufactured homes located near Rio Bravo to the north. It is not part of the Kinney Brick neighborhood, but as delineated, it does lie within the Kinney Brick sub-area.
- 3) A **race track** used to be located in the southern portion of Kinney Brick. Residents disliked the dust and noise it generated in the area. There were several ideas for how



the race track can be converted into a community amenity, but it was recently purchased by a private owner.

- 4) A **paved bike trail** winds through Kinney Brick north and south along the South Diversion Channel.

Issues

- 1) The potential health and safety risks posed by heavy industrial uses surrounding residential areas is the most important issue facing Kinney Brick. Air and water quality is of foremost concern. In addition to environmental risks, industry introduces truck traffic near residential areas and sometimes on residential streets, a dangerous traffic conflict. Vacant land zoned M-2 could mean more heavy industry in the area in the future without zoning changes.
- 2) While water and sewer is available to all residences and businesses throughout the area, not all residents are connected to the system. Septic tanks pose continuing contamination risks to the already-tainted water supply, and Bernalillo County's Environmental Health Department has recommended that all residents use Albuquerque Bernalillo County Municipal Water Authority water, as well water in this area has been found to have significant levels of contaminants from previous industrial activity.
- 3) There has been a recent dramatic increase in commercial traffic, especially on Prince Road. Bus service is available along 2nd Street and on Prosperity, but bus stops are located without weather protection, benches, or platforms, making conditions hot in the summer and muddy in the winter.
- 4) Other than the Mountain View Community Center, there are no parks in Kinney Brick. Some residents feel additional parks could not be kept safe and clean. Other residents feel they are needed and would be worth the additional maintenance costs. Additional residential development would need more open space and recreational areas. Additional landscape buffering between residential and industrial areas would also help add more green to the area.
- 5) There is no retail or commercial activity in Kinney Brick. Residents must leave the neighborhood to shop for everything, including the essentials. Most of these trips are via automobile but only a short drive into Albuquerque. Residents disagree as to the extent to which commercial activity should be allowed and/or encouraged in this area.

Vision

Kinney Brick should be a safe, healthy community in which to live and work. Industrial activity in the area should be buffered from residential areas and pose little or no health risk to the surrounding community and eventually move east of Broadway. Hazards from past industrial activity should be cleaned up, and enforcement of current industrial activity should ensure that existing State, County, and Federal regulations and standards are followed. On-going monitoring of air quality, water quality, and soils assures the health and safety of the community. New housing developments should require open space provisions or ensure access to existing trails and open space and match the density of



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established residential areas. Mountain View Community Center would be expanded to provide space needed for outdoor amenities, a swimming pool, weather-protected gathering space, and more parking. Commercial streets would be re-configured and realigned to improve truck access to businesses and eliminate trucks from residential streets. Broadway would be prioritized as a commercial road for trucks, and 2nd Street would be prioritized for residential access to neighborhoods. Local-serving businesses would only be allowed in desired locations along transportation corridors near neighborhoods and existing commercial zones.



4: Lourdes

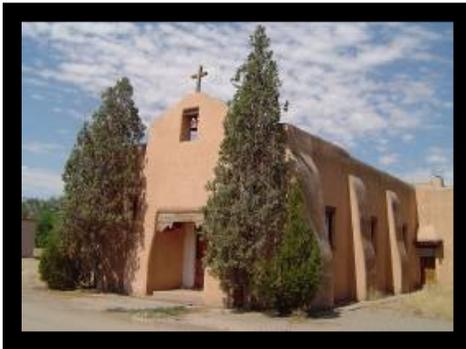
Lourdes is bounded by Rio Bravo to the north, the South Diversion Channel to the south, the Rio Grande to the west, and 2nd Street to the east. 2nd Street is the main access road for this primarily residential area, although much more visible from the street are the Southside Water Reclamation Plant in the northwest and Joy Junction, an emergency homeless shelter and thrift shop, to the south. The residential neighborhoods are made up of long east-west running streets, with houses on approximately half-acre lots.

Distinctive Features

- 1) The Albuquerque Bernalillo County Water Utility Authority **Southside Water Reclamation Plant** operates on 100 acres. Originally built in 1962, it has been expanded over the years to serve the entire Albuquerque metropolitan area. It is the largest wastewater treatment facility in New Mexico.



- 2) Joy Junction is located on the site of the historic **Lourdes Preparatory School**, with the original cathedral and school building. There are several ideas for how to restore and use this community amenity.



- 3) One remaining **agricultural property** on the corner of 2nd and Rio Bravo announces entry to the South Valley.



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Issues

- 1) Illegal dumping takes place at an unofficial landfill at Joy Junction and near the fire station.
- 2) Some operations at Joy Junction concern residents, including the thrift store and housing single people, not families only. Some residents feel Joy Junction is not a good neighbor and is operating outside the scope of its Special Use Permit.
- 3) Several properties have abandoned or non-operative vehicles that pose environmental hazards and aesthetic concerns.
- 4) Odor from the Southside Reclamation Plant located in the Lourdes sub-area raises concerns of environmental hazard for the health and safety of residents throughout Mountain View.
- 5) Military and commercial planes contribute to noise pollution in the area. One main flight path is directly over Lourdes, although the noise affects all of Mountain View.
- 6) Weeds and litter detract from the aesthetic value of this area.

Vision

Lourdes remains primarily residential. Odor from the Southside Water Reclamation Plant would be eliminated, and operations, emissions, and grounds would be monitored to ensure the safety of the surrounding neighborhood. Joy Junction would maintain a scale of operations that fits the character of the surrounding uses. 2nd Street would be primarily for resident use, improved with walking and biking paths, dark-skies friendly lighting, and landscaping to buffer railroad tracks. Commercial trucks would use Broadway. The intersection at 2nd and Rio Bravo would be improved to facilitate northbound traffic flow. A Nature Center in the Bosque would be built, similar to the one in the North Valley. The Bosque would be preserved as an important greenbelt and recreation opportunity with unpaved trails with no vehicles allowed. Residential areas would have safe access to open space and trails. Support for agricultural landowners who want to keep their properties would be provided through a land trust or conservation easements. Local-serving businesses would be allowed near 2nd Street and Rio Bravo, but larger-scale commercial development would be prohibited.



5: The Caminos

Like Lourdes, the Caminos sub-area is predominantly residential on the west side of 2nd Street. This sub-area is bounded west-east between the Rio Grande and Broadway, and north-south between the South Diversion Channel and Barr Spur Drain. Lot sizes range from 1/2-2 acres, so the neighborhoods are less dense and more rural in character than either Kinney Brick or Lourdes. The street names are numbered in Spanish from Camino Uno to Camino Ses, which inspired the informal name for this sub-area.

On the east side of 2nd Street, the character is predominantly industrial, with auto salvage and recycling businesses, construction companies, lumber yards, commercial trucking companies, and bulk petroleum storage terminals.

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Distinctive Features

1) **Mountain View Elementary** is visible just west of 2nd Street. Not only is it the only public elementary school in the area, but it is often used for community and public meetings because of its central and convenient location.



2) A small **community convenience store** just north of Mountain View Elementary on 2nd Street provides the only retail opportunity for nearby residents.



3) Several residents in this area own **horses**, and a few have a small number of **livestock**. A horse track and grooming facility is located near the river to the north of the Caminos.

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- 4) An **operational dairy** on the southern end of this sub-area links the agricultural and rural uses in South Mountain View to the more industrial uses to the north.



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- 5) The historic **Old Valley Gold Dairy** (different from Price's Dairy) once operated on a site in the southeast corner of this sub-area.

Issues

- 1) Zoning east of 2nd Street across from Caminos Uno through Cuatro and extending to Desert Road allows auto salvage yards, lumber yards and construction companies, and heavy machinery. Landowners are renting land to auto salvage yards. Equipment storage and debris negatively affects the aesthetic quality of this area.
- 2) Illegal landfill activities are taking place in the southeast corner of the sub-area.
- 3) Sewer lines are not extended to this area, and flooding is a problem in residential areas north and south of the drain.
- 4) Air pollution from industry emissions, dust, and airplane fuels poses a health and safety hazard for the surrounding community. Petroleum bulk storage terminals pose a potential hazard to groundwater and soil. Odor from industry on the south near Desert Road and Reading Drive is also a problem.
- 5) Currently, there is no traffic signal at Desert Road and no landscaping or buffer along 2nd Street. Residents disagree about the need for a signal. A completed traffic study determined it to be unnecessary.
- 6) There are no parks or trails in this area. Currently, this may not be an issue, but future development decisions should take it into account.
- 7) There is no retail or commercial activity in this area to serve the residential neighborhoods except the small convenience store just south of the elementary school on 2nd Street. While this may not currently be a problem, future development decisions should consider the impact of daily trips.



Vision

The Caminos would be a safe, healthy, and attractive place to live and work. Clean, responsible industries and mixed-use commercial uses are concentrated east of 2nd Street and buffered with landscaping. Special-use permits would be prohibited, especially for properties zoned for agriculture, and zoning regulations would be strictly enforced. All environmental hazards would be cleaned up, and environmental regulations strictly enforced. Sewer lines are extended in this area, and proper drainage resolves flooding issues. Access to recreational opportunities within Mountain View Elementary would be improved for neighbors while protecting safety and improving security. Safe residential access to open space would be improved with trails and walking paths, especially along the Barr Canal. The Bosque would be preserved as an important greenbelt and recreation opportunity with trails but no paved roads or vehicles allowed. Agricultural land would be preserved for agricultural use or as open space, especially Old Valley Gold Dairy. Support for agricultural landowners who want to keep their properties would be provided through a land trust or conservation easements.



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6: South Mountain View

South Mountain View is the most agricultural and least dense of all the Mountain View sub-areas. Several former agricultural properties have been developed into large-lot housing (1-3 acres). This sub-area includes the area north-south between Barr Spur Drain and I-25, west-east from the river to the city limits just west of I-25. Several historic dairies and remaining agricultural land provide open, green expanses for all the residents of this area. There is some industrial and agricultural activity in the southeast corner of this sub-area, including an egg farm, a wood chip business, a shooting range, and construction

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companies. Generally, properties west of 2nd Street are agricultural or rural, and properties east of 2nd Street are industrial.

Distinctive Features

- 1) **Nanniga Farm** is the southernmost property of about 100 acres in South Mountain View before I-25 and the Isleta Reservation boundary. The land is currently used for farming, although the landowner is interested in developing the land for housing.

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- 2) **Price's Dairy** is the largest contiguous property in Mountain View, approximately 570 acres. This agricultural property is currently used for farming. The landowners are considering developing the land for retirement housing, and some community members have expressed interest in preserving the land in some way as open space for a community amenity.



- 3) **Padre Point Estates** is a residential development of relatively large houses on 1-2 acre lots.

Issues

- 1) Some industrial uses, such as auto recycling and salvage yards, construction yards, gravel yards, and mobile home sales seem incompatible with agricultural properties west of 2nd Street.
- 2) The area has limited water and sewer lines. Currently, this may not be a issue, but future development decisions should take it into account. There is disagreement among residents about whether to extend water and sewer this far south.
- 3) There are limited roads in the area. Currently, this may not be an issue, but future development decisions should take it into account.
- 4) The only trails are along the drain and Barr Ditch. Currently, this may not be a issue, but future development decisions should take it into account.

Vision

South Mountain View would remain agricultural and residential west of 2nd street, with incentives for appropriate development that preserves open space and productive agricultural land. Residential areas would have access to safe water, adequate drainage, and trails and recreation areas, particularly to the Bosque and State Park. Neighborhood-serving businesses, such as specialty shops and a community grocery store, would be encouraged south of Shoreline Court between 2nd Street and Broadway. East of 2nd Street, industrial activity would be decreased in intensity, and light, clean industry would be encouraged. 2nd Street would be improved with landscaping to buffer railroad tracks. Southbound access to I-25 would be discouraged. Support for agricultural landowners who want to keep their properties would be provided through a land trust or conservation easements. Some portion of former dairy properties could be acquired as open space for community use, a wildlife park, or a living history museum.

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