

# *Appendix E*

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## Public Involvement and Community Outreach Summary Report



# PUBLIC INVOLVEMENT AND COMMUNITY OUTREACH SUMMARY REPORT

*FOR THE BRIDGE BOULEVARD CORRIDOR REDEVELOPMENT PLAN*



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## INTRODUCTION

Bridge Boulevard serves as the gateway to the South Valley, the historic core of Bernalillo County. As a major travel corridor that carries approximately 30,000 cars, trucks, and buses per day across the Rio Grande, it is the fourth most congested corridor in the Albuquerque metropolitan area.

Bernalillo County was awarded a \$500,000 TIGER II/Community Challenge Planning grant from the U.S. Department of Housing and Urban Development (HUD) and U.S. Department of Transportation (DOT), Federal Highway Administration (FHWA), to develop a long-range integrated redevelopment plan. The plan identifies strategies and improvements aimed to increase safety, reduce traffic congestion as traffic volumes increase, revitalize local businesses, and improve housing availability and affordability. The key principles that form the basis of this plan are:

- Provide more transportation choices
- Promote equitable, affordable housing
- Enhance economic competitiveness
- Support existing communities
- Coordinate and leverage federal policies and investment
- Value communities and neighborhoods

The planning process combined the efforts of Bernalillo County staff, community members, municipal and agency stakeholders, and consultants to better understand the issues that currently affect the Bridge Boulevard Corridor community and define a vision for the future of the Corridor. The Redevelopment Plan outlines recommended sustainable transportation system improvements and zoning changes, and identifies catalytic areas for affordable housing and business development that will enhance community livability.

Core Bernalillo County staff from the Public Works, Building, Planning & Zoning, Environmental Health, Economic Development, and Housing departments were charged with deciding on the final recommendations to be submitted to Bernalillo County governing bodies. Significant inter-departmental coordination has been crucial to this planning process. County staff has met regularly with the consultant team to monitor progress of data collection, assist with concept development and refinement, and participate in public outreach activities.



## SYNOPSIS OF REPORT CONTENTS

This outreach summary report provides a description of methods used and information gathered during the public involvement and community outreach efforts for the Bridge Boulevard Corridor Redevelopment Plan. This report describes the process of developing the public outreach program, explains the activities used, and summarizes public input gathered. The report also discusses next steps in the outreach process.

## THE IMPORTANCE OF PUBLIC INVOLVEMENT

Development of the Bridge Boulevard Corridor Plan was shaped by a broad public outreach effort. The project team developed a comprehensive public involvement and community outreach program that provided extensive opportunity to engage the community and gather public comments and input. The general public, community stakeholders, and various interested groups and individuals were involved in the study process from the early stages of identifying potential concepts through review of the final Redevelopment Plan. After completion of the Redevelopment Plan, public involvement activities will continue through Plan approval and preliminary and final design of roadway alternatives and environmental analysis and implementation of study recommendations.

## OUTREACH METHODS

A robust framework of public participation supported the planning process, relying on involvement from a broad range of groups within the community. Extensive efforts were made to gather ideas and advice, in both Spanish and English, from neighborhood groups, businesses, property owners, households without a private vehicle, and other members of the public. Throughout the entire project, several outreach tools were used to inform the public about the Bridge Boulevard Corridor Plan, as well as to notify people about meetings and open houses. Below is a list of outreach methods for the project.

### PROJECT INFORMATION SHEET

The Project Information Sheet is a bilingual, one-page, double-sided, color informational piece developed to provide a project description, opportunities for participation, and contact information. It was distributed at local events and the project kickoff meeting. The project information sheet is provided as Appendix A.

### ELECTRONIC MEDIA

A project website, Facebook page, and email address were set up to provide opportunities to gain information and provide input outside of the traditional meeting setting. The project website ([www.bridgeboulevard.com](http://www.bridgeboulevard.com)) included the following features:



- General project information
- Project team information
- Anticipated timeline
- Upcoming Events
- Comment Form
- Sign up for Notification List
- Contact Information, including the project email address ([info@bridgeboulevard.com](mailto:info@bridgeboulevard.com))
- Glossary
- Project Documents
- Link to Facebook page

## STEERING COMMITTEE

Representatives of the Project Team, Tiger II/Community Challenge Planning Grant partners (HUD and FHWA), partner agencies (COA, RGCDC, MRCOG), and neighborhood and business representatives were invited to be a part of the Steering Committee. The Steering Committee advised the Project Team on concept development, community engagement, and review of the Plan.

In addition to Bernalillo County, HUD, and FHWA representatives, twenty-nine invitations were extended to community members to participate in the Steering Committee. Potential Steering Committee members were identified based on neighborhood understanding and credibility, knowledge of/involvement with a variety of neighborhood networks, ability/willingness to serve as a spokesperson/communication conduit on the progress of the plan between one's agency, neighborhood and networks, and the Steering Committee, ability to work with and integrate a large amount of information and ability/willingness to work with a group to create a useful corridor plan. Committee members were asked to commit to monthly meetings and serve as a spokesperson and means of communication between the Steering Committee and the committee member's agency or neighborhood and networks.

The Steering Committee met twelve times over lunch during the plan development process. Table 1 provides a listing of meeting dates, number of attendees, meeting objectives, and agenda. Appendix B contains agendas, presentations, and notes from Steering Committee meetings.

## SUB-COMMITTEES

In addition to the larger Steering Committee, project team leads for each discipline formed working groups to discuss housing/land use, transportation, economics, and environmental health and safety issues. Members of the Steering Committee and agencies volunteered to participate in the working groups and met in April and May 2012 in preparation for the design charrette/workshop in held in May 2012. Notes and agendas from the working groups are provided in Appendix C.



# BRIDGE BLVD

## CORRIDOR REDEVELOPMENT PLAN

Table 1. Steering Committee Meetings

| Mtg. No. | Date     | No. of Attendees | Objectives  | Agenda Items  |
|----------|----------|------------------|---|---|
| 1        | 11/22/11 | 35               | <ul style="list-style-type: none"> <li>To introduce key project personnel from the County, partner agencies, consultant team and community representatives to one another.</li> <li>To provide an overview of the project background and objectives.</li> <li>To discuss committee organization.</li> </ul> | <ul style="list-style-type: none"> <li>Welcome and Introductions</li> <li>Project Background and Overview</li> <li>Steering Committee Organization</li> </ul>   |
| 2        | 12/13/11 | 35               | <ul style="list-style-type: none"> <li>To collect a sample set of information on key transportation and market-related issues, to frame Committee and project team work going forward.</li> <li>To discuss committee organization.</li> </ul>   | <ul style="list-style-type: none"> <li>Welcome &amp; Introductions</li> <li>Key Transportation and Market Issues</li> <li>Steering Committee Organization</li> </ul>  |
| 3        | 1/17/12  | 24               | <ul style="list-style-type: none"> <li>To address existing land use and future scenarios along the Bridge Corridor.</li> <li>To review the 2012 Steering Committee Schedule.</li> </ul>   | <ul style="list-style-type: none"> <li>Welcome &amp; Introductions</li> <li>Review of Steering Committee Schedule</li> <li>Key Land Use Issues</li> <li>Discussion/Feedback from Steering Committee</li> </ul>  |
| 4        | 2/21/12  | 22               | <ul style="list-style-type: none"> <li>To conduct an analysis of the Bridge Corridor's strengths, weaknesses, opportunities and threats as a basis for planning.</li> <li>To establish Steering Committee subcommittees.</li> </ul>   | <ul style="list-style-type: none"> <li>Welcome, Introductions and Announcements</li> <li>SWOT Analysis</li> <li>Technical Subcommittees</li> </ul>  |
| 5        | 3/20/12  | 23               | <ul style="list-style-type: none"> <li>To complete an analysis of the Bridge Corridor's strengths, weaknesses, opportunities and threats as a basis for planning.</li> <li>To lay out an action plan for subcommittee work</li> </ul>   | <ul style="list-style-type: none"> <li>Welcome, Introductions and Announcements</li> <li>Reports: Business Survey and Youth SWOT Analysis</li> <li>Design Charrette; Technical Subcommittee Schedule</li> </ul> |



# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

| Mtg. No. | Date     | No. of Attendees | Objectives  | Agenda Items  |
|----------|----------|------------------|---|---|
|          |          |                  | toward the design charrette in May  |   |
| 6        | 4/17/12  | 16               | <ul style="list-style-type: none"> <li>To review two preliminary reports on existing conditions: a Land Use/Zoning report and a Historic Properties report.</li> <li>To prepare for the design charrette in May.</li> </ul>   | <ul style="list-style-type: none"> <li>Welcome, Introductions and Announcements</li> <li>Historic Properties Characterization Report</li> <li>Land Use/Zoning Report</li> <li>Design Charrette Preparation</li> </ul> |
| 7        | 6/19/12  | 21               | <ul style="list-style-type: none"> <li>To review the results and conceptual corridor plan alternatives from the design charrette in May, and to discuss implications.</li> <li>To plan for the next community meeting on the results of the technical studies and the conceptual alternatives.</li> </ul> | <ul style="list-style-type: none"> <li>Welcome, Introductions and Announcements</li> <li>Design Charrette Review: Process and Results</li> <li>Planning for the Next Community Meeting</li> </ul>                     |
| 8        | 09/18/12 | 22               | <ul style="list-style-type: none"> <li>To rate the various concepts according to the criteria that have been developed.</li> </ul>  | <ul style="list-style-type: none"> <li>Welcome, Introductions and Announcements</li> <li>Concepts Review and Rating</li> </ul>  |
| 9        | 10/16/12 | 13               | <ul style="list-style-type: none"> <li>To discuss selection of the preferred roadway alternative</li> </ul>   | <ul style="list-style-type: none"> <li>Welcome, Introductions and Announcements</li> <li>Discuss selection of preferred alternative</li> <li>Discuss environmental considerations for roadway improvements</li> </ul> |
| 10       | 11/20/12 | 20               | <ul style="list-style-type: none"> <li>To present and discuss the emerging proposals for transportation and for design standards along the Bridge Corridor ahead of the December 5 public meeting.</li> </ul>   | <ul style="list-style-type: none"> <li>Welcome, Introductions and Announcements</li> <li>Emerging Preferred Alternative</li> <li>Planning for the December 5 Community Meeting</li> </ul>                             |
| 11       | 12/18/12 | 25               | <ul style="list-style-type: none"> <li>To assess comments and reactions from the December 5 public</li> </ul>   | <ul style="list-style-type: none"> <li>Welcome, Introductions and Announcements</li> <li>Assessment of the</li> </ul>   |



| Mtg. No. | Date    | No. of Attendees | Objectives   | Agenda Items   |
|----------|---------|------------------|--|--|
|          |         |                  | meeting.<br><ul style="list-style-type: none"> <li>To determine action steps to finalize the draft Corridor Plan and move to the formal approval process.</li> </ul> | December 5 Public Meeting?<br><ul style="list-style-type: none"> <li>Action Planning/Next Steps for Corridor Plan Completion</li> </ul>                                  |
| 12       | 1/23/13 | 32               | <ul style="list-style-type: none"> <li>To review the draft Corridor Plan, with an intent to recommend the draft plan to the County Planning Commission.</li> </ul>   | <ul style="list-style-type: none"> <li>Welcome, Introductions and Announcements</li> <li>Review of the Draft Corridor Plan</li> <li>Recommendation to the CPC</li> </ul> |

**GENERAL PUBLIC MEETINGS**

Evening meetings were held for the general public and an Open House was held on a Saturday morning to present concepts developed during a design workshop. The typical format included an Open House followed by a presentation and open question and answer sessions. Participants were given the opportunity to provide comments during the question and answer sessions, to staff members during the open house, or in writing on comment forms provided at each meeting.

Table 2. General Public Meetings

| Date        | Location                                 | Number of Attendees | Meeting Purpose  |
|-------------|--|---------------------|--|
| 02/20/12    | South Valley Multi-Purpose Senior Center | 47                  | Project Kick-off Meeting                               |
| 05/09/12    | South Valley Multi-Purpose Senior Center | 64                  | Design Charrette Kick-off Meeting                      |
| 05/10-11/12 | South Valley Multi-Purpose Senior Center | 7                   | Design Charrette – Open working sessions               |
| 05/12/12    | South Valley Multi-Purpose Senior Center | 31                  | Design Charrette – Open House Presentation of Concepts |
| 08/15/12    | Alamosa Community Center                 | 66                  | Presentation of Refined Concepts                       |



| Date    | Location                  | Number of Attendees | Meeting Purpose                      |
|---------|---------------------------|---------------------|--------------------------------------|
| 12/5/12 | Westside Community Center | 114                 | Presentation of Recommended Concepts |

### MEETING ANNOUNCEMENT MAILER

The February 20, 2012 Project Kick-Off meeting was advertised through press releases, articles and advertisements in the *South Valley Ink*, *Westside Journal*, and *El Semanario*, announcements at Holy Family Parish, emails provided to area Neighborhood Associations, and flyers distributed at locations throughout the area. In addition, variable message boards were placed along Bridge Boulevard during the week of the meeting to provide notification.

For each public meeting after the project kick-off, a brief project description and meeting announcement postcard was mailed to all parcels within ¼ mile of the Bridge Boulevard Corridor, individuals who attended the project kick-off meeting, and to individuals who signed up for the interested parties list. Emails were provided to area Neighborhood Associations and flyers were distributed at locations throughout the area. In addition, variable message boards were placed along Bridge Boulevard during the week of the meeting to provide notification. Public meeting notices, postcards, flyers, and notes from each meeting are provided in Appendix D. The Interested Parties List (without contact information) is provided in Appendix E.

### COMMENT CARDS

Handed out at the public workshops, meetings, and open houses, comment cards provided another means for participants to provide input on the project. Comment cards include contact information, the project email and an address for mailing them after meetings.

Comments received to date are included in Appendix F.

### RESIDENTIAL SURVEY

Approximately 1800 copies of a residential survey were distributed to all residences on Bridge Boulevard and to residences in selected census tracts near to Bridge Boulevard in March 2012. Distribution entailed hand carrying the survey to door fronts and the entryways to residences along and adjacent to the corridor within the area shown Appendix G. When possible, project representatives engaged residents to provide an overview of the project and to underscore the importance of the survey. As an incentive to complete and return the survey, the survey included this statement, "Return this survey by April 14 to be entered into a drawing for one of five Albertsons gift cards!" Approximately 170 completed surveys were received. The drawing was held and gift cards were made available for pick up at BCPWD on Broadway in the South Valley. Survey results were tabulated and analyzed using Statistical Package for the Social



Sciences (SPSS), a widely used and accepted program for statistical analysis in social science. The survey questions and results of the statistical analysis are presented in Appendix G.

**BUSINESS OWNER INTERVIEWS**

Members of the project team, along with promoters from the Rio Grande Community Development Corporation, conducted interviews with business owners along Bridge Boulevard in March 2012. The primary survey objectives were to collect information on existing business(s), long-term plans, and desired corridor improvements. Results from the business owner interviews were included in the *Economic, Demographic and Market Analysis* (EPS 2012).

**NEIGHBORHOOD ASSOCIATIONS**

As shown in Table 3, meeting Facilitator, Tim Karpoff, and County Staff met with several neighborhood associations and the Township of Atrisco Grant (Merced) to discuss the project and gather input.

Table 3. Presentations to Associations

| Date     | Association                        |
|----------|------------------------------------|
| 01/10/12 | Adobe Acres                        |
| 01/12/12 | South Valley Coalition             |
| 01/26/12 | Vecinos Del Bosque                 |
| 03/22/12 | Vecinos Del Bosque                 |
| 05/06/12 | Yakima                             |
| 1/10/12  | Township of Atrisco Grant (Merced) |
| 1/10/12  | Southwest Alliance of Neighbors    |

**LOCAL EVENTS**

Project team members attended local events such as South Valley Pride Day and the Gateway Park dedication to pass out project handouts, answer questions, and communicate methods in which to participate in the planning process and submit comments.

**FOCUS GROUPS**

| Date           | Location | Focus Group             |
|----------------|----------|-------------------------|
| 2/8, 2/22, 3/7 | RGHS     | Youth                   |
| 9/5            | La Isla  | Gateway Business Owners |
| 9/5            | La Isla  | Spanish Speakers        |
|                |          | Tower Business Owners   |



# **BRIDGE BLVD**

CORRIDOR REDEVELOPMENT PLAN

## APPENDIX A: PROJECT INFORMATION SHEET

# BRIDGE BOULEVARD CORRIDOR REDEVELOPMENT PLAN



**Bernalillo County**, in cooperation with the U.S. Department of Housing and Urban Development and U.S. Department of Transportation, is beginning a process to create a redevelopment plan for the Bridge Boulevard corridor from Coors Boulevard to the Barelvas Bridge. The Bridge Boulevard Corridor Redevelopment Plan will identify appropriate improvements and areas for development to transform Bridge Boulevard into a mixed-use, pedestrian- and transit-friendly corridor that honors and maintains the unique history and character of the community.

Key objectives of the plan include:

- Reduced traffic congestion
- Increased safety
- Revitalized neighborhood businesses
- Improved housing availability and affordability

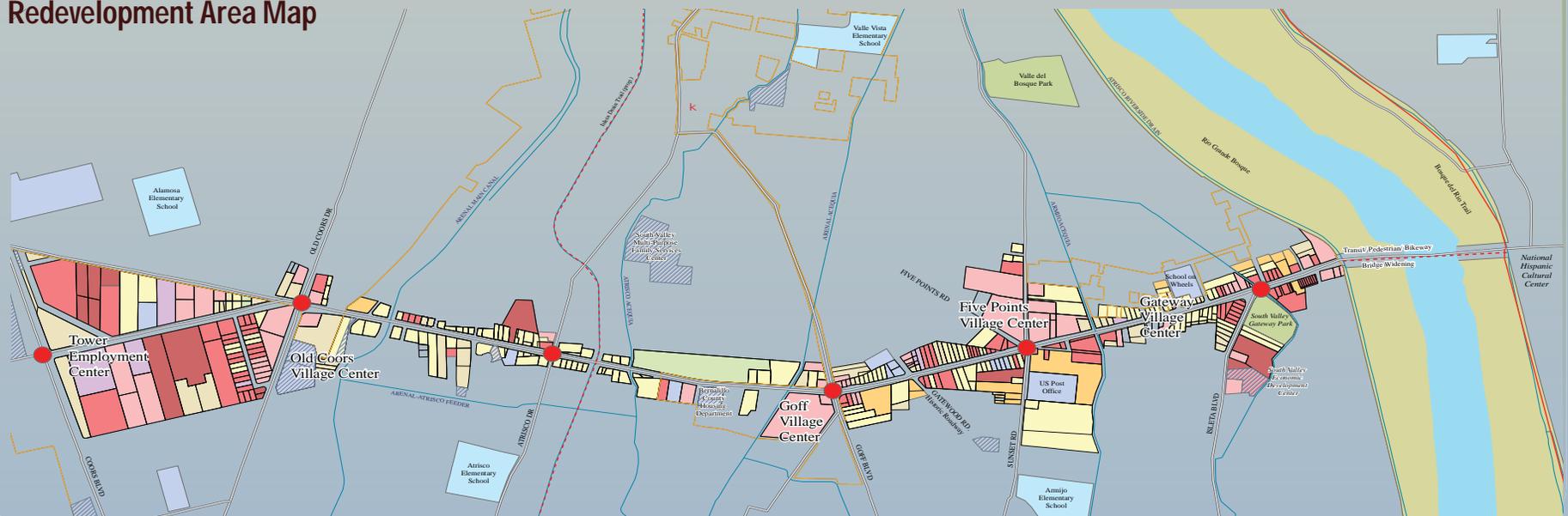
The Bridge Boulevard Corridor Redevelopment Plan process is expected to be completed within eighteen months. When the plan is completed, it will be presented to the Bernalillo County Board of Commissioners for final review and adoption.

**Your participation in the process** is vital to successfully representing the community's vision for the future of Bridge Boulevard. There are multiple ways to get involved in the plan development process:

1. Sign up for a project mailing list to receive updates on the project and be notified of upcoming meetings and events.
2. Attend and participate in focus groups, public meetings, and a charrette that will be scheduled.
3. Join a committee. Several committees will be formed to collaborate with the project team in developing the plan. In addition to a steering committee, sub-committees will focus on a specific topic such as transportation, housing, economic development, and environmental issues.
4. Access our project website ([www.bridgeboulevard.com](http://www.bridgeboulevard.com)) to stay up-to-date on plan progress, upcoming meetings and events, review documents, and submit comments.
5. "Like" us on Facebook: [www.facebook.com/bridgeboulevard](http://www.facebook.com/bridgeboulevard).

If you would like to be added to the mailing list, are interested in joining a committee, or would like more information, please email [info@bridgeboulevard.com](mailto:info@bridgeboulevard.com) or call Richard Meadows, Bernalillo County, 505.848.1508 or Kelly Sims, HDR Engineering, Inc., 505.830.8845.

## Redevelopment Area Map



# EL PLAN DE REURBANIZACIÓN DEL CORREDOR DE BRIDGE BOULEVARD



**El Condado de Bernalillo**, en cooperación con el Departamento Viviendas y Desarrollo Urbano y el Departamento de Transportación de los Estados Unidos esta empezando un proceso para crear un plan de reurbanización para el corredor de Bridge Boulevard desde Coors Boulevard hasta Barelvas

Bridge. El Plan de Reurbanización del Corredor de Bridge Boulevard identificará mejoramientos y áreas apropiadas para el desarrollo para transformar Bridge Boulevard a un uso mesclado, corredor para el peatón y de tránsito que honra y mantiene la historia y el carácter extraordinario de la comunidad.

Los objetivos clave del plan incluyen:

- Congestión reducida de tráfico
- Seguridad aumentada
- Negocios revitalizados del vecindario
- Mejorar el precio asequible de las viviendas

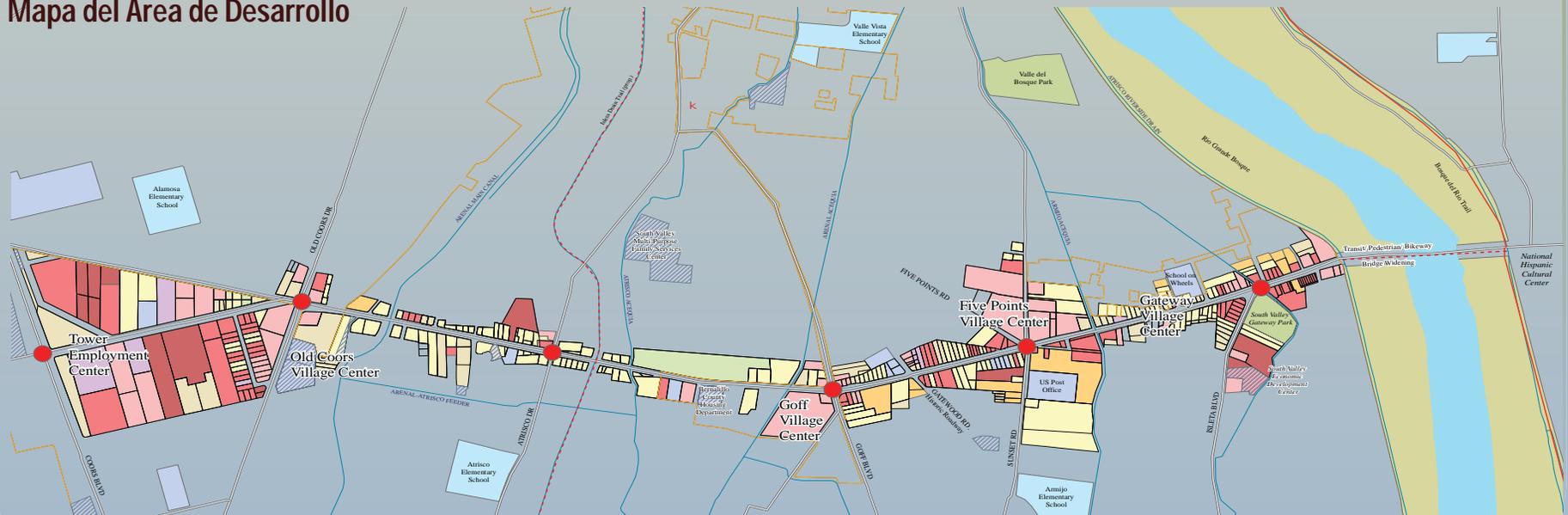
El proceso del Plan de Reurbanización del Corredor de Bridge Boulevard se espera ser completado dentro de dieciocho meses. Una vez que el plan se complete, será presentado a los miembros de la comisión del Condado de Bernalillo para revisión final y adopción.

**Su participación en el proceso** es esencial para representar exitosamente la visión de la comunidad para el futuro del Bridge Boulevard. Hay múltiples maneras para involucrarse en el proceso del desarrollo:

1. Inscribirse en una lista de envío del proyecto para recibir actualizaciones sobre el proyecto y ser notificado de reuniones y acontecimientos próximos.
2. Asistir y tomar parte en los grupos de enfoque, reuniones públicas, y en una reunión pequeña de enfoque que serán planificados.
3. Únase a un comité. Varios comités serán formados para colaborar con el equipo del proyecto a desarrollar el plan. Además de un comité de conducción, las subcomisiones se centrarán en un tema específico como transporte, vivienda, desarrollo económico, y asuntos ambientales.
4. Conseguir acceso a nuestro sitio web del proyecto ([www.bridgeboulevard.com](http://www.bridgeboulevard.com)) para permanecer reciente en el progreso del plan, las reuniones y los acontecimientos próximos, revisar documentos, y someter comentarios.
5. "Quiéranos" en Facebook: [www.facebook.com/bridgeboulevard](http://www.facebook.com/bridgeboulevard).

Si quiere ser añadido a la lista de envío, esta interesada/o en unirse a un comité, o querría más información, mande un correo electrónico por favor a [info@bridgeboulevard.com](mailto:info@bridgeboulevard.com) o la llame a Richard Meadows, Bernalillo County, 505.848.1508 o a Kelly Sims, HDR Engineering, Inc., 505.830.8845.

## Mapa del Área de Desarrollo



# BRIDGE BLVD

## CORRIDOR REDEVELOPMENT PLAN

The Bridge Boulevard Corridor Redevelopment Plan project is a planning process that will make recommendations on appropriate improvements and areas for development in order to increase safety, reduce traffic congestion, revitalize local businesses, and improve housing availability and affordability.

### Progress to date

The project team began collecting data on traffic volumes and patterns, land use, businesses, demographics, and housing in September of 2011. The project team also sought input from community members and the public through monthly steering committee meetings, a public meeting held in February 2012, and residential and business surveys. Using the data collected and public input, the project team prepared draft conceptual plans and technical reports about existing conditions in the corridor that will help form the basis for recommendations in the Redevelopment Plan. The draft concepts and technical reports are available on the project website and include:

- Charrette Report
- Transportation Assessment
- Zoning Report
- Demographic, Economic, and Market Analysis



At the public workshop held in May, the project team solicited input from the public on what you would like to see in the corridor and developed a range of concepts intended to meet the goals of the project. Since then, the project team has been reviewing the concepts in greater detail to determine advantages and disadvantages of each. The project team is currently preparing a draft Redevelopment plan using input from the steering committee and the community. Your comments will help the project team with evaluating scenarios and choosing recommendations to be included in the draft Redevelopment Plan.

### How to submit comments

Please complete a comment form and let us know what you think about the concepts shown today. For additional project information or to submit comments, please contact:

- Website: [www.bridgeboulevard.com](http://www.bridgeboulevard.com)
- Email: [info@bridgeboulevard.com](mailto:info@bridgeboulevard.com)
- Mail: Bridge Blvd Corridor Redevelopment Plan, c/o HDR Engineering, Inc. 2155 Louisiana Blvd NE, Suite 9500, Albuquerque, NM 87110
- Fax: 505.830.5454
- Telephone: Richard Meadows, Bernalillo County, 505.248.1508 or Kelly Sims, HDR Engineering, Inc., 505.830.8845



# BRIDGE BLVD

## CORRIDOR REDEVELOPMENT PLAN

### *Vision*

*The Bridge Boulevard Corridor is a sustainable main street where residents, visitors, and businesses are able to enjoy a safe, pedestrian-friendly environment that celebrates the agricultural tradition and authenticity of the area.*

### *What is the Bridge Boulevard Corridor Redevelopment Plan?*

It's the process to study transportation, market conditions, and land use along the Bridge Boulevard Corridor. Using the data collected and public input, the project team has developed recommendations for sustainable transportation system improvements and zoning changes and identified catalytic areas for affordable housing and business development.

### *What are the goals of the Bridge Boulevard Corridor Plan?*

The plan identifies strategies and improvements aimed to increase safety, reduce traffic congestion as traffic volumes increase, revitalize local businesses, and improve housing availability and affordability. The key principles that form the basis of this plan are:

- 1 Provide more transportation choices
- 2 Promote equitable, affordable housing
- 3 Enhance economic competitiveness
- 4 Support existing communities
- 5 Coordinate and leverage federal policies and investment
- 6 Value communities and neighborhoods

### *Why now?*

Bernalillo County was awarded a \$500,000 TIGER II/Community Challenge Planning grant from the U.S. Department of Housing and Urban Development (HUD) and U.S. Department of Transportation (DOT), Federal Highway Administration (FHWA), to develop this long-range integrated redevelopment plan.



## *Do the recommendations capture your goals and vision?*

**Please tell us if the recommendations for the roadway and catalytic areas reflect what you would like to see as part of redevelopment along Bridge Boulevard.**

# RECOMMENDATIONS

The Bridge Blvd. Corridor Plan is now being finalized with a number of recommendations to go forward to the Bernalillo County Commission. The main recommendations are:

## A “Main Street” roadway alternative

The intent is to make roadway improvements that reduce congestion, improve safety and maintain a local neighborhood ‘feel’ by:

- Working within the existing right-of-way
- Adding landscaped medians
- Enhancing pedestrian areas with wider sidewalks and improved lighting
- Improving transit (bus) frequency
- Improving traffic flow and reducing speeds with roundabouts and more access control



## Three redevelopment sites

The intent is to focus new investment to revitalize local businesses, and possibly provide additional housing, in three geographic areas:

- Gateway Village Center—with a mix of uses that make the South Valley a destination
- Five Points Village Center—with a mix of uses that serve the daily needs of neighborhoods, such as grocery shopping, small shops, entertainment, restaurants, and others
- Tower Center (between Old Coors and New Coors)—with uses that, primarily, will increase South Valley employment

## Supportive zoning strategies

The intent is to streamline the zoning approval process by:

- Allowing a range of permissive uses, that is, uses that are permitted “by right”
- Reducing the need for special use permits
- Allowing an “opt-in” overlay zone with a mix of commercial and residential uses
- Creating a more walkable environment with design standards

## Financing strategies for implementation

The intent is to assure positive action through:

- The County’s Transportation Improvement Plan:
  - There is a substantial amount of funding already committed to begin roadway improvements
- Public-private partnerships using tools such as:
  - Local Economic Development Act
  - A new Main Street Program
  - Tax Increment Development Districts

## How to submit comments

Please complete a comment form and let us know what you think about the recommendations you have seen here tonight. For additional project information or to submit comments after the meeting, please contact:

- Website: [www.bridgeboulevard.com](http://www.bridgeboulevard.com)
- Email: [info@bridgeboulevard.com](mailto:info@bridgeboulevard.com)
- Mail: Bridge Blvd Corridor Redevelopment Plan, c/o HDR Engineering, Inc. 2155 Louisiana Blvd NE, Suite 9500, Albuquerque, NM 87110
- Fax: 505.830.5454
- Telephone: Richard Meadows, Bernalillo County, 505.248.1508 or Kelly Sims, HDR Engineering, Inc., 505.830.8845





# **BRIDGE BLVD**

CORRIDOR REDEVELOPMENT PLAN

## APPENDIX B: STEERING COMMITTEE AGENDAS, PRESENTATIONS, AND NOTES

## BRIDGE BOULEVARD CORRIDOR REDEVELOPMENT PLAN STEERING COMMITTEE INVITATION LETTER

Greetings! Thank you for agreeing to serve on the Bridge Boulevard Corridor Redevelopment Plan Steering Committee. Your understanding of the South Valley community, experience, skills and problem-solving ability will be tremendous assets to the committee, and your participation will help make the overall planning effort a success.

To review the project: Bernalillo County, with financial assistance from the U.S. Department of Housing and Urban Development and the U.S. Department of Transportation, is launching the Bridge Boulevard Corridor Redevelopment Plan. The plan will identify appropriate improvements to transform Bridge Boulevard—from the Barelás Bridge to Coors Boulevard—into a mixed-use, pedestrian- and transit-friendly corridor that honors the unique history and character of the community. Key objectives of the plan include reduced traffic congestion, increased safety, revitalized neighborhood businesses, and improved housing affordability. The planning process is expected to take eighteen months.

The Steering Committee will be a key part of the public engagement component. The Committee is expected to meet approximately monthly during that period. In addition, four subcommittees will be formed to look into specific areas in greater depth, and you may wish to participate on one of the subcommittees. The Steering Committee's role will be to:

- ✓ *Help analyze information* developed by the consultant team and gathered during several community forums, focus groups and surveys;
- ✓ *Make recommendations* about specific areas such as transportation, housing, economic development and zoning, as well as about the overall plan; and
- ✓ *Provide general guidance* to County staff and the consultant team.

The first two meetings will be:

- Tuesday, November 22, from 11:30 a.m. to 1:30 p.m.
- Tuesday, December 13, from 11:30 a.m. to 1:30 p.m.

Both meetings will be held at the Hurley Carabajal VFW Post #6216, 2631 Bridge Blvd. SW. Lunch will be provided. The objectives of the first two meetings will be to:

- Introduce County and partner agency staff, members of the Committee and members of the consultant team;
- Provide an overview of the project;
- Organize the Committee—meeting dates and times going forward, operating guidelines, etc.;
- Introduce initial information developed by the consultant team.

We will send out an agenda of the November 22 meeting next week. If you have any questions, please contact Richard Meadows, Bernalillo County, at 848-1508; Kelly Sims, HDR Engineering, at 830-8445; or myself, Tim Karpoff, at 877-6041; or email a message to [info@bridgeboulevard.com](mailto:info@bridgeboulevard.com). We look forward to your participation on the Steering Committee as we plan to improve the Bridge Boulevard Corridor.

Yours,

Tim Karpoff  
Project Team—Public Engagement

## Meeting Attendance

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Meeting Type: Steering Committee  
Meeting Name: Steering Committee Meeting 1  
Date: 11/21/2011  
Time: 11:30 AM  
Location: Hurley Carabajal VFW Post #6216  
Attendee Count 35

Santos Abeyta; Deacon - Holy Family Parish  
Kyle Ainto; Student - Rio Grande High School  
Patricia Allaire; President - Sunset Neighborhood Association  
Nelson Andrade  
Carrie Barkhurst; Planner - City of Albuquerque  
Nolan Bennett; Construction and Engineering Manager - Bernalillo County Public Works Division  
Dean Bressler; Project Manager - HDR Engineering, Inc.  
Kathi Caldwell; Rio Grande Nurseries  
Peggy Chavez; Chavez Kickboxing  
Nicholas Chavez; Student - Rio Grande High School  
Melcor Chavez; Chavez Kickboxing  
Tony Gallegos; Director - Rio Grande Community Development Center  
Will Gleason; Senior Planner - Dekker Perich Sabatini  
Kelly Helvie; Tax and business planner -  
Tim Karpoff; Meeting Facilitator - Karpoff & Associates  
Lawrence Kline; Transit Planner - City of Albuquerque  
Marlene Lightburn; Sustainability Officer - HUD  
Catherine Lopez; Public Information Officer - Bernalillo County Public Works Division  
Joe Luehring; Engineer - Bernalillo County Public Works Division  
Steve Maestas; Developer -  
Richard Meadows; Project Manager - Bernalillo County Public Works Division  
Steve Miller; Infrastructure Planning Director - Bernalillo County Public Works Division  
Roger Paul; Director - Bernalillo County Public Works Division  
Clara Pena

Fred Pohl; Business Planner - South Valley Economic Development Center  
Irma Ruiz; Past President - Vecinos del Bosque  
Kelly Sims; Environmental Planner - HDR Engineering, Inc.  
Julie Stephens; Rio Grande Community Development Center  
Aaron Sussman; Transportation Planner - Mid-Region Council of Governments  
Mella Taylor; Retiree -  
Tiffany Terry; UNM CRP Student -  
Caeri Thomas; Transportation Planner - Mid-Region Council of Governments  
Briana Trujillo; Student - Rio Grande High School  
John Wright; Teacher - Rio Grande High School  
Joe Zazula; Bob Turner Ford

# Bridge Boulevard Corridor Redevelopment Plan Steering Committee Meeting #1

Hurley-Carabajal VFW Hall • November 22, 2011 • 11:30 a.m.-1:30 p.m.

## Meeting Summary

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The November 22, 2011 meeting of the Steering Committee was attended by 38 people, representing the local community, Bernalillo County, partner agencies, and the consultant team. The purpose of this initial meeting was to introduce key project personnel and community representatives to one another, and to provide an overview of the project. Agenda items included:

1. Welcome and Introductions
  2. Project Background and Overview
  3. Steering Committee Organization
- 

### *Agenda Topics: Discussion/Agreements/Actions*

#### 1) Welcome and Introductions

- a) Commissioner Art de la Cruz welcomed the Steering Committee members.
  - i) The Commissioner particularly thanked the community representatives for their record of community service and their willingness to serve on the Committee.
  - ii) The Commissioner spoke of the importance of revitalizing Bridge Blvd., recalling the number of calls from community members asking to improve this area, and the promise that the planning grant provides.
  - iii) The Commissioner also emphasized that plans need to move to action, and that the planning process must be action-oriented. This is not a plan that will “sit on a shelf,” and the plan itself should be completed in a timely manner.
- b) The Commissioner’s remarks were followed by individual introductions.

#### 2) Project Background/Overview

- a) Three members of the project team joint presented an overview of the project:
  - i) Richard Meadows, project manager for Bernalillo County
  - ii) Will Gleason, planner for Dekker Perich Sabatini
  - iii) Dean Bressler, project manager for HDR Engineering
- b) The presentation defined the area (Bridge Blvd. from the bridge to Coors Blvd.), the principles behind the planning grant, connections with other recent planning efforts, and the scope of the planning effort. A key point is that this plan will be a multi-layered plan, encompassing land use, transportation, housing, economic development, environmental health and safety and zoning..
- c) The presentation and meeting handout are at: [www.bridgeboulevard.com/resources.html](http://www.bridgeboulevard.com/resources.html)

### 3) Steering Committee Organization

- a) Questions during and following the discussion helped clarify the Committee's role:
  - i) The Committee is being asked to help analyze information developed by the project team; make recommendations on specific planning issues, and provide general guidance to the project team.
  - ii) Recommendations during the discussion included:
    - (1) Make sure that each meeting has a clear set of objectives
    - (2) Consult the community at regularly-scheduled meetings, where people gather
    - (3) Balance these meetings with conventional community meetings to provide everyone an opportunity for engaging with the project planning process.
- b) The facilitator, Tim Karpoff, asked Committee members for suggestions regarding a regular meeting place and time. He also referred to the draft "Organizational Framework" and asked Committee members to review it for discussion at the next meeting.

### Next Meeting

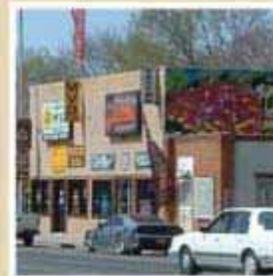
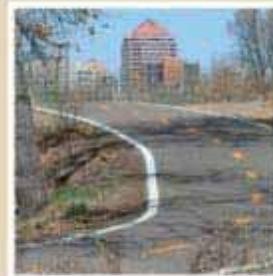
The next Steering Committee meeting is scheduled for Tuesday, December 13, 2011 from 11:30 a.m.-1:30 p.m. at the VFW Hall.

## Bridge Blvd. Corridor Plan Steering Committee • November 22, 2011

### Meeting Participants

| <u>Name</u>       | <u>Organization</u>      | <u>E-mail</u>                      |
|-------------------|--------------------------|------------------------------------|
| Santos Abeyta     | Holy Family Parish       | abeytasganzo@comcast.net           |
| Nelson Andrade    | UNM CRP                  | todozen@gmail.com                  |
| Patricia Allaire  | Sunset SW NA             | patricia.allaire@gmail.com         |
| Carrie Barkhurst  | City of Albuquerque      | kcbarkhurst@cabq.gov               |
| Nolan Bennett     | BernCo PWD               | nbennett@bernco.gov                |
| Dean Bressler     | HDR                      | dean.bressler@hdrinc.com           |
| Kathi Caldwell    | Rio Grande Nurseries     | kathicaldwell@comcast.net          |
| Nicholas Chavez   | Rio Grande HS            | nicochavez244@yahoo.com            |
| Melcor Chavez     | Chavez Kickboxing        | chavezkajukembo@comcast.net        |
| Peggy Chavez      | Chavez Kickboxing        | chavezkajukemno@comcast.net        |
| Art De La Cruz    | Commissioner, District 2 | dherrera@bernco.gov                |
| Diane Dolan       | City Council Services    | ddolan@cabq.gov                    |
| Tony Gallegos     | RGCDC                    | tonyg@rgcdc.org                    |
| Will Gleason      | DPS                      | willg@dpsdesign.org                |
| Kelly Helvie      |                          | kehelvie@aol.com                   |
| Tim Karpoff       | Karpoff & Associates     | timkarpoff@msn.com                 |
| Lawrence Kline    | City of Albuquerque      | lkline@cabq.gov                    |
| Catherine Lopez   | BernCo PWD               | cathylopez@bernco.gov              |
| Joe Luehring      | BernCo PWD               | jluehring@bernco.gov               |
| Steve Maestas     | Maestas & Ward           | steve@gotspaceusa.com              |
| Marlene Lightburn | HUD                      | marlene.p.lightburn@hud.gov        |
| Richard Meadows   | BernCo PWD               | rmeadows@bernco.gov                |
| Steve Miller      | BernCo PWD               | stevem@bernco.gov                  |
| Roger Paul        | BernCo PWD               | rogerp@bernco.gov                  |
| Clara Peña        | Armijo NA                | cousinlara@hotmail.com             |
| Fred Pohl         | SVEDC                    | fred@fredpohl.com                  |
| Ed Pothoff        | HDR                      | edward.pothoff@hdrinc.com          |
| Irma Ruiz         | Vecinos del Bosque       | lrmruiz11@msn.com                  |
| John Romero       | OSE                      | john.romero@state.nm.us            |
| Linda Seebach     | Village of Los Ranchos   | lseebach@losranchosnm.gov          |
| Chris Segura      | Kirtland AFB             | christopher.segura@kirtland.af.mil |
| Kelly Sims        | HDR                      | kelly.sims@hdrinc.com              |
| Julie Stephens    | RGCDC                    | julies@rgcdc.org                   |
| Aaron Sussman     | MRCOG                    | asussman@mrcog-nm.gov              |
| Caeri Thomas      | MRCOG                    | cthomas@mrcog-nm.gov               |
| Mela Taylor       |                          |                                    |
| Tiffany Terry     | UNM CRP                  | tterry13@gmail.com                 |
| Joe Zazula        | Bob Turner Ford          | kievjzz@aol.com                    |





# Bridge Boulevard Corridor Development Plan Project

Steering Committee Meeting No. 1

November 22, 2011

# Agenda

11:30 a.m. Welcome and Introductions

12:15 p.m. Project Background and Overview

1:00 p.m. Steering Committee Organization

1:30 p.m. Adjourn



# Welcome and Introductions

Art De La Cruz, County Commissioner, District 2

Tim Karpoff, Meeting Facilitator

# TIGER II/Community Challenge Planning Grant

- Bridge Corridor Redevelopment planning grant
  - Work plan
  - Corridor
  - Economic Development
  - Health and Safety
  - Transit
  - Bicycle/ Pedestrian Facilities
  - Implementation

# Project Objectives

- Revitalized neighborhood businesses
- Improved housing availability and affordability
- Reduced traffic congestion
- Increased safety
- Identify specific redevelopment sites and projects on Corridor

How can new development enhance the livability of the Bridge Boulevard Corridor for residents and business owners?

# Livability Principles

- Provide more transportation choices to decrease household transportation costs, reduce our dependence on oil, improve air quality, promote public health.
- Expand location and energy-efficient housing choices for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.
- Improve economic competitiveness of neighborhoods by giving people reliable access to employment centers, educational opportunities, services and other basic needs.
- Target federal funding toward existing communities – through transit-oriented and land recycling – to revitalize communities, reduce public works costs, and safeguard rural landscapes.
- Align federal policies and funding to remove barriers to collaboration, leverage funding and increase the effectiveness of programs to plan for future growth.
- Enhance the unique characteristics of all communities by investing in healthy, safe and walkable neighborhoods, whether rural, urban or suburban.



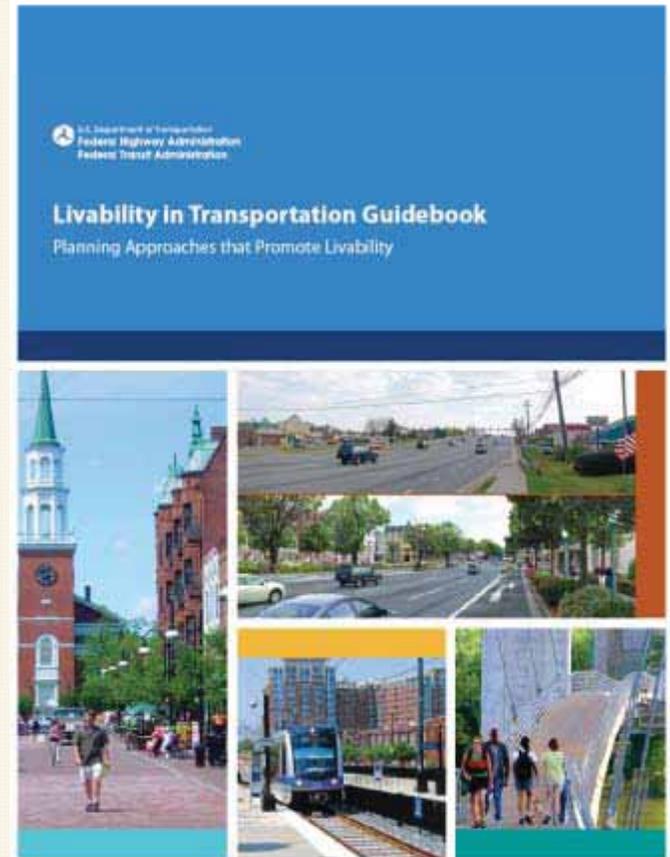
# Corridor Study Area

- Principal arterial from Coors Boulevard to Barelas Bridge (~3 miles)
- Four lanes with medians/ center turn lane; narrow bike lanes and sidewalks
- 25,000 to 40,000 AWDT, fourth most congested roadway in metropolitan area
- Transit Routes 51, 53, 54 use Bridge Boulevard
- Historic bridge crossing: El Camino Real National Historic Trail, Route 66 Scenic Byway

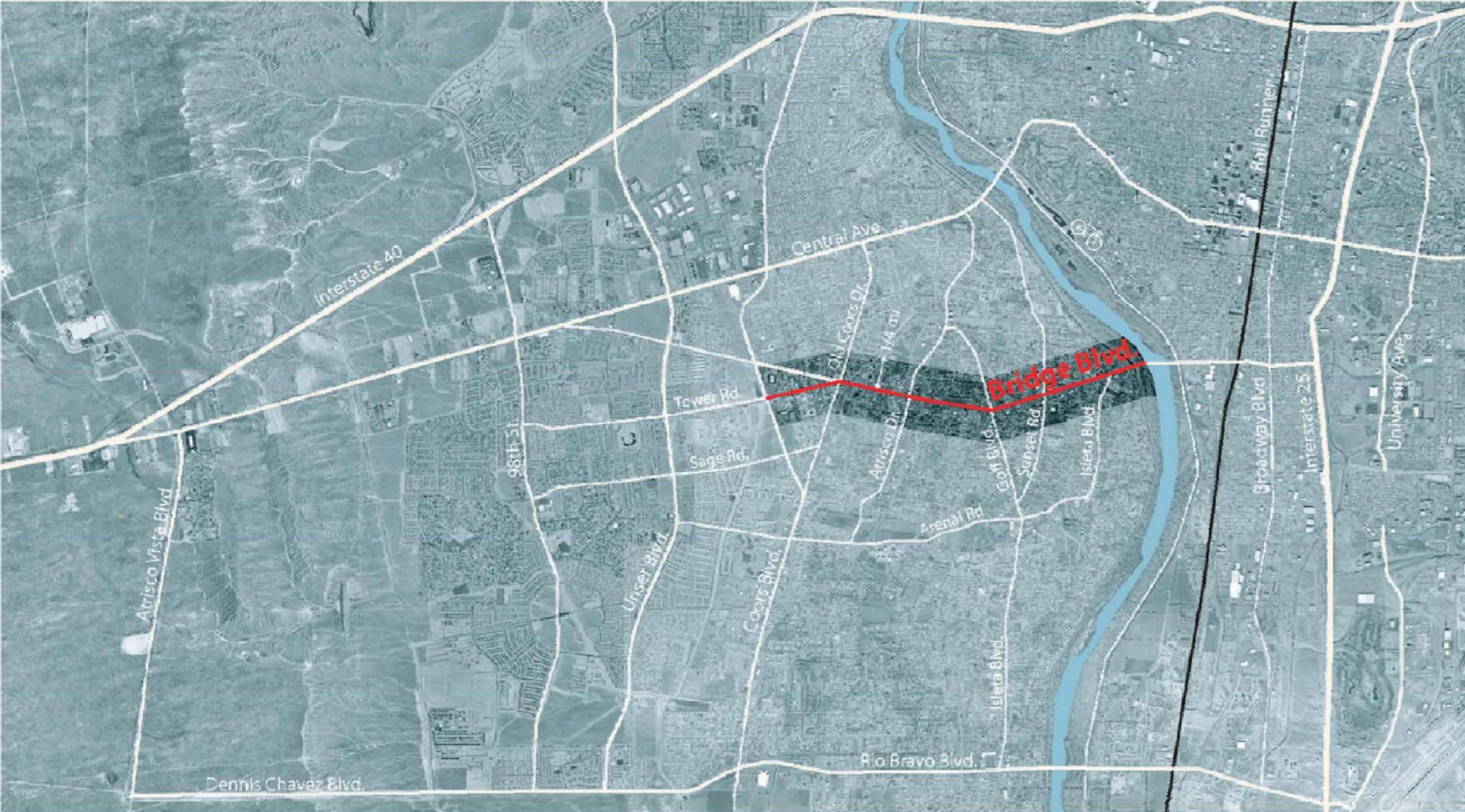


# Quantifying Livability

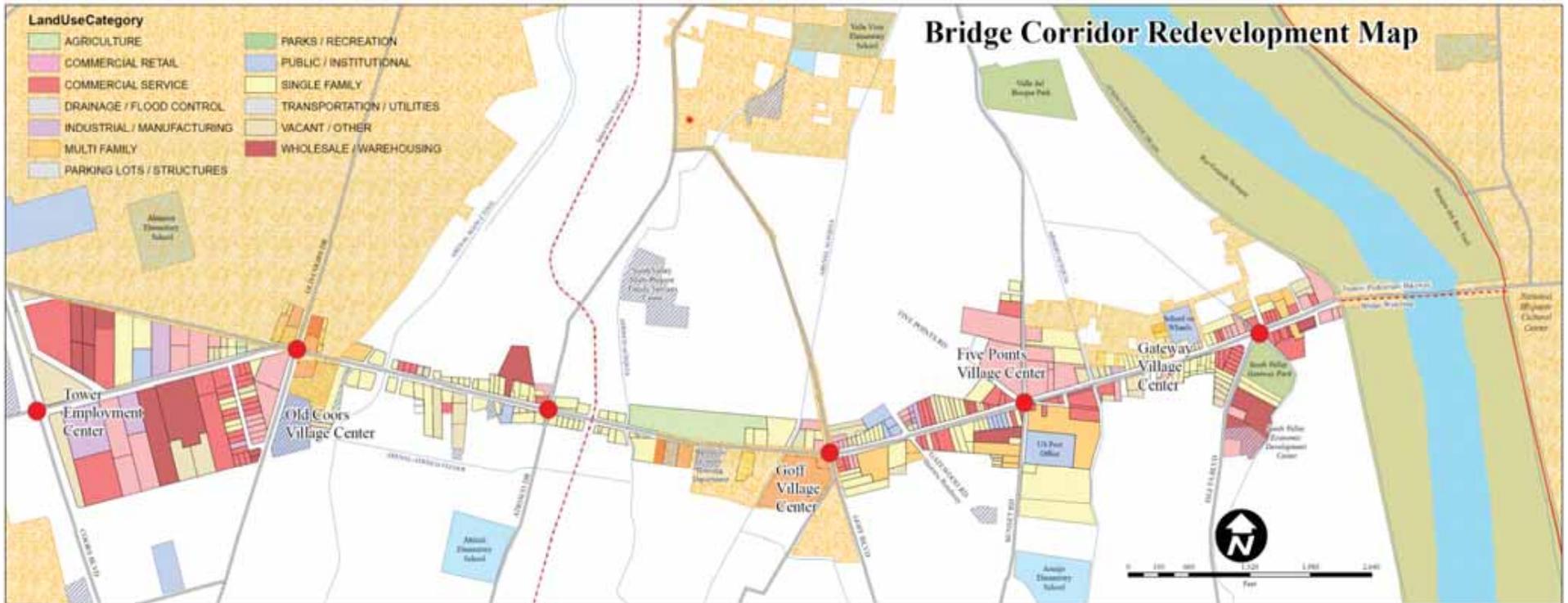
1. Density dwellings, jobs per acre
2. Diversity mix of housing, jobs, retail
3. Design connectivity, walkability
4. Destinations regional accessibility
5. Distance to Transit rail proximity
6. Development Scale pop, jobs
7. Demographics household size, income
8. Demand Management pricing, incentives



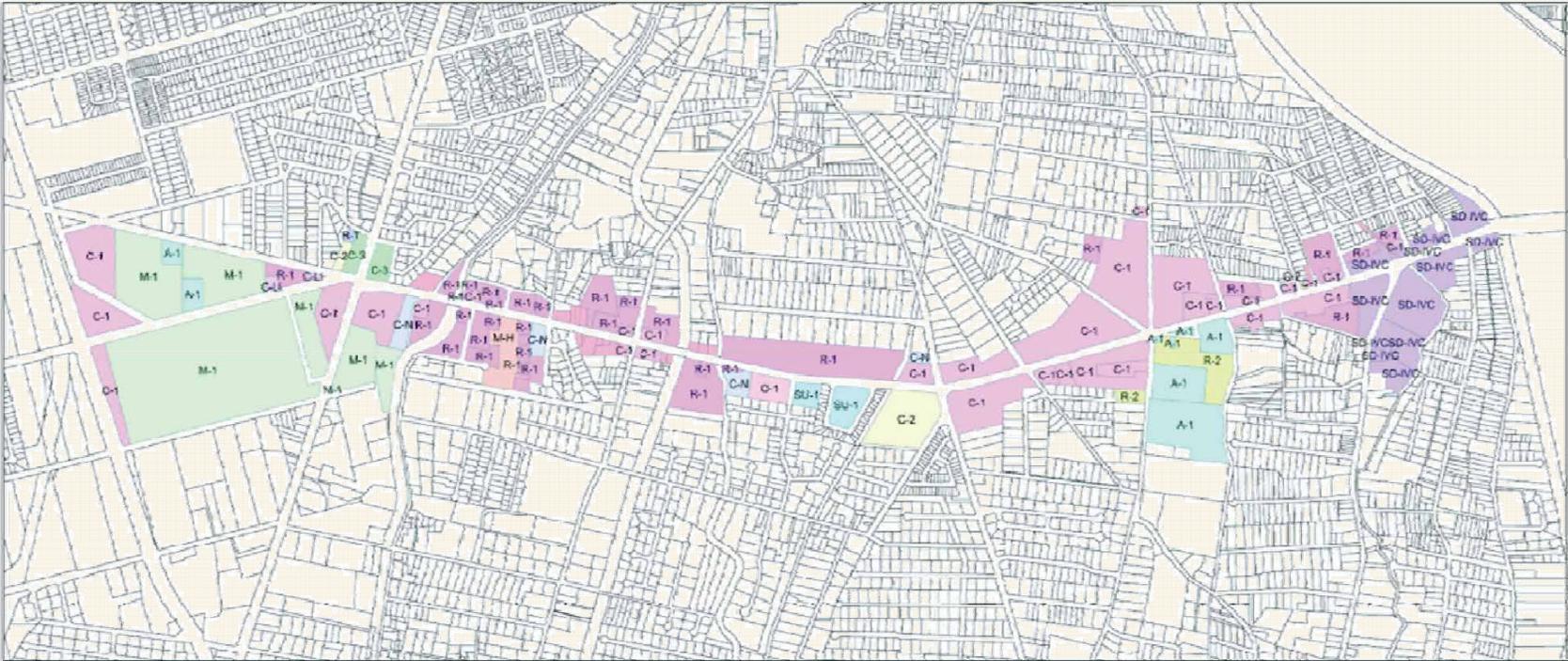
# Larger Network



# Wide Range of Existing Uses



# Existing Zoning: Predominantly Commercial

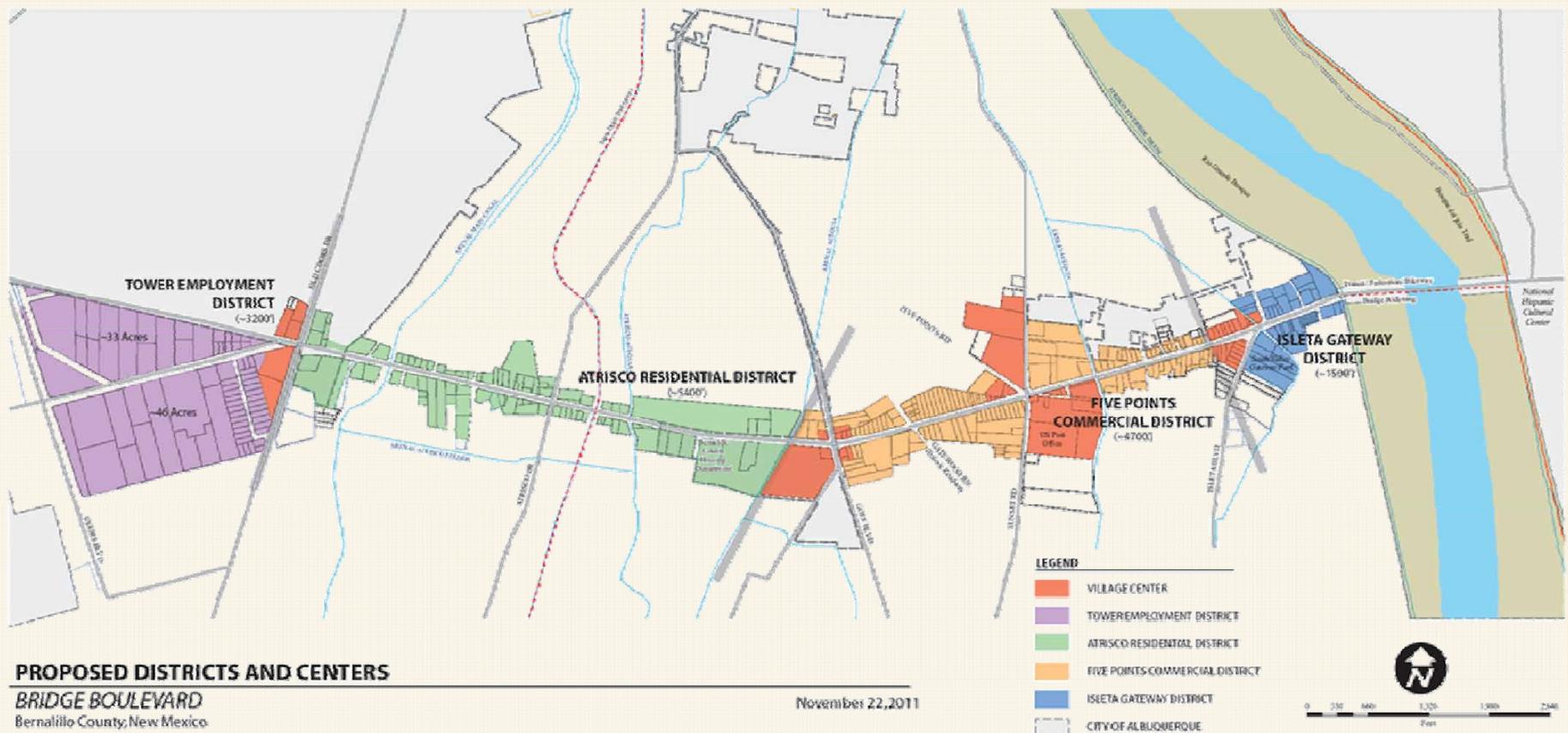


**EXISTING ZONING**  
**BRIDGE BOULEVARD**  
Bernalillo County, New Mexico

November 22, 2011



# Proposed Districts



# Building Off Prior Work

## *Bridge Boulevard Village Centers and Corridors Plan*

- Design Overlay
- Smaller Scope
- Focus on street character
- Part of Isleta Boulevard Sector Plan

### Bridge Boulevard . design elements *character*



**Overall Intent:** To promote safety, spur economic development and celebrate the historic character of the corridor through a set of guidelines and standards for new and existing development.



**Bosque:**  
Build off the presence of the Rio Grande. The sculptural character of cottonwood trees. Water and sandy banks. Light colors, playful elements.



#### BOSQUE



precedent - rio grande Blvd



public art



architecture



color palette



decorative crosswalks



pedestrian crosswalks



signage

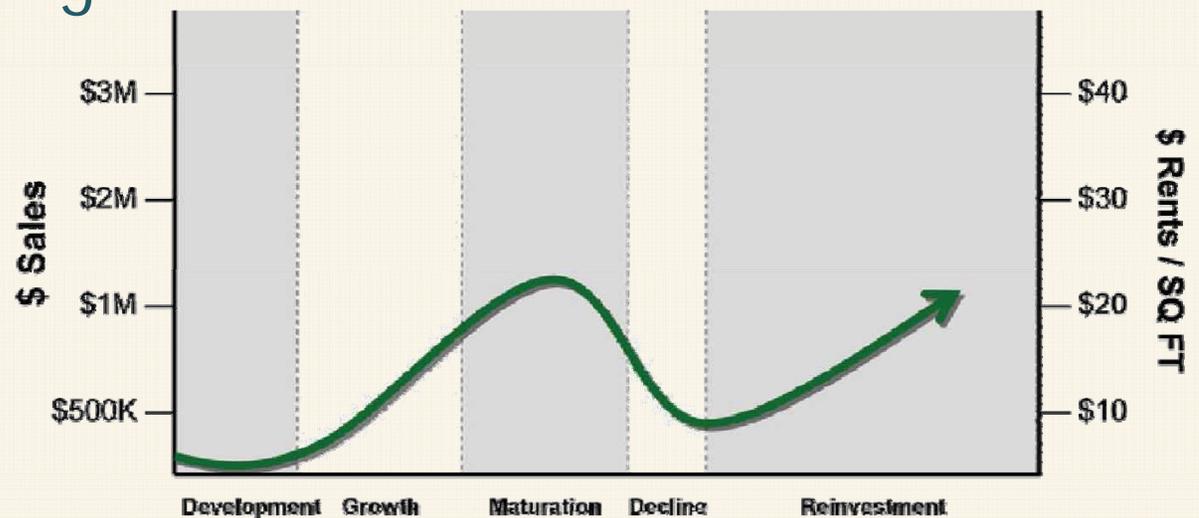


DeKker Perich Sakajini

elements

# Economic Analysis

- Market
- Opportunity Sites
- Feasibility
- Public Financing
- Livability

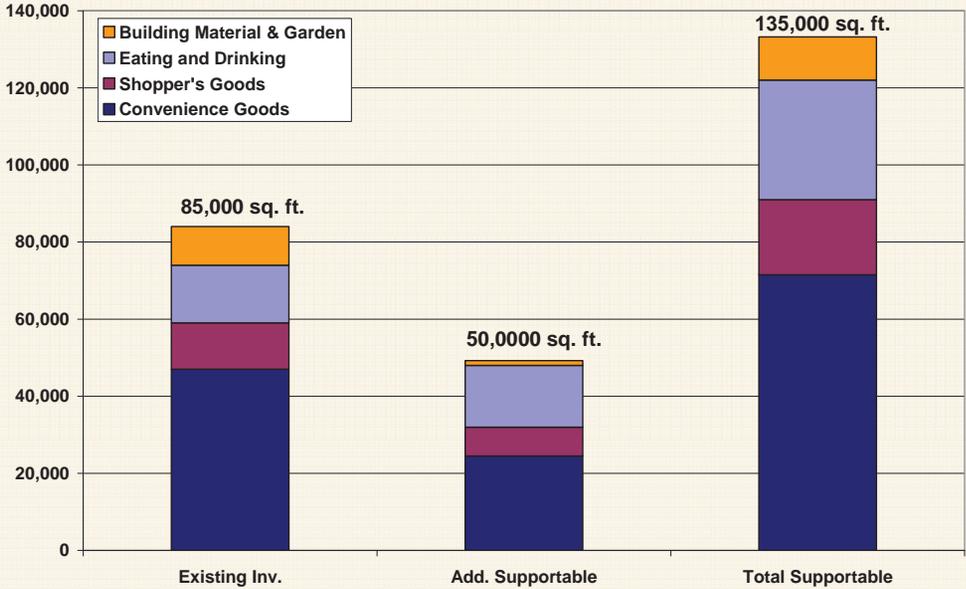


# Market Analysis

- Demand for Commercial, Residential, and Employment Uses
- Long term view regarding redevelopment
  - 20-year planning horizon
- Analysis will emphasize:
  - Retail leakage (retail spending outside of corridor)
  - Housing affordability
  - Market impacts from transportation improvements
- Identify Opportunity sites

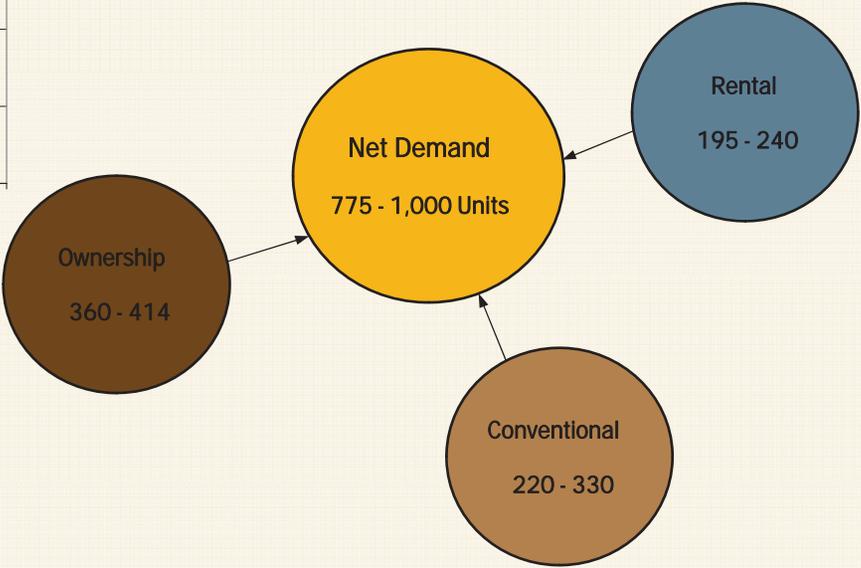
**Goal is to identify market drivers and development opportunities**

# Market Opportunities

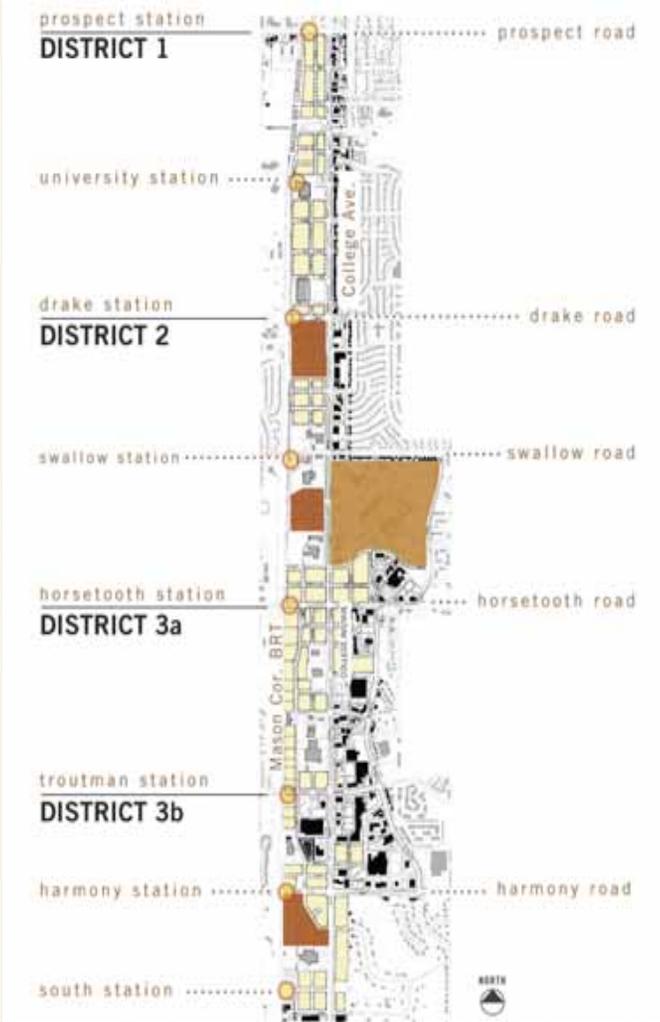


Retail Demand

## Residential Demand



# Corridor-Opportunity Sites



# Feasibility Analysis

- Test Specific Project/Opportunity Site Feasibility
  - Design Concepts (DPS)
  - Financial feasibility
    - Market-based revenue factors
    - Project development cost factors
    - Net operating revenues (\$NOI)
    - Supportable financial returns

Goal is to define viability of new development and/or extent of financing gap for key catalyst projects



# Public Financing

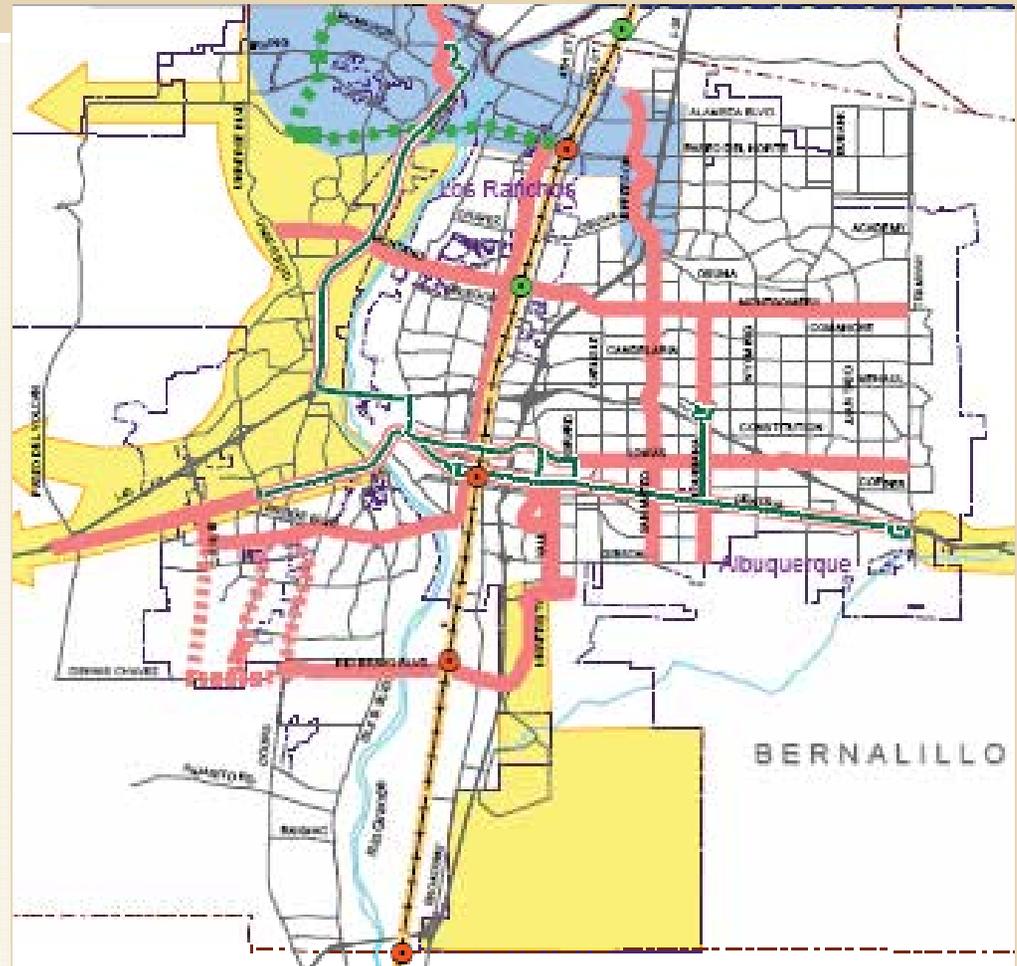
- Role of public financing is to infuse additional revenue to achieve viability
- Examples include:
  - Tax Increment Development District (TIDD)
  - Metropolitan Redevelopment Act (MRA)
    - MRA limited to City jurisdiction and would require joint City-County involvement

Goal is to close financing gaps and achieve overall project feasibility



# Enhance Transit

- Current infrequent service
  - 45 minute headways
- Ridership is up past 5 years
  - 30% on Isleta Blvd. route
  - 13.5% on Bridge Blvd. route
- Higher percentage of South Valley residents
  - do not own private vehicles
  - have sensory and physical disabilities
- Consider queue jumper lanes at major intersections



Source: MRCOG, 2035 MTP, 2011

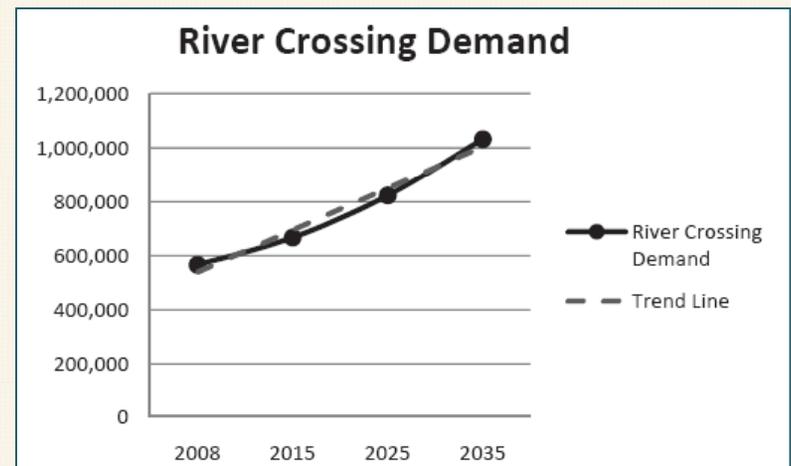
# Enhance Bicycle/Pedestrian Facilities

- Improve walkability
  - Widen sidewalks
  - Install ADA compliant curb ramps
  - Redesign irregular geometry intersections (slip turns)
  - Remove sidewalk obstructions i.e., power poles, utility boxes, etc.
  - Replace broken sidewalks
- Improve connectivity to bus stops, neighborhood schools, parks, community centers; access to ditch trails
- Widen bike lanes
- Bike boxes/ 2 stage turn queue boxes at intersections
- Improve signage and pavement markings
- Consolidate driveways



# Reduce Congestion

- Bridge Boulevard will exceed capacity in 2035
- Increasing transit mode share will reduce demand
- Intersection improvements such as round-about, queue jumper lanes
- Install ITS fiber to better coordinate signal timing, message boards



## PM Peak Hour V/C

- Acceptable V/C=0 - 0.89
- Approaching Capacity V/C=0.9 - .99
- Over Capacity V/C=1.0 - 1.09
- Severely Congested 1 V/C=1.1 - 1.49
- Severely Congested 2 V/C>1.5

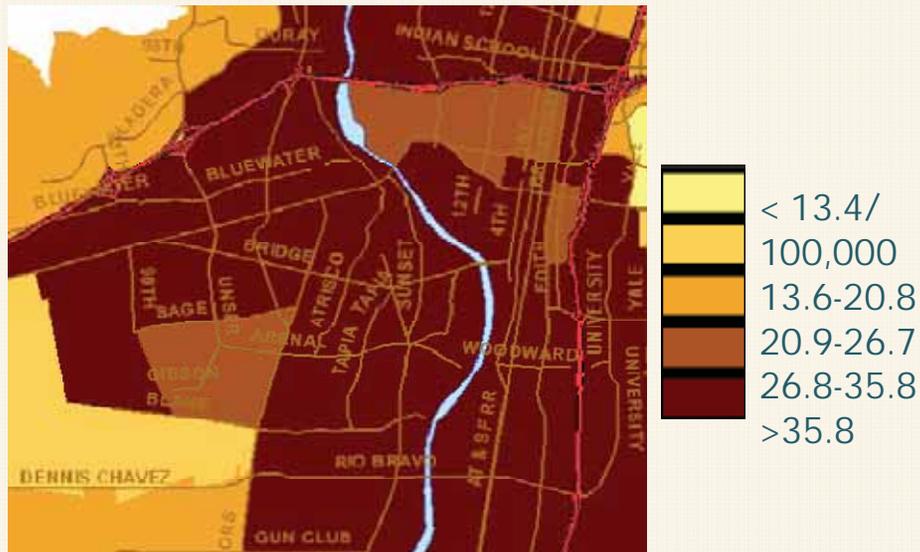
Source: MRCOG, 2035 MTP, 2011

# Improve Health and Safety

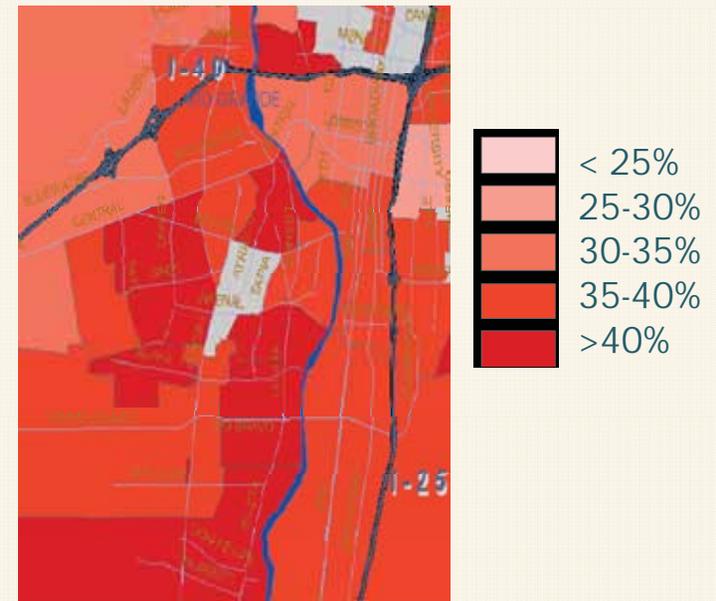
- Conduct health and environmental assessment
  - South Valley has high percentage of obesity, diabetes, and asthma
  - South Valley lacks safe routes to its elementary schools
  - Brownfield sites – underground storage tanks

Source: NM State Epidemiologists Office

Diabetes Rates for Hispanics in 2005



Obesity in Elementary Students in 2008



# Community Involvement

- Steering Committee
- Sub-Committees
  - Transportation
  - Economic development
  - Housing
  - Environmental issues
- Community meetings and design charrette
- Focus groups
- Website: [www.bridgeboulevard.com](http://www.bridgeboulevard.com)
- Facebook

# Timeline



## Meeting Attendance

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Meeting Type: Steering Committee  
Meeting Name: Steering Committee Meeting 2  
Date: 12/13/2011  
Time: 11:30 AM  
Location: South Valley Multi-Purpose Center  
Attendee Count 35

Santos Abeyta; Deacon - Holy Family Parish  
Carrie Barkhurst; Planner - City of Albuquerque  
Nolan Bennett; Construction and Engineering Manager - Bernalillo County Public Works Division  
Dean Bressler; Project Manager - HDR Engineering, Inc.  
Kathi Caldwell; Rio Grande Nurseries  
Renee Euler; Landscape Architect - Dekker Perich Sabatini  
Tony Gallegos; Director - Rio Grande Community Development Center  
Will Gleason; Senior Planner - Dekker Perich Sabatini  
Enrico Gradi; Planner - Bernalillo County  
Dan Guimond; Economic & Planning Systems, Inc.  
Kelly Helvie; Tax and business planner -  
Carlos Hernandez; AICP - Fehr & Peers  
Dolores Herrera; Assistant to Commissioner De La Cruz - Bernalillo County Commission District 2  
Tim Karpoff; Meeting Facilitator - Karpoff & Associates  
Lawrence Kline; Transit Planner - City of Albuquerque  
Andy Knudtsen; Economic & Planning Systems, Inc.  
Andres Lazo  
Marlene Lightburn; Sustainability Officer - HUD  
Catherine Lopez; Public Information Officer - Bernalillo County Public Works Division  
Joe Luehring; Engineer - Bernalillo County Public Works Division  
Julie Luna; Transportation Planner - Mid-Region Council of Governments  
Elise McConnell; HUD  
Richard Meadows; Project Manager - Bernalillo County Public Works Division  
Rodolfo Monge-Oviedo; Transportation Planner - FHWA

Roger Paul; Director - Bernalillo County Public Works Division  
Clara Pena  
Irma Ruiz; Past President - Vecinos del Bosque  
Ramon Saiz  
Kelly Sims; Environmental Planner - HDR Engineering, Inc.  
Julie Stephens; Rio Grande Community Development Center  
Betty Valdez; Housing Director - Bernalillo County Housing Authority  
Molly Veldkamp; Fehr & Peers  
Orlando Vigil; Stor4Less  
John Wright; Teacher - Rio Grande High School  
Joe Zazula; Bob Turner Ford

**BRIDGE BOULEVARD CORRIDOR REDEVELOPMENT PLAN**

Stakeholder Meeting #2  
December 13, 2011

1. Livability Snapshot
2. Economic Snapshot
3. Transportation Snapshot
4. Stakeholder Polling
5. Group Exercise
6. Stakeholder Polling

# Livability Snapshot

**BRIDGE BOULEVARD CORRIDOR REDEVELOPMENT PLAN**

Transportation is about LIVABILITY.....not Traffic.



**4TH MOST CONGESTED  
ACCIDENT EVERY 3 DAYS**

Principle #1: Provide more transportation choices.



Principle #2: Promote equitable, affordable housing..



Principle #3: Enhance economic competitiveness.



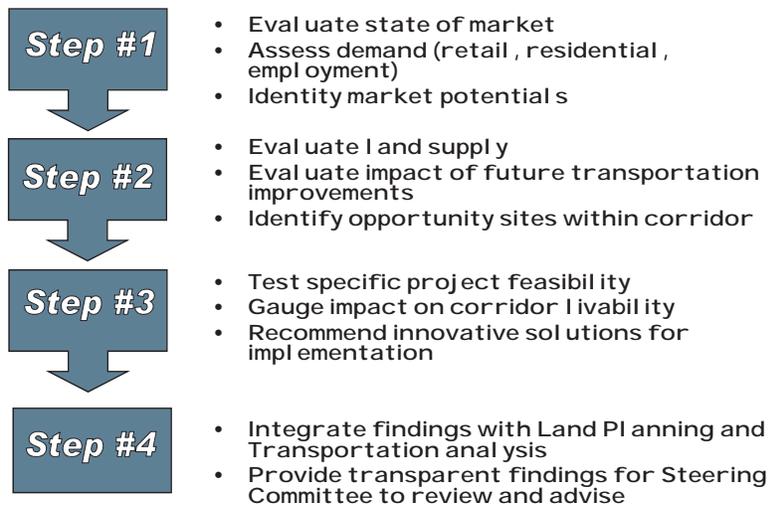
Principle #4: Support existing communities.



# Economic Snapshot

**BRIDGE BOULEVARD CORRIDOR REDEVELOPMENT PLAN**

# Economic Process



# Economic Snapshot



## Economic Snapshot- Pop. and Households

| 2010           | Bridge Blvd Corridor <sup>1</sup> | South Valley CDP | Bernalillo County |
|----------------|-----------------------------------|------------------|-------------------|
| Population     | 32,686                            | 40,976           | 662,564           |
| Households     | 10,970                            | 13,802           | 266,000           |
| Household Size | 2.98                              | 2.93             | 2.49              |

<sup>1</sup> Census Tracts 23, 24.02, 43, 44.01, 47.40

Source: US Census; Economic & Planning Systems

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# Economic Snapshot- Housing Units

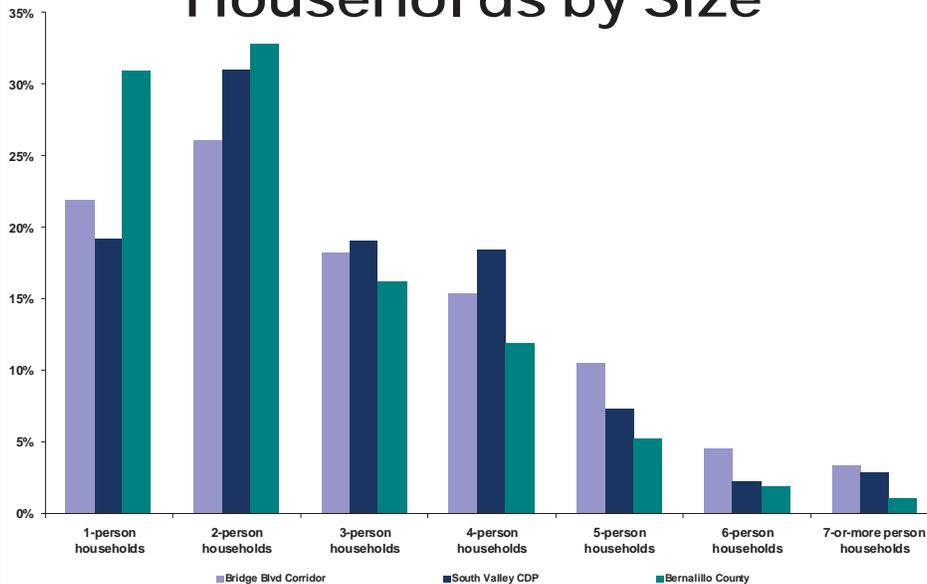
| 2010                       | Bridge Blvd Corridor <sup>1</sup> | South Valley CDP | Bernalillo County |
|----------------------------|-----------------------------------|------------------|-------------------|
| <b>Total Housing Units</b> | <b>11,766</b>                     | <b>14,784</b>    | <b>284,234</b>    |
| Owner-Occupied             | 7,329                             | 9,950            | 167,995           |
| Renter-Occupied            | 3,641                             | 3,852            | 98,005            |
| Vacant                     | 796                               | 982              | 18,234            |
| <b>Total Housing Units</b> | <b>100%</b>                       | <b>100%</b>      | <b>100%</b>       |
| % Owner-Occupied           | 62%                               | 67%              | 59%               |
| % Renter-Occupied          | 31%                               | 26%              | 34%               |
| % Vacant                   | 7%                                | 7%               | 6%                |

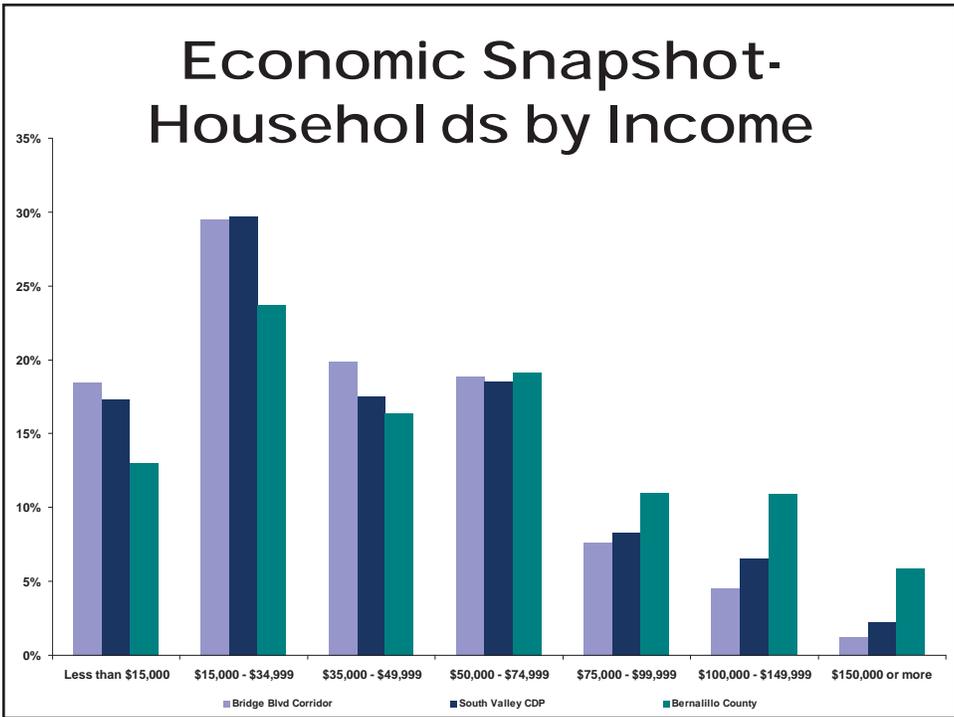
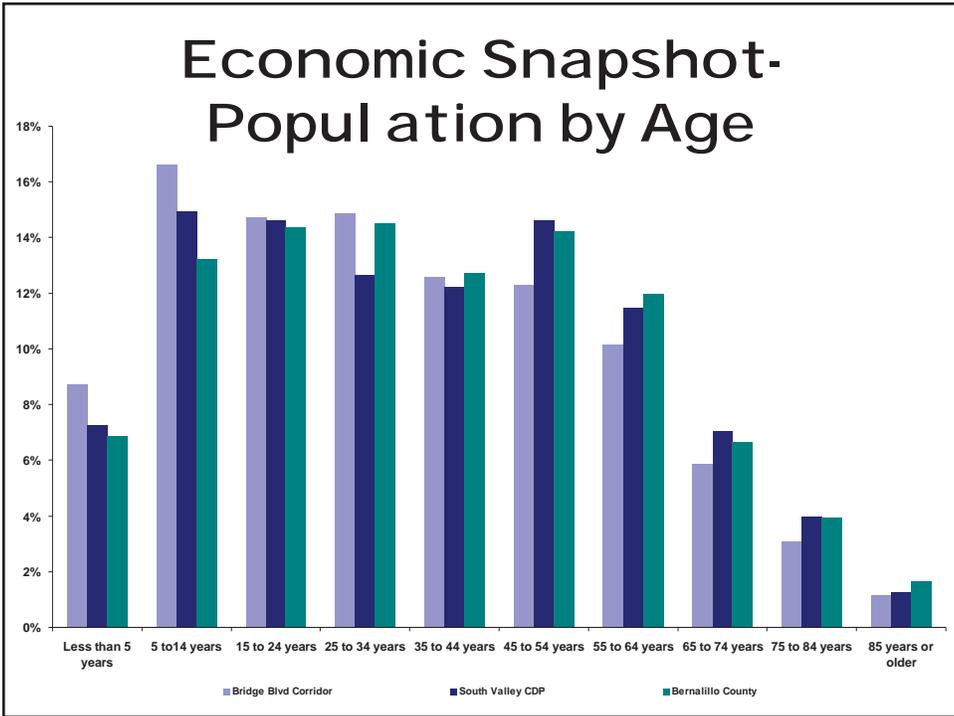
<sup>1</sup> Census Tracts 23, 24.02, 43, 44.01, 47.40

Source: US Census; Economic & Planning Systems

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# Economic Snapshot- Households by Size





# Economic Snapshot- Commuting Patterns

| Place                 | Location of Residence for South Valley Workers |       | Place                | Location of Employment for South Valley Residents |       |
|-----------------------|--|-------|----------------------|---|-------|
| Albuquerque city, NM  | 3,554  | 46.2% | Albuquerque city, NM | 11,502  | 70.7% |
| South Valley CDP, NM  | 1,219  | 15.8% | South Valley CDP, NM | 1,219   | 7.5%  |
| Rio Rancho city, NM   | 303  | 3.9%  | Rio Rancho city, NM  | 427   | 2.6%  |
| Los Lunas village, NM | 188  | 2.4%  | Santa Fe city, NM    | 331   | 2.0%  |
| Los Chaves CDP, NM    | 107  | 1.4%  | North Valley CDP, NM | 327   | 2.0%  |
| All Other Locations   | 2,328  | 30.2% | All Other Locations  | 2,453   | 15.1% |

Source: US Census LEHD; Economic & Planning Systems  
 H:\21823-Bernalillo County Bridge Boulevard\Data\21823-LEDH Data - South Valley.xls\Worker Flow by Place

## Trade Areas

- *“...the geographical region from which the majority of demand comes and in which the majority of competitors are located.”*  
 -Urban Land Institute
- In other words. . . *the area from which a business draws the majority of its customers*

## Trade Areas

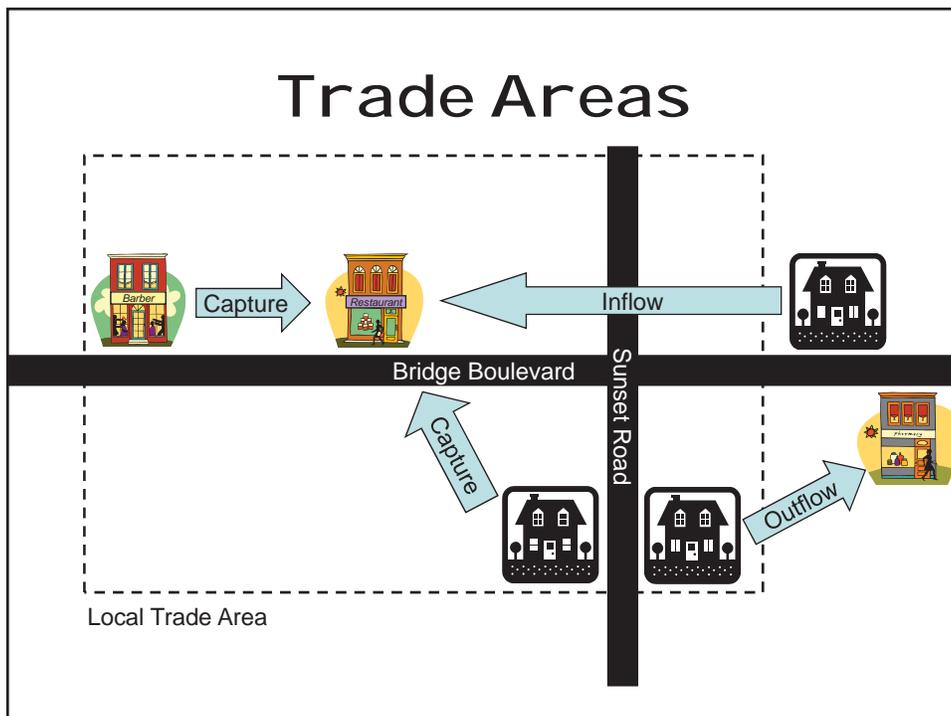
- Can be defined by:
  - Natural features (rivers, lakes, etc.)
  - Transportation linkages and barriers (interstates, highways, rail roads)
  - Political boundaries (city boundaries)
  - Population density (amount of nearby population)
  - Neighborhood boundaries (demographics of nearby population)
  - Size/scope of development (clustering of complementary businesses)
  - Location of competitors (clustering of competitive businesses)

## Trade Areas

- Trade Areas are different for different types of land uses
  - Residential
  - Retail
  - Office/Industrial (Employment)
- Retail Trade Area is composed of:
  - Local Residents (spend \$)
  - Regional Residents (spend \$)
  - Local businesses/stores (receive \$, spend \$)
- Retail Trade Areas can be different for different types of goods and services

# Trade Areas

- **Types of Sales**
  - **Local Capture**
    - Trade area sales generated from within the trade area
  - **Inflow**
    - Trade area sales generated from outside the trade area
  - **Outflow/Leakage**
    - Non-Trade area sales generated from within the trade area



## Trade Areas

- Opportunities exist when. . .
  - Local capture is increased → Outflow decreased
  - Inflow is increased
- How can local capture be increased/outflow decreased?
  - Expanding goods and services demanded by trade area residents, not currently provided in the trade area
- How can inflow be increased?
  - Expanding goods and services demanded by non-trade area residents (Metro) or visitors (non-Metro), not currently provided in the trade area or region

## Transportation Snapshot

**BRIDGE BOULEVARD CORRIDOR REDEVELOPMENT PLAN**

**Pedestrian Safety Audit – January 2012**



**Bicycle Safety Audit – January 2012**



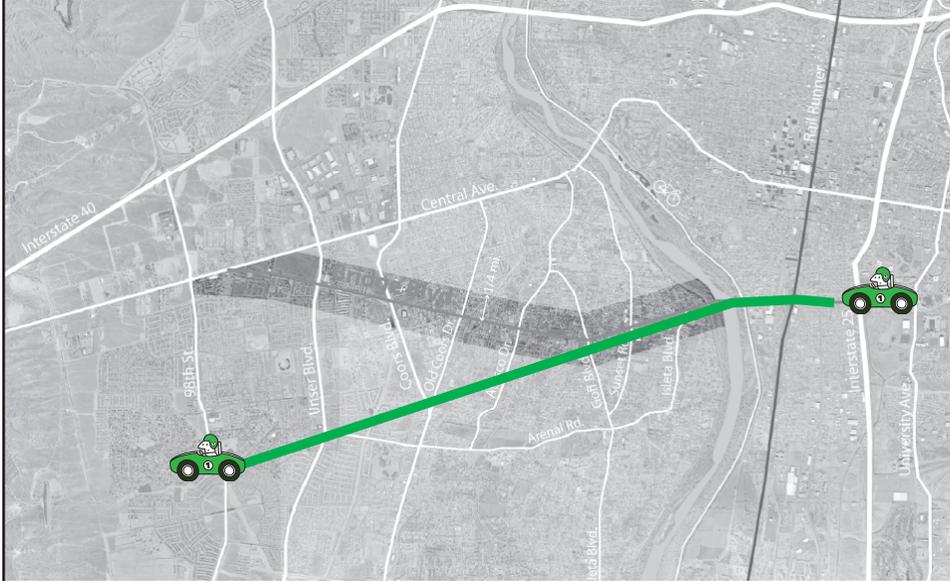
**Existing & Future Transit Rider Analysis – January 2012**



**Travel Study Results**



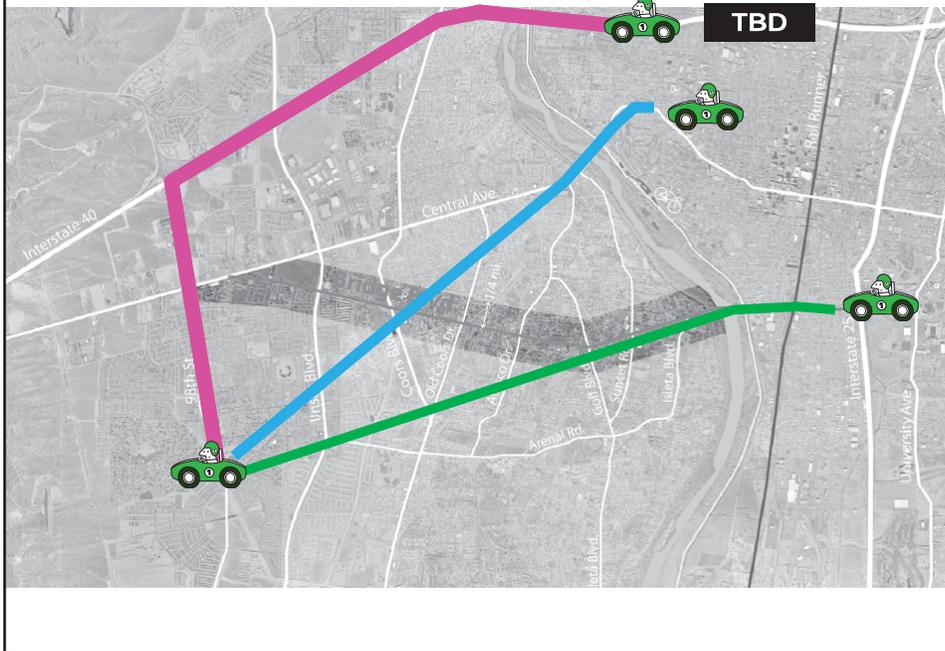
### Travel Study Results



### Travel Study Results

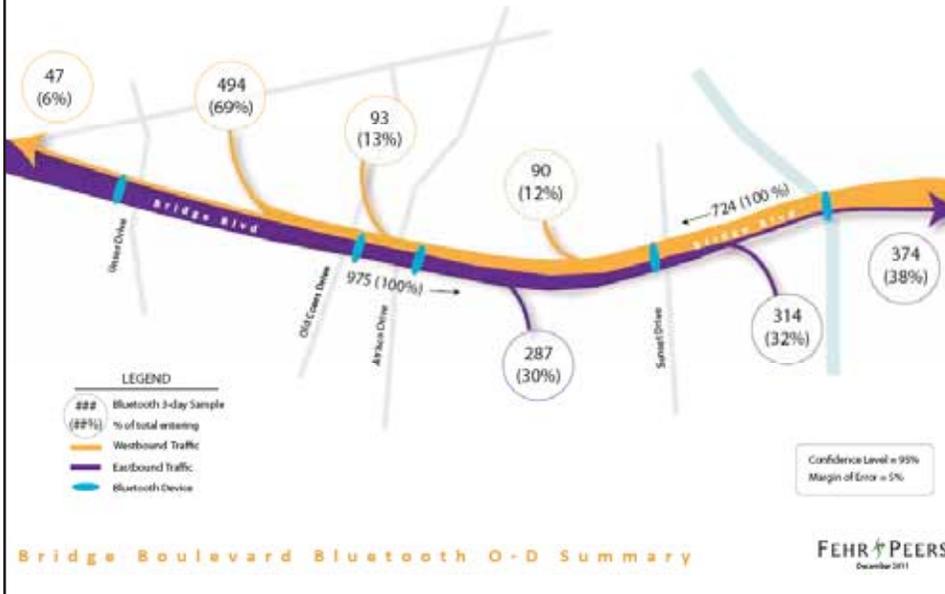


### Travel Study Results



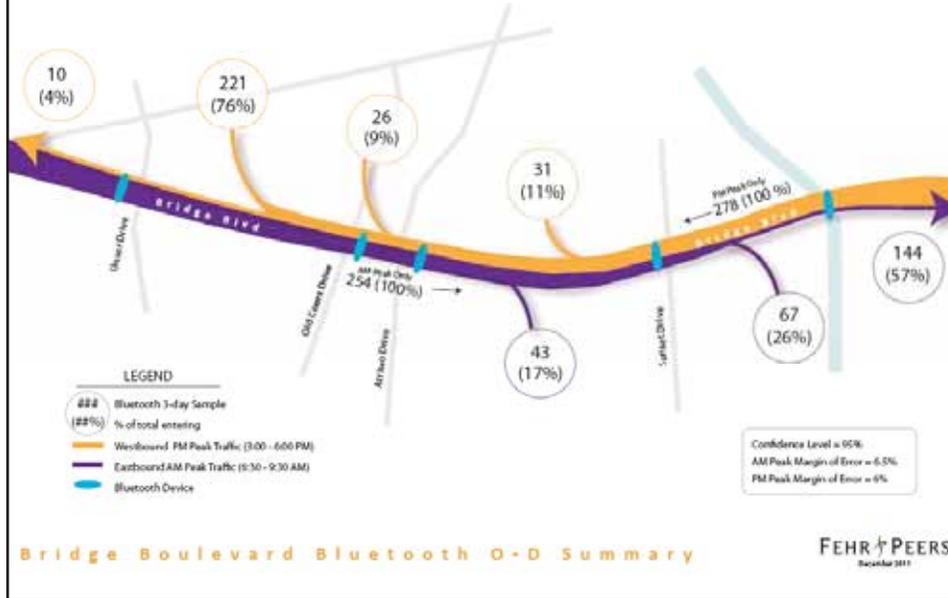
### Travel Study Results-Daily

24 HOUR PERCENT THROUGH TRAFFIC ESTIMATES



# Travel Study Results-Peak Hours

3-HOUR PEAK HOUR THROUGH TRAFFIC ESTIMATES





# BRIDGE BLVD

## CORRIDOR REDEVELOPMENT PLAN

Steering Committee Meeting #2  
South Valley Multi-Purpose Center • 2008 Larrazolo SW  
December 13, 2011 • 11:30 a.m. – 1:30 p.m.

### Agenda

#### *Objectives:*

1. To collect a sample set of information on key transportation and market-related issues, to frame Committee and project team work going forward.
2. To discuss committee organization.

#### *Estimated Times:*

#### **11:30 Welcome & Introductions**

#### **11:45 Key Transportation and Market Issues**

- Carlos Hernandez, Fehr & Peers
- Andrew Knudtsen, Economic & Planning Systems
- This will be a highly interactive presentation and discussion of key transportation and market-related issues.
  - Mr. Hernandez and Mr. Knudtsen will provide a brief overview of their work as part of the project team.
  - The Steering Committee will be asked a number of questions regarding their travel patterns and preferences, and market/housing-related topics; answers will be collected on electronic keypads for immediate tabulation.
  - At tables, groups will discuss the results and work with maps of the corridors to highlight key issues.
  - After table discussions, there will be a second round of keypad polling. The total group will discuss the results.
- The purpose of collecting this information is to provide the Steering Committee and the project team a framework for further study and discussion during the project.

#### **1:00 Steering Committee Organization**

- A schedule of Steering Committee meetings will be distributed for discussion. It will lay out a “road map” of meeting topics in 2012, to give Committee members a heads-up on the overall flow of the Committee’s work.
- Action item: Settling on a regular meeting time for 2012 meetings.
- We will discuss points of the Organizational Framework handed out at the November meeting.
- Binders for Committee members will be handed out.

#### **1:30 Adjourn**

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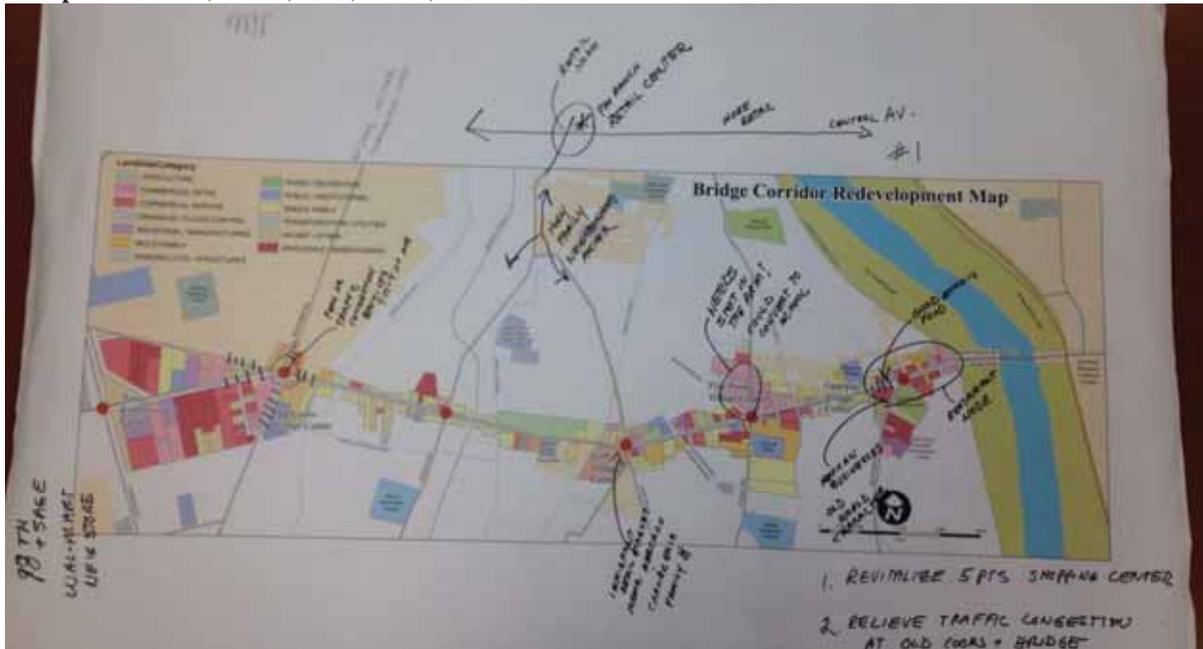


## Bridge Corridor Observations from Steering Committee

### General

- Safety is very important
- Traffic – balance between commuting needs and retail needs
- Streetscape/aesthetic improvements
- Opportunity corridor – entrance across the Rio Grande
- Focus on people who LIVE in the corridor

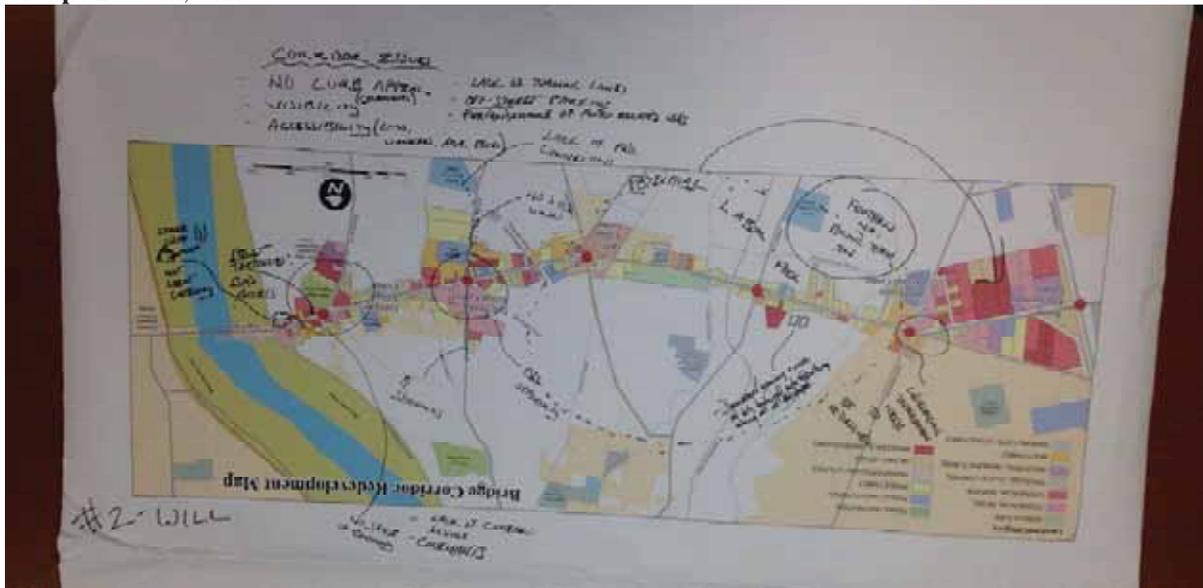
### Group #1 – Santos, Carrie, Julie, Nolan, Dan



- Revitalize 5 Points Shopping Center
  - Needs a shot in the arm
  - Could convert to school
- Relieve traffic congestion at Old Coors & Bridge
  - Old Coors Drive – peak hour traffic congestion back-ups 7:15-8:00AM
- Reinforce Old Bridge business area
  - Old world character
  - Mexican businesses
  - Good Ethnic Food
  - Restaurant node
- 98<sup>th</sup> & Sage Wal-Mart, neighborhood store
- Old Coors Drive – needs neighborhood services – banks, etc
- Retail on Central
- Holy Family neighborhood anchor



### Group #2 – Will, Chris



- Corridor issues
  - No curb appeal
  - Visibility
  - Accessibility (cars, walkers, ADA, bikes)
  - Lack of turning lanes
  - Offstreet parking
  - Preponderance of auto related uses
- Five Points is a big opportunity
- Old Coors & Bridge is a challenging intersection that needs to be redesigned



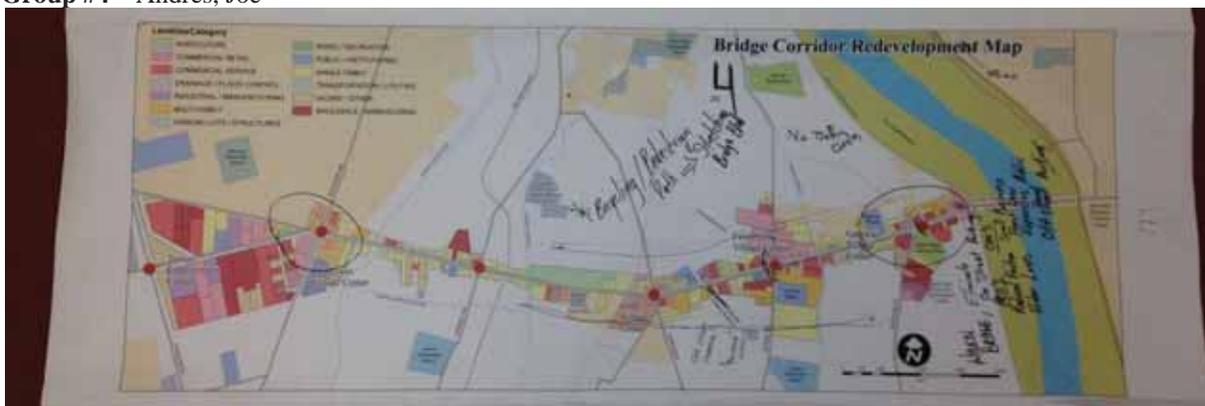
### Group #3 – Ramon, Cathy, Irma, Rodolfo, Roger



#### 5 Points intersection

- Very congested
- Confusing
- Business people avoid Five Points
- Lots of potential as business center
- Very long light cycles
- Suggestion – Close Five Points at Bridge
- Wells Fargo Bank – lots of accidents
- Turning lane – not consistent along Bridge
- Goff Boulevard – wheelchairs, ped, bike, sidewalk

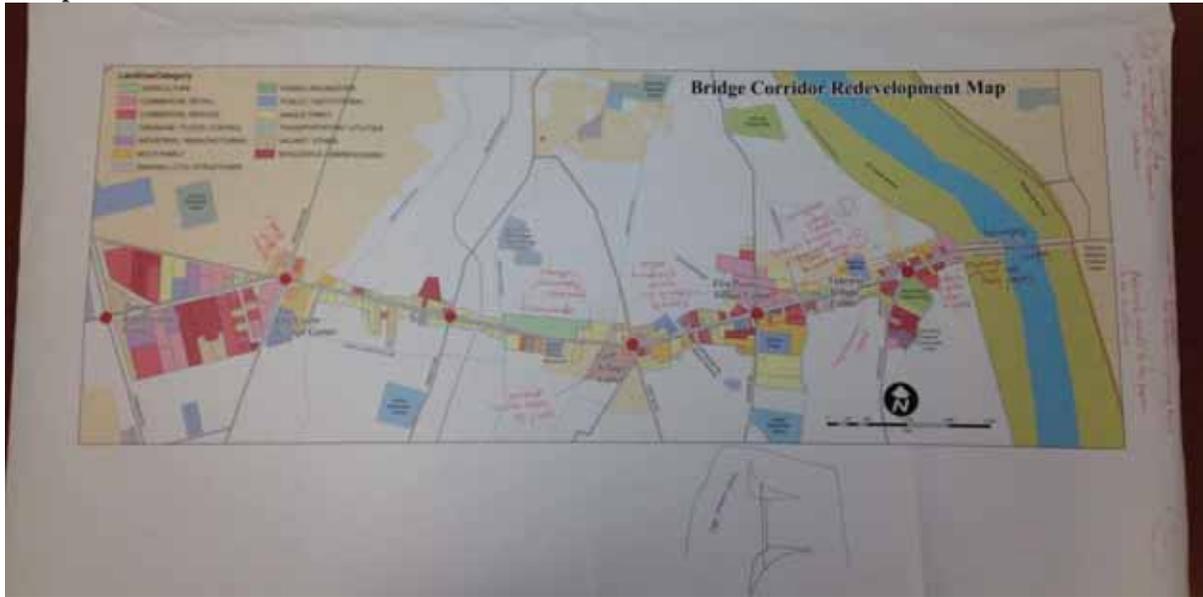
### Group #4 – Andres, Joe



- Stretch Bridge with bike lanes & pedestrian accommodation
- No traffic circles
- Widen Bridge
- Eliminate on-street parking?
  - Pros – reduce friction, widen lanes
  - Cons – small business, front door, expensive public land, off-street parking



### Group #5



- Shared cost
- Slow down traffic for shopping but difficult to commute – balance
- Unsafe for bicyclists and bus riders – young kids
- Artwork needs to be part – to be inviting
- Gateway features
- Park once and walk strategy
- Peak congestions between Sunset and Isleta
- Widening – more lanes, sidewalks
- Aesthetic improvements and more shops

# BRIDGE BLVD

## CORRIDOR REDEVELOPMENT PLAN

### Meeting Attendance

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Meeting Type: Steering Committee  
Meeting Name: Steering Committee Meeting 3  
Date: 1/17/2012  
Time: 11:30 AM  
Location: South Valley Multi-Purpose Center  
Attendee Count 24

Santos Abeyta; Deacon - Holy Family Parish  
Kyle Ainto; Student - Rio Grande High School  
Patricia Allaire; President - Sunset Neighborhood Association  
Carrie Barkhurst; Planner - City of Albuquerque  
Nolan Bennett; Construction and Engineering Manager - Bernalillo County Public Works Division  
Dean Bressler; Project Manager - HDR Engineering, Inc.  
Kathi Caldwell; Rio Grande Nurseries  
Nicholas Chavez; Student - Rio Grande High School  
Peggy Chavez; Chavez Kickboxing  
Renee Euler; Landscape Architect - Dekker Perich Sabatini  
Phillip Gallegos  
Will Gleason; Senior Planner - Dekker Perich Sabatini  
Tim Karpoff; Meeting Facilitator - Karpoff & Associates  
Lawrence Kline; Transit Planner - City of Albuquerque  
Andres Lazo  
Catherine Lopez; Public Information Officer - Bernalillo County Public Works Division  
Steve Maestas; Developer -  
Richard Meadows; Project Manager - Bernalillo County Public Works Division  
Clara Pena  
Ed Potthoff; Project Manager - HDR  
Kelly Sims; Environmental Planner - HDR Engineering, Inc.  
Mella Taylor; Retiree -  
Caeri Thomas; Transportation Planner - Mid-Region Council of Governments  
John Wright; Teacher - Rio Grande High School

# Bridge Boulevard Corridor Redevelopment Plan Steering Committee Meeting #3

South Valley Multi-Purpose Center • January 17, 2012 • 11:30 a.m.-1:30 p.m.

## Meeting Summary

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The January 17, 2012 meeting of the Steering Committee was attended by 27 people, representing the local community, Bernalillo County, partner agencies, and the consultant team. The purpose of the meeting was to introduce key land use and housing considerations, and to understand Committee members' initial opinions and preferences on these issues. Agenda items included:

1. Welcome and Introductions
  2. Key Land Use & Housing Issues
    - Presentation
    - Table Discussions
    - Summary of Key Points
  3. Steering Committee Notes
- 

### *Agenda Topics: Discussion/Agreements/Actions*

#### 1) Welcome and Introductions

- a) A draft of Steering Committee meeting topics for 2012 was distributed. The November, December and January meetings have laid out the major topics of the Corridor Plan: Transportation, economic development, land use and housing. Looking ahead: At the February meeting, we will conduct an analysis of Corridor strengths, weaknesses, opportunities and threats; and will form subcommittees. Subsequent meetings will review information collected by the project team and the subcommittees. Concurrently, general community meetings will begin in February, with a "design charrette" in May, and others following every 2-3 months.

#### 2) Land Use & Housing Issues

- a) Will Gleason from DPS made a presentation on existing land uses, the concepts of livability as defined in the guidelines for the corridor study, and some of the potential land uses that would help improve the corridor. The presentation on land use issues resulted in a spirited debate—first at tables, then as a whole group—about what are the appropriate land uses and economic drivers for revitalizing Bridge Boulevard. Each table discussed the following questions:
  1. What are the opportunities for the most change along the corridor? The least?
  2. What types of land uses do you think would be successful along the corridor?
  3. What types of housing would be appropriate? Where?
- b) Whole Group Discussion: During the summary discussion among the whole group, areas of general agreement included:
  - Revitalization efforts should start at the east end of the corridor, because the Gateway creates the first impression of the Bridge corridor;

- Isleta/Bridge, Five Points/Bridge, Goff/Bridge and Old Coors/Bridge are appropriate Village Centers; the Districts as defined, *geographically*, are workable
- Agriculture is key to the identity of the area; and economic development efforts should build on the agricultural legacy of the area.

Areas of less agreement included:

- Steering Committee members have a range of perspectives on housing: Some want to focus on multi-generational concepts that are in sync with the area's existing housing stock and traditions, such as a casitas and "mother-in-law" housing, while others are open to targeting higher density housing at key nodes like Five Points.
- Some members question the focus on housing as being the key element for redevelopment and would like to focus more on office and retail activity along the corridor, saying that that is what is lacking along Bridge Blvd.

c) The following is the list of Steering Committee member comments from the general discussion:

- Why is housing the key element? Shouldn't we also consider commercial uses?
- We need a better balance of retail at Five Points and Gateway District.
- A central gathering point along the corridor is needed to draw others into the area.
- Isleta/Bridge is the gateway to the area.
- Housing is important but can be risky if not managed properly.
- We need to emphasize job creation.
- The actual bridge across the river sets the tone for the district. People should be able to walk from the Hispanic Cultural Center to points along Bridge.
- Density should be confined on the corridor, with diminishing density off of the corridor.
- The South Valley Grower's market needs a permanent facility.
- RGCDC is an asset and should help inform the economic strategy.
- We should build upon the existing cultural and agricultural heritage of the South Valley community.
- Affordable, safe and clean housing is needed; get rid of older, poorly maintained apartments.
- Show the bike route map and acequias on the base maps.
- There is a lack of office space on the corridor—the South Valley Economic Development Center incubator businesses need a "halfway house" space that is not full retail rent but allows them to start growing.
- In the Isleta Gateway area, many buildings are obsolete. It is too expensive to remodel them to accommodate current office and retail space demands.
- What does a successful small business need to thrive along Bridge?
- Challenge for attracting businesses is that existing facilities are physically obsolete but there is not enough growth potential (lack of volume in sales) to justify new construction.
- We need to conduct an inventory of historical building assets, in order to not too quickly remove buildings, and to preserve the character of the area.
- Our economic development strategy should build upon our agricultural legacy.
- The tone for the corridor is set at the bridge crossing.
- The City and the County can partner and jointly use redevelopment capital to finance projects.
- The corridor lacks cafes and restaurants suitable for gatherings/meetings.
- What about constructing a plaza right as you come off the bridge into the corridor?

- We need gathering space for a growers' market and food trucks. It should have flexible space with low overhead.
- The Tower area has been neglected in our thinking so far.
- There is nothing for kids along the corridor. There should be a community center/recreational opportunities/library.

d) The following are the notes from individual table discussions:

Table 1:

- Five Points offers a great opportunity for change but the Gateway area needs changing first.
- The Gateway area needs new design guidelines with grandfather clauses for existing businesses.
- Many of the buildings in Gateway area are physically obsolete.
- Need business incentives to encourage new businesses to start, e.g., a coffee shop.
- Housing is key, but is risky.
- Senior housing should be considered; what is the approach by the County?

Table 2:

- We should build on our agricultural legacy! Let acequias inform land uses, and help create pocket parks. Establish a Farmers' Market.
- Housing: Consider multi-generational compounds, and live-work housing with flex space.
- Retail Priorities:
  - Grocery Store, such as at Pro's Ranch
  - Walgreens/Neighborhood-format Walmart
  - Restaurants
- High rents in Gateway District discourage businesses from forming and inhibit business success.
- We need incubator space.
- A façade improvement program is needed.

Table 3:

- Make the bridge over the Rio Grande pedestrian and bike-friendly.
- Create a plaza at the east end and beautify the Gateway District.
- Create higher density housing at Five Points.
- Create Grower's Market and Taco Trucks near Goff/Bridge (with food cart pods a la Portland).
- We need gathering spaces/cafes.
- Office space along the corridor should progress from incubator rates on the east end to full market rate on the west end and at transitions to residential areas.

Table 4:

- Isleta Gateway area has most opportunity for small, local shops; although, the area is currently not cohesive, and it can be hard to access existing businesses.
- We are not in favor of commercial development down Sunset.
- Retain agricultural/residential nature of the "Atrisco Residential District." (This refers to one of the potential "districts" outlined on the maps.)
- We see the National Hispanic Cultural Center as an opportunity for connection.
- We need to review the area to identify historic properties. For example, what about the adobe apartments at the river on the north side?

- The area needs more affordable housing.
- A plaza/gathering area is needed, possibly at or near the river/bridge.
- Encourage community gardening at properties adjacent to acequias.
- Target the older rental units for redevelopment.
- Show existing bike route at Five Points show on the maps/plans; traffic flow needs improvement—it is congested.
- Housing types should focus on emphasizing and preserving our existing cultural heritage; for instance, casitas are appropriate here, rather than, or in addition to, the ideas offered on the slides.

### 3) Steering Committee Notes

- a) The facilitator, Tim Karpoff, relayed a suggestion from Kelly Helvie, a Steering Committee member, suggesting that he have a specific time for community members to meet with him informally. In response, Tim announced that he will set aside time from **8:00-9:00 a.m. on Mondays at Bocardillos, the restaurant at the South Valley Economic Development Center, 318 Isleta SW**, to meet with anyone who would like to. Other ideas for a similar way of meeting with people may emerge, as well.
- b) Pedestrian Safety Audit: Members of the project team, as well as representatives from APS, MRCOG, the City of Albuquerque and Bernalillo County, undertook a Pedestrian Safety Audit on Thursday, January 19, from 9 a.m. to 1 p.m. The group of 15 walked from the South Valley Economic Development Center to Five Points and back, using a detailed checklist compiled by Fehr and Peers as a guide. Following the walk, the group compared notes and discussed ways to improve the Bridge Corridor from a pedestrian perspective. For additional information, please contact Molly Veldkamp, Fehr and Peers, at 303-296-4300 X1612 or [m.veldkamp@fehrandpeers.com](mailto:m.veldkamp@fehrandpeers.com).

### Next Meeting

The next Steering Committee meeting is scheduled for **Tuesday, February 21, 2012 from 11:30 a.m.-1:30 p.m.** at the South Valley Multi-Purpose Center.

**Bridge Blvd. Corridor Plan Steering Committee • January 17, 2012**  
**Meeting Participants**

| <u>Name</u>      | <u>Organization</u>  | <u>E-mail</u>               |
|------------------|----------------------|-----------------------------|
| Santos Abeyta    | Holy Family Parish   | abeytasganzo@comcast.net    |
| Patricia Allaire | Sunset SW NA         | patricia.allaire3@gmail.com |
| Carrie Barkhurst | City of Albuquerque  | kcbarkhurst@cabq.gov        |
| Nolan Bennett    | BernCo PWD           | nbennett@bernco.gov         |
| Dean Bressler    | HDR                  | dean.bressler@hdrinc.com    |
| Kathi Caldwell   | Rio Grande Nurseries | kathicaldwell@comcast.net   |
| Nicholas Chavez  | Rio Grande HS        | nicochavez244@yahoo.com     |
| Peggy Chavez     | Chavez Kickboxing    | chavezkajukembo@comcast.net |
| Renee Euler      | DPS                  | reenee@dpsdesign.org        |
| Tony Gallegos    | RGCDC                | tonyg@rgcdc.org             |
| Will Gleason     | DPS                  | willg@dpsdesign.org         |
| Enrico Gradi     | BernCo Planner       | egradi@bernco.gov           |
| Tim Karpoff      | Karpoff & Associates | timkarpoff@msn.com          |
| Lawrence Kline   | City of Albuquerque  | lkline@cabq.gov             |
| Andres Lazo      | SVCNA                | svcna.lazo@gmail.com        |
| Catherine Lopez  | BernCo PWD           | cathylopez@bernco.gov       |
| Julie Luna       | MRCOG                | jluna@mrcog-nm.gov          |
| Steve Maestas    | Maestas & Ward       | steve@gotspaceusa.com       |
| Richard Meadows  | BernCo PWD           | rmeadows@bernco.gov         |
| Clara Peña       | Armijo NA            | cousinclara@hotmail.com     |
| Kyle Pinto       | Rio Grande HS        | spinto33@yahoo.com          |
| Rick Plenge      | Fehr & Peers         | r.plenge@fehrandpeers.com   |
| Ed Pothoff       | HDR                  | edward.pothoff@hdrinc.com   |
| Kelly Sims       | HDR                  | kelly.sims@hdrinc.com       |
| Mela Taylor      | Adobe Acres NA       |                             |
| Molly Veldkamp   | Fehr & Peers         | m.veldkamp@fehrandpeers.com |
| John Wright      | Rio Grande HS SLC    | wright@aps.edu              |



## **BRIDGE BLVD**

CORRIDOR REDEVELOPMENT PLAN

Steering Committee Meeting #3  
South Valley Multi-Purpose Center • 2008 Larrazolo SW  
January 17, 2012 • 11:30 a.m. – 1:30 p.m.

### Agenda

*Objectives:*

1. To address existing land use and future scenarios along the Bridge Corridor.
2. To review the 2012 Steering Committee Schedule.

*Estimated Times:*

**11:30 Welcome & Introductions**

**11:35 Review of Steering Committee Schedule**

**11:45 Key Land Use Issues**

- Will Gleason and Renee Euler, DPS
- Presentation and discussion of key land use issues.
  - Why Land Uses matter
  - Overview of land uses along Bridge
  - Implications of zoning

**12:30 Discussion/Feedback from Steering Committee**

**1:30 Adjourn**

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### Steering Committee Schedule of Meetings (Draft)

- (1) November 2011: Introductions & Project Overview
  - (2) December 2011: Transportation & Marketing Overview
  - (3) January 2012: Land Use & Zoning Overview
  - (4) February 2012: SWOT Analysis; Form Technical Subcommittees  
  
COMMUNITY KICK-OFF MEETING
  - (5) March 2012: Review Issues Report (Results of Surveys, Interviews, and Focus Group)
  - (6) April 2012: Review Zoning Report Results; Review summaries of environmental surveys (e.g., cultural resources and historic properties)
  - (7) May 2012: Review Market Feasibility Report Results; Review summaries of environmental surveys (e.g., air quality, water quality, noise and vibration, flood plains)  
  
CHARRETTE
  - (8) June 2012: Review Transportation Alternatives Report Results and Conceptual Corridor Plan Alternatives  
  
TECHNICAL STUDIES COMMUNITY MEETING
  - July 2012: No SC Meeting
  - August 2012: No SC Meeting
  - (9) September 2012: Review Environmental Assessment (confirm EA schedule with FHWA and HUD)  
  
ENVIRONMENTAL ASSESSMENT PUBLIC MEETING
  - (10) October 2012: Review Corridor Plan Alternatives
  - (11) November 2012: Review Corridor Plan Best Alternative; Opportunities Map  
  
ENVIRONMENTAL ASSESSMENT PUBLIC HEARING
  - (12) December 2012: Review Conceptual Drawings (Redevelopment Sites and Roadway)
  - Early 2013: CORRIDOR PLAN COMMUNITY MEETING(S)
-

# ***BRIDGE BOULEVARD CORRIDOR REDEVELOPMENT PLAN***

Stakeholder Meeting #3  
January 17, 2012

# AGENDA

- 11:30 Welcome & Introductions
- 11:35 Review of Steering Committee Schedule
- 11:45 Land Use Presentation
- 12:30 Discussion/Feedback from Steering Committee
- 1:30 Adjourn



# LIVABILITY PRINCIPLES

***BRIDGE BOULEVARD CORRIDOR REDEVELOPMENT PLAN***

# LIVABILITY PRINCIPLES:



- **Provide more transportation choices** to decrease household transportation costs, reduce our dependence on oil, improve air quality, promote public health.

*Source: Center for Southwest Research, University Libraries, UNM*

# LIVABILITY PRINCIPLES:



Center for Southwest Research, University Libraries, University of New Mexico

- **Expand location- and energy-efficient housing choices** for people of all ages, incomes, races and ethnicities to increase mobility and lower the combined cost of housing and transportation.

# LIVABILITY PRINCIPLES:



- **Improve economic competitiveness of neighborhoods** by giving people reliable access to employment centers, educational opportunities, services and other basic needs.

*Source: Center for Southwest Research, University Libraries, UNM*

# LIVABILITY PRINCIPLES:



Center for Southwest Research, University Libraries, University of New Mexico

- **Enhance the unique characteristics of all communities** by investing in healthy, safe and walkable neighborhoods, whether rural, urban or suburban.

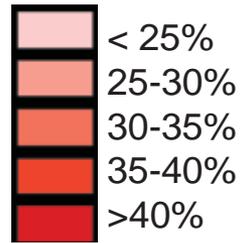
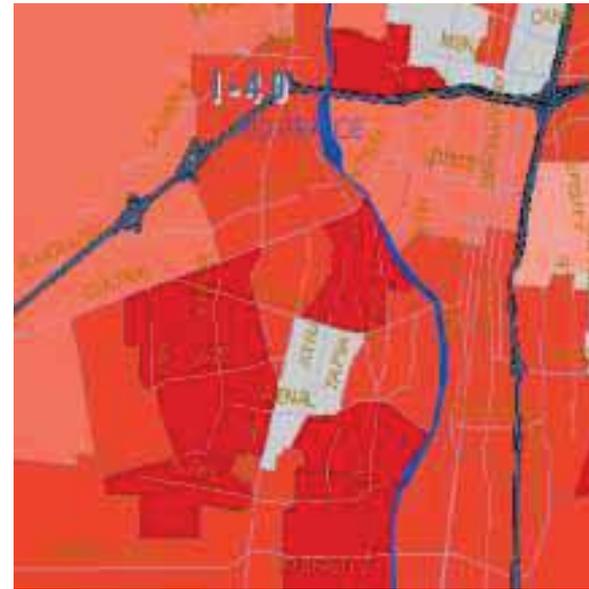
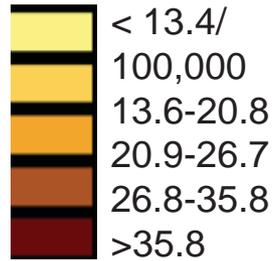
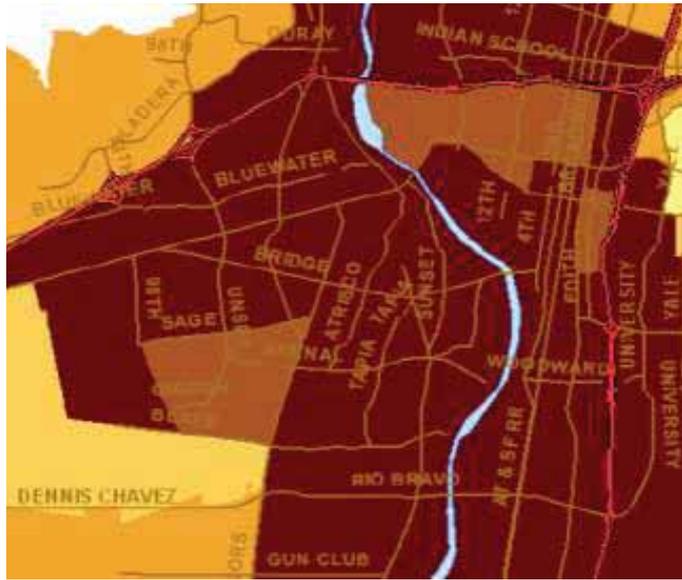
*Source: Center for Southwest Research, University Libraries, UNM*

# HOW LAND USE IMPACTS LIVABILITY



*Source: Center for Southwest Research, University Libraries, UNM*

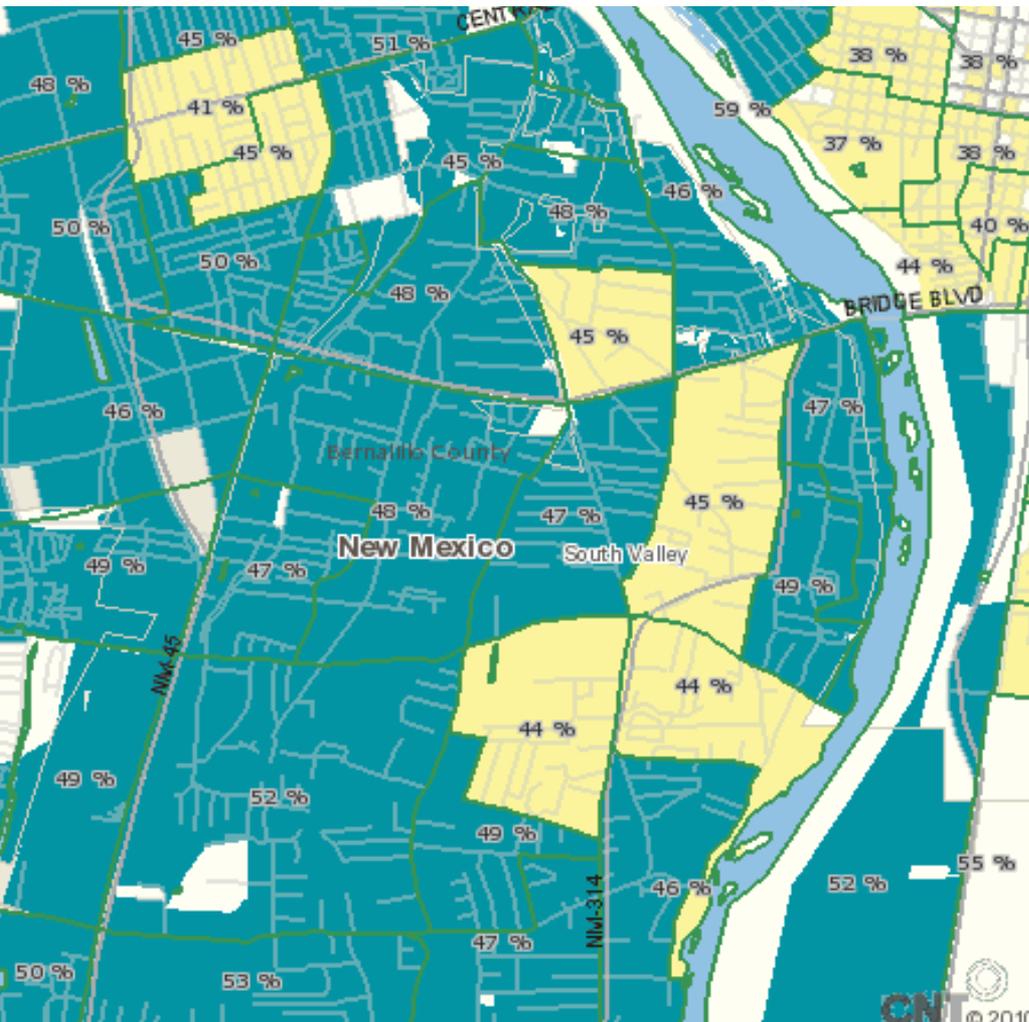
# LAND USES IMPACT HEALTH



Diabetes Rates for Hispanics in 2005

Obesity in Elementary Students in 2008

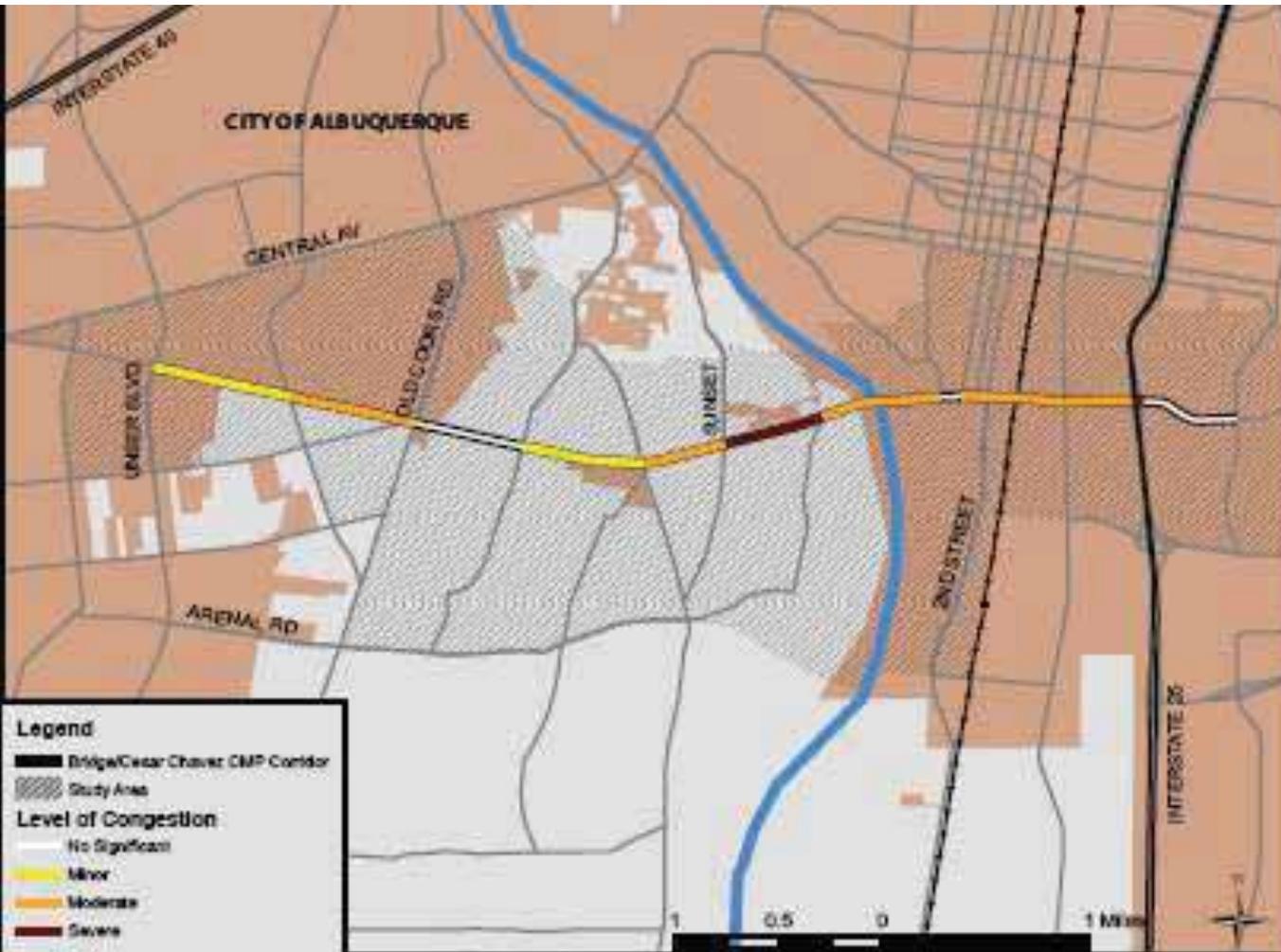
# LAND USES IMPACT HOUSEHOLD BUDGET



Transportation + Housing = 45-50% of typical household budget.

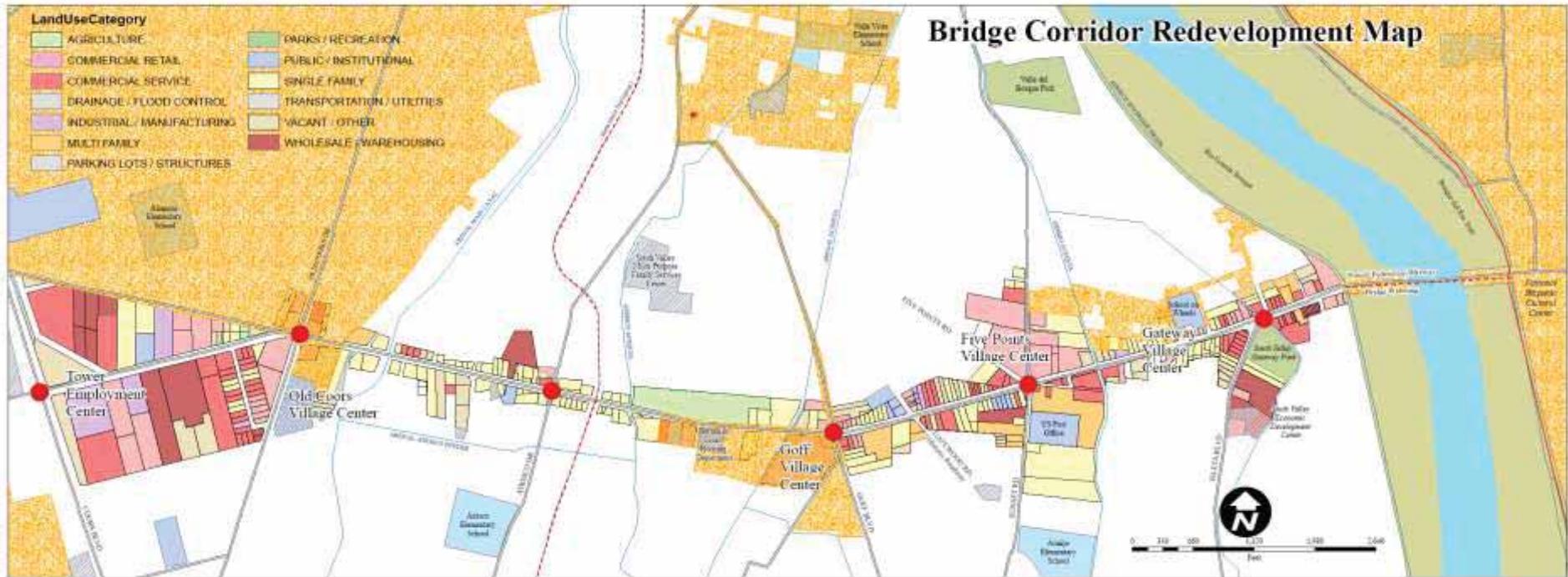
- Better Transit – lower transportation costs
- More housing along the corridor – better potential for transit.

# LAND USES IMPACT TRAVEL TIMES

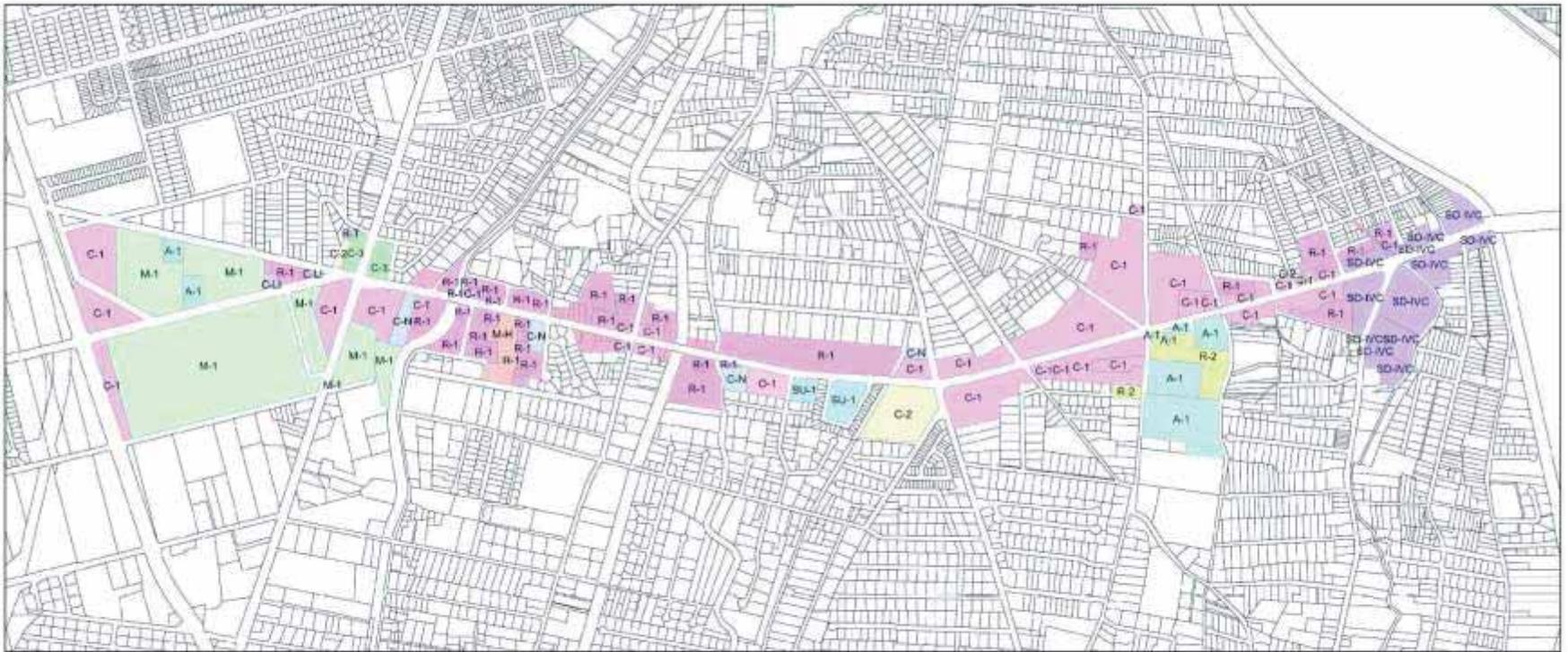


- 4<sup>th</sup> most congested corridor in region
- Jobs on east side, housing on west side
- Lack of “grid” in street layouts

# EXISTING LAND USES ALONG BRIDGE: INCOHERENT



# EXISTING ZONING ALONG BRIDGE: DISCONNECT w/ USES



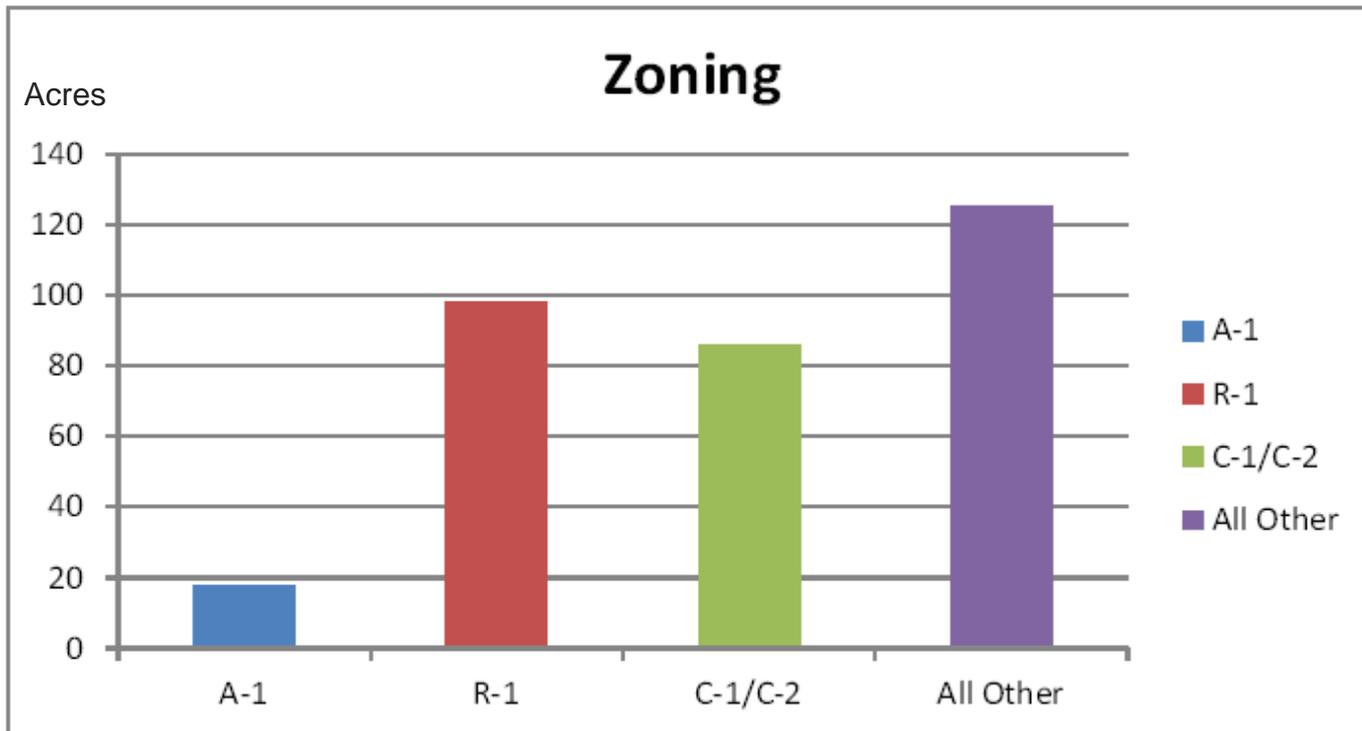
## EXISTING ZONING

BRIDGE BOULEVARD  
Bernalillo County, New Mexico

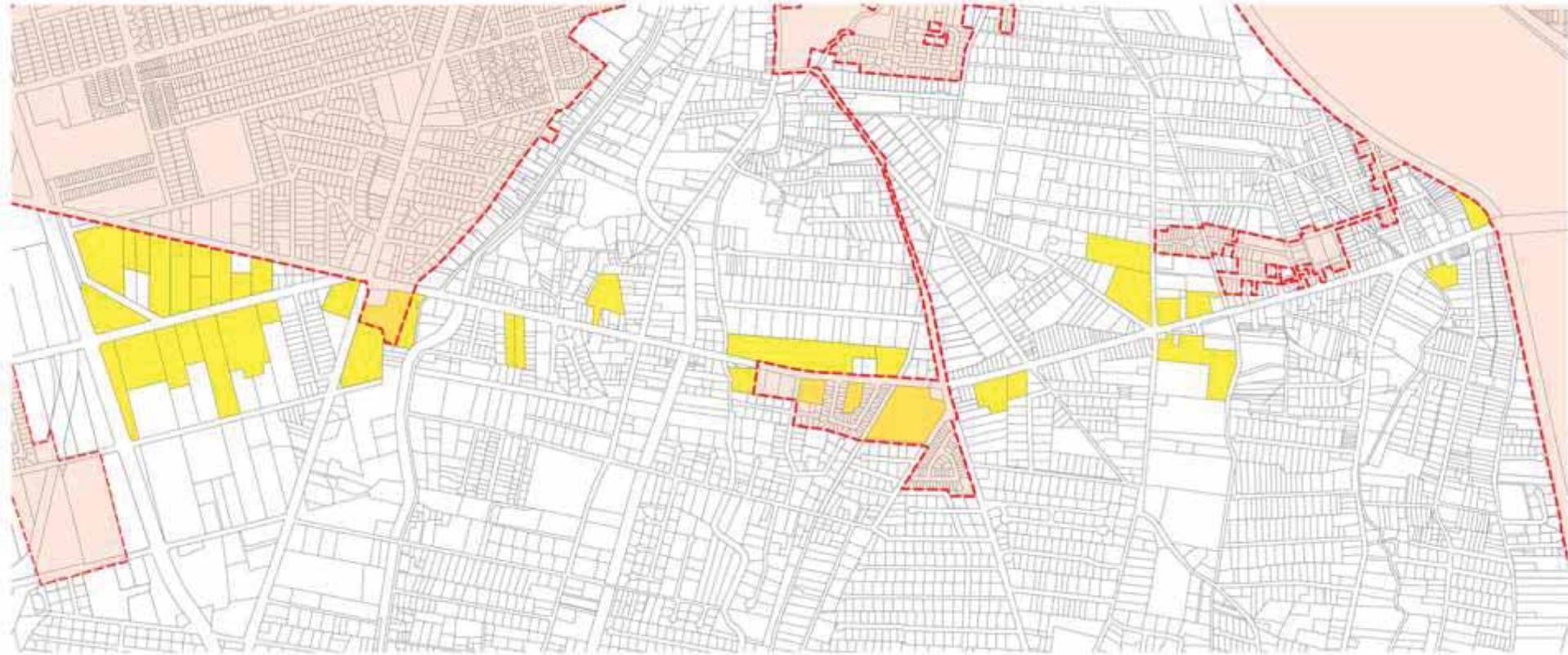
November 22, 2011



# EXISTING ZONING ALONG BRIDGE



# PARCELS 1+ ACRES ALONG BRIDGE



# TO SUM UP LAND USES:

- Property zoned residential, but used for other purposes
- High concentration of automotive uses
- High rate of turnover on businesses
- Relatively few large parcels

# SO WHAT OPTIONS DO WE HAVE?



# THREE BASIC LAND USE TYPES



RETAIL



RESIDENTIAL



OFFICE

# RETAIL



- Existing retail on corridor struggling
- Former shopping centers along Bridge now adapted to other retail formats
- Lack of “identity” for district

# OFFICE



- Currently high vacancy rates for office (20%)
- Space per employee trending downward
- Medical Office Space has potential

# THE KEY INGREDIENT: HOUSING



# HOUSING: WIDE RANGE OF OPTIONS



*Single family detached  
3-7 DU's/acre*



*Mix townhomes/detached  
7-12 DU's/acre*



*Micro Efficiency Units  
80-100 DU's/acre*



*Senior Housing  
10-20 DU's/acre*



*Multi-family  
20-50 DU's/acre*



*Live-Work Units  
10-20 DU's/acre*

# HOUSING



## Los Puentes Housing

- HUD/Bernalillo County Housing Authority
- Lease to Own
- Northern NM Style
- 6 DU's/acre (approx).

# Lofts/Historic Adaptation



## Bell Trading Lofts

- Historic property adapted for residential use
- For sale product
- City –sponsored project
- Commercial component

# TOWNHOMES



## Sawmill Lofts

- 60 Live/work rental units
- Designed for artists
- 3<sup>rd</sup> story steps back
- Tax credit deal



# HIGHER DENSITY HOUSING



## Villa de San Felipe

- Mostly one bedroom units
- Activates edge along Coal Ave.
- Market Rate and Affordable Units
- Colors inspired by Barelas neighborhood



## Downtown @ 700 2<sup>nd</sup> St.

- Micro-efficiency units
- Affordable
- Green features:
  - Cisterns
  - Photovoltaics

# SENIOR HOUSING



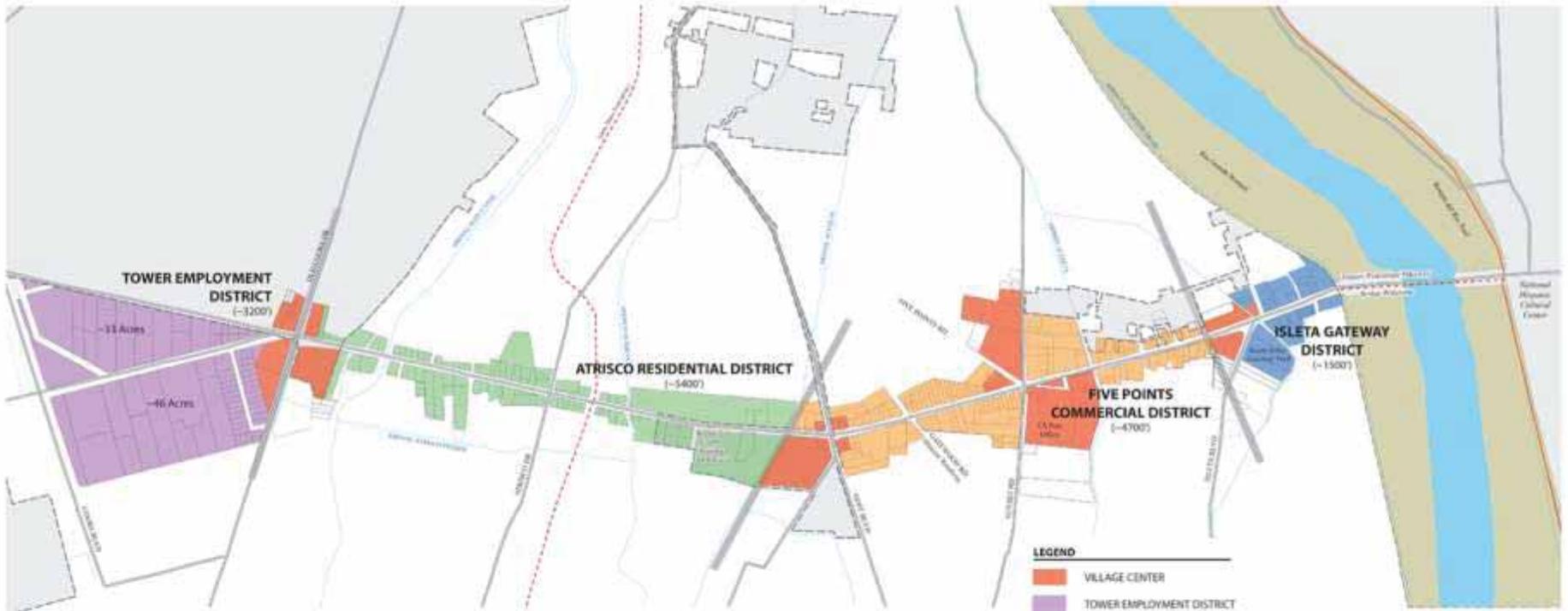
## El Paseo Apartments

- High demand
- Low impact on infrastructure (schools and roads)
- Range of potential configurations

**SO WHAT DO YOU THINK?**



# PROPOSED DISTRICTS AND CENTERS



## PROPOSED DISTRICTS AND CENTERS

BRIDGE BOULEVARD  
Bernalillo County, New Mexico

January 17, 2012

### LEGEND

- VILLAGE CENTER
- TOWER EMPLOYMENT DISTRICT
- ATRISCO RESIDENTIAL DISTRICT
- FIVE POINTS COMMERCIAL DISTRICT
- ISLETA GATEWAY DISTRICT
- CITY OF ALBUQUERQUE



# 3 QUESTIONS FOR DISCUSSION

- Where are the opportunities for the **most change** along the corridor? The **least**?
- What types of **land uses** do you think would be successful along the corridor?
- What **housing types** would be appropriate? Where?

# NEXT STEP: CHARRETTE

- Multi-day process
- Informed by market and land use analysis
- Starting point for Corridor Plan
- Scheduled for April/May

## Meeting Attendance

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Meeting Type: Steering Committee  
Meeting Name: Steering Committee Meeting 4  
Date: 2/21/2012  
Time: 11:30 AM  
Location: South Valley Multi-Purpose Center  
Attendee Count 22

Santos Abeyta; Deacon - Holy Family Parish  
Kyle Ainto; Student - Rio Grande High School  
Carrie Barkhurst; Planner - City of Albuquerque  
Dean Bressler; Project Manager - HDR Engineering, Inc.  
Nicholas Chavez; Student - Rio Grande High School  
Will Gleason; Senior Planner - Dekker Perich Sabatini  
Tim Karpoff; Meeting Facilitator - Karpoff & Associates  
Lawrence Kline; Transit Planner - City of Albuquerque  
Andy Knudtsen; Economic & Planning Systems, Inc.  
Andres Lazo  
Chris Leutzinger; Senior Associate - Economic & Planning Systems, Inc.  
Joe Luehring  
Richard Meadows; Project Manager - Bernalillo County Public Works Division  
Steve Miller; Infrastructure Planning Director - Bernalillo County Public Works Division  
Clara Pena  
Ed Potthoff; Project Manager - HDR  
Irma Ruiz; Past President - Vecinos del Bosque  
Kelly Sims; Environmental Planner - HDR Engineering, Inc.  
Julie Stephens; Rio Grande Community Development Center  
Mella Taylor; Retiree -  
John Wright; Teacher - Rio Grande High School  
Joe Zazula; Bob Turner Ford

**Bridge Boulevard Corridor Redevelopment Plan  
Steering Committee Meeting #3**

**South Valley Multi-Purpose Center • February 21, 2012 • 11:30 a.m.-1:30 p.m.**

**Meeting Summary**

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The February 21, 2012 meeting of the Steering Committee was attended by 24 people, representing the local community, Bernalillo County, partner agencies, and the consultant team. The purpose of the meeting was to conduct a “SWOT” Analysis (strengths, weaknesses, opportunities and threats) of the Bridge Corridor. Agenda items included:

1. Welcome and Introductions
  2. SWOT Analysis
  3. Formation of Technical Subcommittees
- 

*Agenda Topics: Discussion/Agreements/Actions*

**1) Welcome and Introductions**

- a) The Pedestrian Safety Audit (please see notes of the January 2012 meeting) was briefly reported on. Fifteen people walked from the South Valley Economic Development Center to Five Points and back, noting a number of items from a detailed checklist developed by Fehr & Peers. The results of the audit will be available soon.

**2) SWOT Analysis**

- a) The group completed a SWOT analysis on two of the four main focus areas of the Corridor Plan:
  - i) Transportation
  - ii) Economic Development
- b) The group first worked at tables to identify internal strengths and weaknesses, as well as external opportunities and threats, facing the Bridge Corridor, taking each focus area in turn. The results follow as Appendix A to this summary.
- c) The remaining focus areas—Land Use/Housing and Environmental Health & Safety—will be completed at the March meeting.

**3) Technical Subcommittees**

- a) Technical Subcommittees were formed for detailed discussion of Economic Development, Land Use/Housing, Transportation and Environmental Health & Safety issues. The Subcommittees will meet 2-3 times to review information collected by the Project Team, and to make recommendations to the whole Steering Committee. Subcommittee members may include Steering Committee members, Project Team members, or other community members. Additional members may join.
- b) Members are listed in Appendix B to this summary.

**Next Meeting**

The next Steering Committee meeting is scheduled for **Tuesday, March 20, 2012 from 11:30 a.m.-1:30 p.m.** at the South Valley Multi-Purpose Senior Center.

## Bridge Blvd. Corridor Plan Steering Committee • February 21, 2012

### Meeting Participants

| <u>Name</u>      | <u>Organization</u>  | <u>E-mail</u>             |
|------------------|----------------------|---------------------------|
| Santos Abeyta    | Holy Family Parish   | abeytasganzo@comcast.net  |
| Kyle Aluto       | Rio Grande HS        | spinto33@yahoo.com        |
| Carrie Barkhurst | City of Albuquerque  | kcbarkhurst@cabq.gov      |
| Dean Bressler    | HDR                  | dean.bressler@hdrinc.com  |
| Nicholas Chavez  | Rio Grande HS        | nicochavez244@yahoo.com   |
| Will Gleason     | DPS                  | willg@dpsdesign.org       |
| Tim Karpoff      | Karpoff & Associates | timkarpoff@msn.com        |
| Lawrence Kline   | City of Albuquerque  | lkline@cabq.gov           |
| Andrew Knudtsen  | EPS                  | aknudtsen@epsdenver.com   |
| Andres Lazo      | SVCNA                | svcna.lazo@gmail.com      |
| Chris Leutzinger | EPS                  | cleutzinger@epsdenver.com |
| Catherine Lopez  | BernCo PWD           | cathylopez@bernco.gov     |
| Joe Luehring     | BernCo PWD           | jluehring@bernco.gov      |
| Richard Meadows  | BernCo PWD           | rmeadows@bernco.gov       |
| Steve Miller     | BernCo PWD           | stevem@bernco.gov         |
| Clara Peña       | Armijo NA            | cousinlara@hotmail.com    |
| Ed Pothoff       | HDR                  | edward.pothoff@hdrinc.com |
| Irma Ruiz        | Vecinos del Bosque   | lrmruiz11@aol.com         |
| Kelly Sims       | HDR                  | kelly.sims@hdrinc.com     |
| Julie Stephens   | RGCDC                | julies@rgcdc.org          |
| Mella Taylor     | Adobe Acres NA       |                           |
| Caeri Thomas     | MRCOG                | cthomas@mrcog-nm.gov      |
| John Wright      | Rio Grande HS SLC    | wright@aps.edu            |
| Joe Zazula       | Bob Turner Ford      | kievjzz@aol.com           |

**Bridge Blvd. Corridor Redevelopment Plan • SWOT Analysis Template**  
**TRANSPORTATION**

|                                  | <i>Our Advantages</i>   | <i>Our Disadvantage</i>  |
|----------------------------------|---|--|
| Internal View; Present Situation | <p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Straight shot</li> <li>• Connections to neighborhoods (downtown, etc.)</li> <li>• Good sidewalk</li> <li>• Power poles at back of sidewalk</li> <li>• ROW for four lanes</li> <li>• Bosque Trail</li> <li>• River crossing</li> <li>• Commitment to area</li> <li>• Un-gridded</li> <li>• RailRunner access</li> <li>• Proximity to communities               <ul style="list-style-type: none"> <li>○ capacity</li> </ul> </li> </ul> | <p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Unsafe for cyclists – side streets</li> <li>• Multiple driveways</li> <li>• Not ADA-friendly</li> <li>• Poor lighting</li> <li>• Speeding – downhill</li> <li>• Sidewalks without setback</li> <li>• Lack of grid</li> </ul> |
| External View; Future Situation  | <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Cycle/timing changes to coordinate lights</li> <li>• Light rail system</li> <li>• Part of larger transit system</li> <li>• Dedicated bus lane</li> <li>• Walkway across river</li> <li>• Open space for parking</li> <li>• ADA-improvements</li> <li>• Six foot sidewalks</li> <li>• Pedestrian lighting</li> </ul>  | <p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Aging infrastructure (water/storm drains/wastewater)</li> <li>• Agency cooperation (COA/BernCo)</li> <li>• Habits- commuter flow</li> <li>• Increased gas prices</li> <li>• Peripheral development in valley</li> </ul>         |

**Bridge Blvd. Corridor Redevelopment Plan • SWOT Analysis Template**  
**ECONOMIC DEVELOPMENT**

|                                  | <i>Our Advantages</i>  | <i>Our Disadvantage</i>   |
|----------------------------------|--|---|
| Internal View; Present Situation | <p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Connections – hub/spoke</li> <li>• Ethnic food (excellent Mexican food)</li> <li>• Traffic flow/volume</li> <li>• Proximity to downtown, National Hispanic Cultural Center, Bosque, residential areas</li> <li>• Family-owned businesses</li> <li>• Available commercial space</li> <li>• SVEDC</li> <li>• Landowners open to new ideas</li> </ul>  | <p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Unattractive storefronts</li> <li>• Limited parking</li> <li>• Perceived crime/images               <ul style="list-style-type: none"> <li>○ Methadone clinics</li> <li>○ Graffiti</li> </ul> </li> <li>• Unfriendly to pedestrians</li> <li>• Inconsistent zoning – may discourage investment</li> <li>• Outdated buildings</li> <li>• Unclean appearance</li> </ul>   |
| External View; Future Situation  | <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Mall type of center – variety of attractions</li> <li>• Unique setting for mixed use</li> <li>• Landscaping - beautification</li> <li>• Region to grow – sun Mesa</li> <li>• 25% of population under age 14</li> <li>• Village center development that takes advantage of charm and history (opportunity for educational kiosks and land markers)</li> <li>• Different types of restaurants</li> <li>• Anchor businesses – incentivize (i.e., Walgreens without liquor)</li> <li>• Locally produced items               <ul style="list-style-type: none"> <li>○ Art</li> <li>○ Food</li> </ul> </li> <li>• Park and ride</li> <li>• Open market shopping center – farmers market</li> <li>• Create parking areas with attractive walkways</li> </ul> | <p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Competition – Mall at Rio Bravo and Coors</li> <li>• Ingrained consumer habits</li> <li>• Street flow doesn't encourage stopping</li> <li>• No local "feel"</li> <li>• Perception of crime and stereotypes</li> <li>• Lack of parking (discourages stopping)</li> <li>• Limited transit access</li> <li>• Changing lending regulations</li> <li>• Businesses move away pattern</li> <li>• Lax ordinances on street vendors</li> <li>• Mexicano v. Hispano v. Anglo – clash of cultural identity</li> </ul> |

## ***Appendix B***

### **Bernalillo County • Bridge Blvd. Corridor Redevelopment Plan**

#### **Steering Community Meeting • February 21, 2012**

#### **Technical Subcommittee Members**

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Technical Subcommittees were formed at the February 21, 2012 Steering Committee Meeting. Members are listed below. Subcommittee members may include Steering Committee members, Project Team members, or other community members. The Subcommittees will meet 2-3 times to review information collected by the Project Team, and to make recommendations to the whole Steering Committee.

Other Steering Committee members may also decide to join one or more of the Subcommittees. Please contact Kelly Sims at HDR (830-8845) or Tim Karpoff (877-6041) if you are interested.

#### ***Economic Development Subcommittee***

- ✓ Tony Gallegos
- ✓ Andres Lazo
- ✓ Mela Taylor
- ✓ Joe Zazula
- ✓ Marco \_\_\_\_\_
- ✓ Andy Knudtsen/Chris Leutzinger

#### ***Environmental Health & Safety Subcommittee***

- ✓ Santos Abeyta
- ✓ Kitty Richards
- ✓ Caeri Thomas
- ✓ Julie Stephens (part-time)
- ✓ Dean Bressler/Kelly Sims

#### ***Transportation Subcommittee***

- ✓ Carrie Barkhurst
- ✓ Nick Chavez
- ✓ Kyle Nieto
- ✓ Clara Peña
- ✓ Irma Ruiz
- ✓ Ed Pothoff/Dean Bressler
- ✓ Joe Luehring
- ✓ Richard Meadows

#### ***Housing/Land Use Subcommittee***

- ✓ Carrie Barkhurst
- ✓ Andres Lazo
- ✓ Irma Ruiz
- ✓ Julie Stephens
- ✓ Betty Valdez
- ✓ Will Gleason

## Meeting Attendance

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Meeting Type: Steering Committee  
Meeting Name: Steering Committee Meeting 5  
Date: 3/20/2012  
Time: 11:30 AM  
Location: South Valley Multi-Purpose Center  
Attendee Count 23

Santos Abeyta; Deacon - Holy Family Parish  
Kyle Ainto; Student - Rio Grande High School  
Gilbert Almager  
Carrie Barkhurst; Planner - City of Albuquerque  
Nolan Bennett; Construction and Engineering Manager - Bernalillo County Public Works Division  
Kathi Caldwell; Rio Grande Nurseries  
Nicholas Chavez; Student - Rio Grande High School  
Will Gleason; Senior Planner - Dekker Perich Sabatini  
Marcos Gonzales; Bernalillo County Economic Development  
Mandy Griego; HUD  
Lawrence Kline; Transit Planner - City of Albuquerque  
Andres Lazo  
Joe Luehring  
Elise McConnell; HUD  
Roger Paul; Director - Bernalillo County Public Works Division  
Clara Pena  
Fred Pohl; Business Planner - South Valley Economic Development Center  
Ed Potthoff; Project Manager - HDR  
Kelly Sims; Environmental Planner - HDR Engineering, Inc.  
Julie Stephens; Rio Grande Community Development Center  
Tim Trujillo; Urban Planner - DPS  
Betty Valdez; Housing Director - Bernalillo County Housing Authority  
Orlando Vigil; Stor4Less

**Bridge Blvd. Corridor Redevelopment Plan • SWOT Analysis Template**  
**LAND USE & HOUSING**

|                                  | <i>Our Advantages</i>  | <i>Our Disadvantage</i>   |
|----------------------------------|--|---|
| Internal View; Present Situation | <p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Housing Authority on Bridge</li> <li>• Access to river and open space</li> <li>• Multi-family housing</li> <li>• Bob Turner's xeriscaping</li> </ul>  | <p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Absentee landlords unconcerned about improvements</li> <li>• Lack of entertainment options for children</li> <li>• Aesthetically displeasing</li> <li>• Qualify for funds</li> <li>• Children moving out of valley</li> <li>• Lack of options for multi-family housing</li> <li>• Older apartments</li> <li>• Covenants not in place</li> </ul> |
| External View; Future Situation  | <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Senior housing</li> <li>• Connecting community centers with trails</li> <li>• Small plots for gardens</li> <li>• Funding availability from multiple sources (MFA, etc)</li> <li>• Higher quality deesign</li> <li>• CRP/Arch students offer ideas</li> <li>• Rules/Standards for color, etc.</li> <li>• Lots of need for housing</li> </ul> | <p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Loss of agricultural land</li> <li>• Competition with SW Mesa</li> </ul>   |

**Bridge Blvd. Corridor Redevelopment Plan • SWOT Analysis Template**  
**ECONOMIC DEVELOPMENT**

|                                  | <i>Our Advantages</i>  | <i>Our Disadvantage</i>   |
|----------------------------------|--|---|
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**Bridge Blvd. Corridor Redevelopment Plan • SWOT Analysis Template**  
**ENVIRONMENTAL HEALTH & SAFETY**

|                                  | <i>Our Advantages</i>   | <i>Our Disadvantage</i>   |
|----------------------------------|---|---|
| Internal View; Present Situation | <p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Scenic view of the river</li> <li>• Groundwater accessibility for drinking and irrigation</li> <li>• Emergency response capability</li> <li>• Parks/open space</li> <li>• Different aspects               <ul style="list-style-type: none"> <li>○ Colors</li> <li>○ Language</li> </ul> </li> </ul> | <p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Infrastructure               <ul style="list-style-type: none"> <li>○ Drainage/sewage</li> </ul> </li> <li>• Undeveloped land               <ul style="list-style-type: none"> <li>○ Lots of unused space</li> </ul> </li> <li>• Signage is horrible</li> </ul> |
| External View; Future Situation  | <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Technology into infrastructure</li> <li>• Alternative energy sources</li> <li>• Intra-valley trolley, connecting places in valley</li> <li>• Structural conformity enforcement</li> </ul>  | <p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Known environmental hazards, i.e., gateway area</li> <li>• Infrastructure in SW Valley connected to growing NW Valley               <ul style="list-style-type: none"> <li>○ Overloaded and old</li> </ul> </li> <li>• Chemical scrubber - WUA</li> </ul>          |

**Bridge Blvd. Corridor Redevelopment Plan • SWOT Analysis Template**  
**TRANSPORTATION**

|                                  | <i>Our Advantages</i>   | <i>Our Disadvantage</i>  |
|----------------------------------|---|--|
| Internal View; Present Situation | <p><b>Strengths</b></p> <ul style="list-style-type: none"> <li>• Straight shot</li> <li>• Connections to neighborhoods (downtown, etc.)</li> <li>• Good sidewalk</li> <li>• Power poles at back of sidewalk</li> <li>• ROW for four lanes</li> <li>• Bosque Trail</li> <li>• River crossing</li> <li>• Commitment to area</li> <li>• Un-gridded</li> <li>• RailRunner access</li> <li>• Proximity to communities               <ul style="list-style-type: none"> <li>○ capacity</li> </ul> </li> </ul> | <p><b>Weaknesses</b></p> <ul style="list-style-type: none"> <li>• Unsafe for cyclists – side streets</li> <li>• Multiple driveways</li> <li>• Not ADA-friendly</li> <li>• Poor lighting</li> <li>• Speeding – downhill</li> <li>• Sidewalks without setback</li> <li>• Lack of grid</li> </ul> |
| External View; Future Situation  | <p><b>Opportunities</b></p> <ul style="list-style-type: none"> <li>• Cycle/timing changes to coordinate lights</li> <li>• Light rail system</li> <li>• Part of larger transit system</li> <li>• Dedicated bus lane</li> <li>• Walkway across river</li> <li>• Open space for parking</li> <li>• ADA-improvements</li> <li>• Six foot sidewalks</li> <li>• Pedestrian lighting</li> </ul>  | <p><b>Threats</b></p> <ul style="list-style-type: none"> <li>• Aging infrastructure (water/storm drains/wastewater)</li> <li>• Agency cooperation (COA/BernCo)</li> <li>• Habits- commuter flow</li> <li>• Increased gas prices</li> <li>• Peripheral development in valley</li> </ul>         |



## **BRIDGE BLVD** CORRIDOR REDEVELOPMENT PLAN

### Steering Committee Meeting #6 South Valley Multi-Purpose Senior Center • 2008 Larrazolo SW April 17, 2012 • 11:30 a.m. – 1:30 p.m.

#### DRAFT Agenda

##### *Objectives:*

1. To review two preliminary reports on existing conditions: a Land Use/Zoning report and a Historic Properties report.
2. To prepare for the design charrette in May.

##### *Estimated Times:*

#### **11:30 Welcome, Introductions and Announcements**

- Subcommittee Reports: Land Use/Housing; and Economic Development.
  - Two of the four subcommittees will have met before the Steering Committee meeting. We will hear brief reports of meeting highlights.

#### **11:55: Historic Properties Characterization Report**

- The Corridor Plan will include a review of historic properties as part of our overall effort to reinforce a sense of place along Bridge Blvd. Dr. Sarah Payne of Van Citters Historic Preservation will review the findings in their report.

#### **12:30 Land Use/Zoning Report**

- The Steering Committee has talked some about the different land uses and zones along the corridor. Will Gleason of Dekker Perich Sabatini will review their report of existing conditions and implications.
- Discussion following both reports will include asking, "How does this information help us clarify our vision for the Bridge Corridor?"

#### **1:15: Design Charrette Preparation**

- We will review the objectives and agenda for the charrette, scheduled for May 9-12 at the South Valley Multi-Purpose Senior Center.
- The public will be invited to an opening session the evening of May 9 and a presentation the morning of Saturday, May 12. Steering Committee members are encouraged to drop by at any time.

#### **1:30 Adjourn**

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## Meeting Attendance

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Meeting Type: Steering Committee  
Meeting Name: Steering Committee Meeting 6  
Date: 4/17/2012  
Time: 11:30 AM  
Location: South Valley Multi-Purpose Center  
Attendee Count 16

Santos Abeyta; Deacon - Holy Family Parish

Carrie Barkhurst; Planner - City of Albuquerque

Dean Bressler; Project Manager - HDR Engineering, Inc.

Will Gleason; Senior Planner - Dekker Perich Sabatini

Marcos Gonzales; Bernalillo County Economic Development

Tim Karpoff; Meeting Facilitator - Karpoff & Associates

Lawrence Kline; Transit Planner - City of Albuquerque

Lawrence Kline; Transit Planner - City of Albuquerque

Andres Lazo

Joe Luehring; Engineer - Bernalillo County Public Works Division

Roger Paul; Director - Bernalillo County Public Works Division

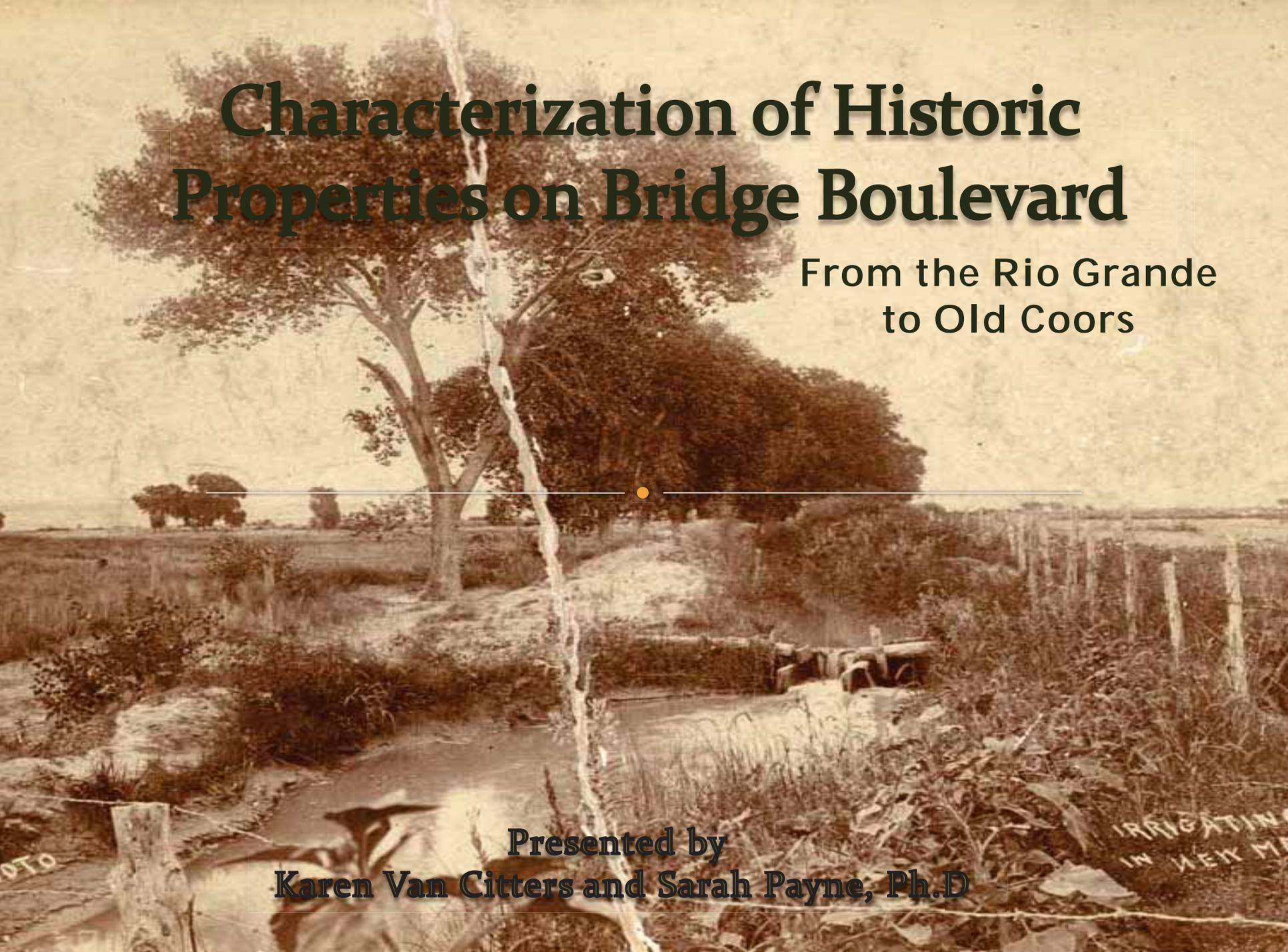
Clara Pena

Kelly Sims; Environmental Planner - HDR Engineering, Inc.

Julie Stephens; Rio Grande Community Development Center

Caeri Thomas; Transportation Planner - Mid-Region Council of Governments

Tim Trujillo; Urban Planner - DPS



# Characterization of Historic Properties on Bridge Boulevard

From the Rio Grande  
to Old Coors

Presented by  
Karen Van Citters and Sarah Payne, Ph.D

# What is Characterization?

- An broad brush review of the history and potential cultural resources to provide baseline information about a project area.
  - Traditionally: wait until there is a design and then survey – can cause delays and redesign
  - Context Sensitive Solutions: define the baseline conditions early so you can include in design decisions
    - Avoid impacts to historic properties
    - Know in advance of survey and possible mitigation
    - Incorporate history and historical design elements into project

# Project Purpose

- Aid project team in understanding potential historic preservation along the corridor
  - What is the overall history of the area?
  - Where might there be historic properties?
  - What types of properties are there and what are the associated issues?

# Characterization Findings

- Types of properties on Bridge Boulevard include:
  - Vernacular architecture
  - Landscape features
  - Auto-oriented commercial development
  - Previously identified historic properties
    - Listed on the National Register or Eligible
    - No archaeology has previously been identified as Eligible

# History, Property Types, and Historic Resources along Bridge

- Early Spanish Settlement and Agriculture (1692-ca. 1900)
- Commercialization (ca. 1900+)
- Agriculture and the MRGCD (1920s+)
- Crossing the Rio Grande

# Early Spanish Settlement (1692-ca. 1900)



# Extant Property Types and Examples

## Travel Corridors

Camino Real  
(listed on the NRHP)

Gatewood Rd.



# Extant Property Types and Examples

## Landscape Features

### Acequias



### Agricultural Fields



# Extant Property Types and Examples

## New Mexico Vernacular



# Commercialization (1900 +)



# Extant Property Types and Examples

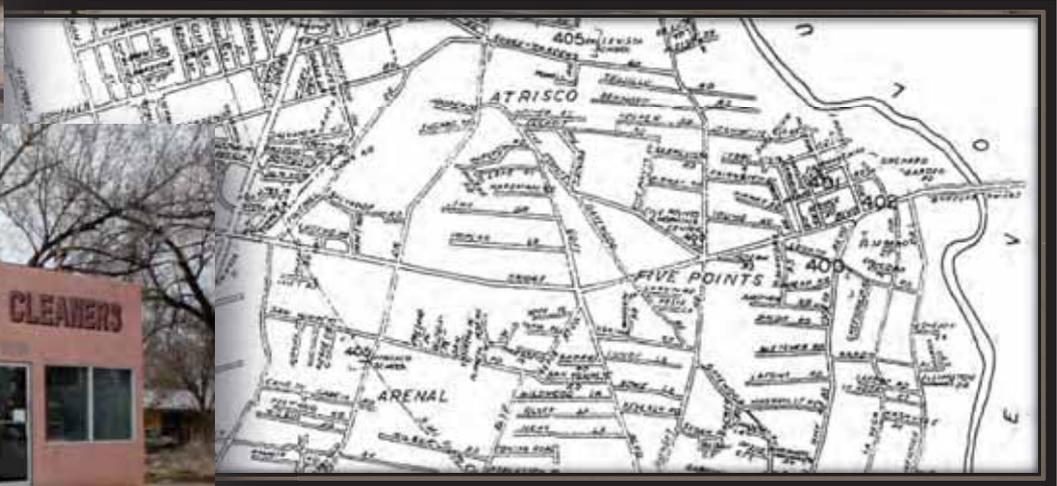
## Storefronts



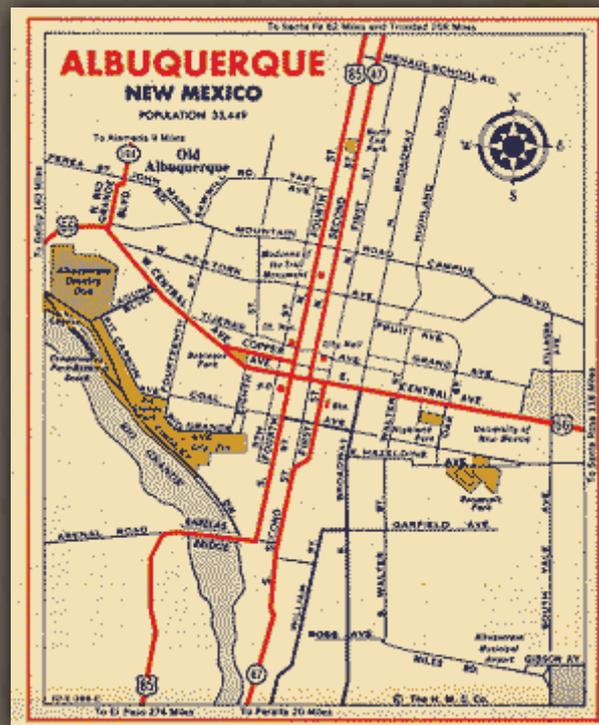
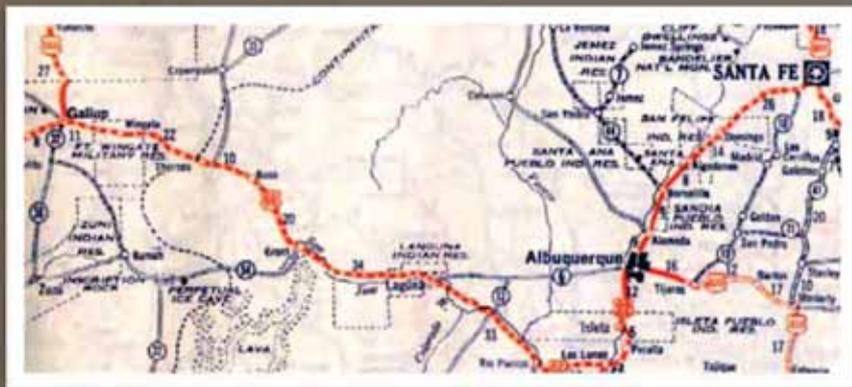
# Extant Property Types and Examples

## Travel Corridors

### Five Points



# US 85 and Route 66 (listed on the NRHP as Route 66 Natl. Scenic Byway)



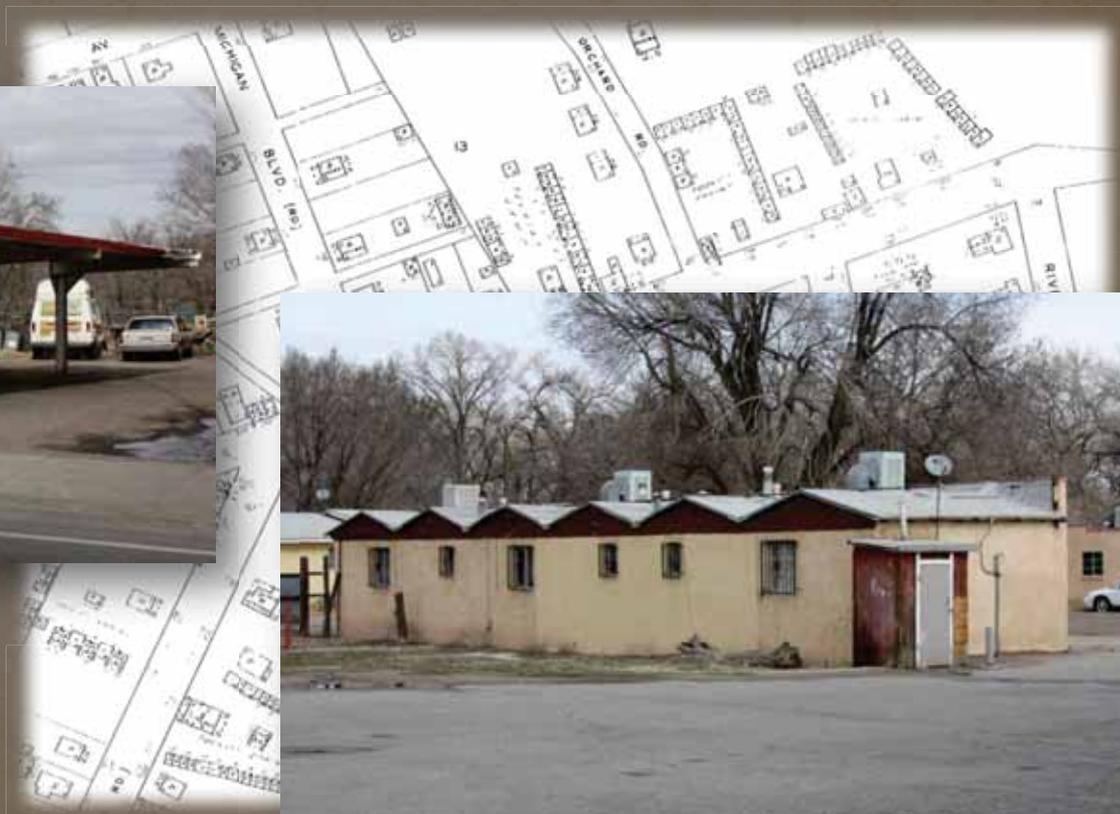
# Extant Property Types and Examples

## Auto-oriented Commercial

Drive-in Restaurant



Tourist Camp



# Extant Property Types and Examples

## Residential



# Extant Property Types and Examples

## Institutional

### Five Points School

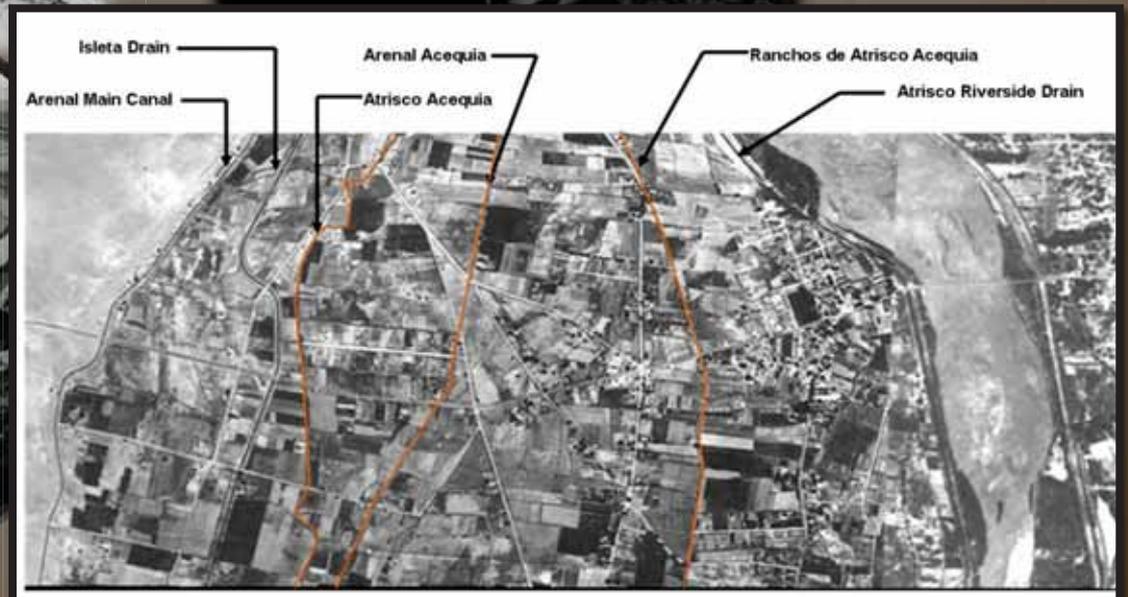


#### FIVE POINTS SCHOOL NEARS COMPLETION

The ten room grade school, which is under construction in West Albuquerque near Five Points as a WPA project, will soon be completed, according to William Jenkins who is in charge of the project. A force of approximately 60 men have been working on the project and the greater part of the actual cost of the new school has gone to labor. The new school, of adobe and cement construction, is substantially built throughout and is in keeping with the New Mexico style of architecture.



# Agriculture and the MRGCD



# Extant Property Types and Examples

## Landscape Features

Canals and Acequias (listed on the NRHP as MRGCD Historic District)



# Crossing the Rio Grande



Porter's Views of Albuquerque and Vicinity. Barelas Bridge, crossing the Rio Grande south of Albuquerque, N. M.



# Known Historic Properties

- Camino Real de Tierra Adentro
- Route 66 Corridor
- Contributing properties to the MRGCD Historic District including:
  - Arenal main Canal
  - Ranchos de Atrisco Acequia
  - Arenal Acequia
  - Atrisco Acequia

*Additional properties may be located within the APE that are eligible for the National Register*

# Key Points

- The Bridge Blvd. Corridor's diverse history is exemplified by its eclectic built environment
- Use architectural styles present and which represent the history of the corridor
- Highlight Landscape features

# Possible Next Steps

- Design alternatives need to be developed
  - Avoid impacts to historic properties
  - Know in advance of survey and possible mitigation
    - Identify survey areas
    - Requires additional research
- Incorporate history and historical design elements into project
  - Different locations along corridor have different historic character that could inform design decisions
    - History of the wider area to identify greater cultural influences
    - Recent Mexican immigrant influences in the neighborhood



**Steering Committee Meeting #7**  
**South Valley Multi-Purpose Senior Center • 2008 Larrazolo SW**  
**June 19, 2012 • 11:30 a.m. – 1:30 p.m.**

**Agenda**

*Objectives:*

1. To review the results and conceptual corridor plan alternatives from the design charrette in May, and to discuss implications.
2. To plan for the next community meeting on the results of the technical studies and the conceptual alternatives.

*Estimated Times:*

**11:30 Welcome, Introductions and Announcements**

- We will take a few minutes to review the objectives of the Corridor Plan, the main activities and progress to date, and remainder of the schedule.

**11:45: Design Charrette Review: Process and Results**

- The project team will provide an overview of the May 9-12 charrette. The team's preliminary assessment is that the charrette was successful, due in part to participation from Steering Committee members and the public. The review will cover:
  - Process
  - Key Findings
  - Roadway Concepts
  - District Concepts at the Gateway, Five Points and the Tower area.
  - Community Feedback
- Discussion and additional feedback will follow.

**1:15: Planning for the Next Community Meeting**

- We are scheduled to have a second Community Meeting on the Corridor Plan in July to cover the results of all the technical studies and the charrette. It will be important to obtain the Steering Committee's advice on the scheduling, agenda and process of this meeting, as well as other forums going forward.

**1:30 Adjourn**

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# BRIDGE BLVD

## CORRIDOR REDEVELOPMENT PLAN

### Meeting Attendance

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Meeting Type: Steering Committee  
Meeting Name: Steering Committee Meeting 7  
Date: 6/17/2012  
Time: 11:30 AM  
Location: South Valley Multi-Purpose Center  
Attendee Count 21

Santos Abeyta; Deacon - Holy Family Parish

Carrie Barkhurst; Planner - City of Albuquerque

Nolan Bennett; Construction and Engineering Manager - Bernalillo County Public Works Division

Tony Gallegos; Director - Rio Grande Community Development Center

Will Gleason; Senior Planner - Dekker Perich Sabatini

Marcos Gonzales; Bernalillo County Economic Development

Tim Karpoff; Meeting Facilitator - Karpoff & Associates

Lawrence Kline; Transit Planner - City of Albuquerque

Joe Luehring; Engineer - Bernalillo County Public Works Division

Julie Luna; Transportation Planner - Mid-Region Council of Governments

Richard Meadows; Project Manager - Bernalillo County Public Works Division

Steve Miller; Infrastructure Planning Director - Bernalillo County Public Works Division

Clara Pena

Ed Potthoff; Project Manager - HDR

Kelly Sims; Environmental Planner - HDR Engineering, Inc.

Julie Stephens; Rio Grande Community Development Center

Tim Trujillo; Urban Planner - DPS

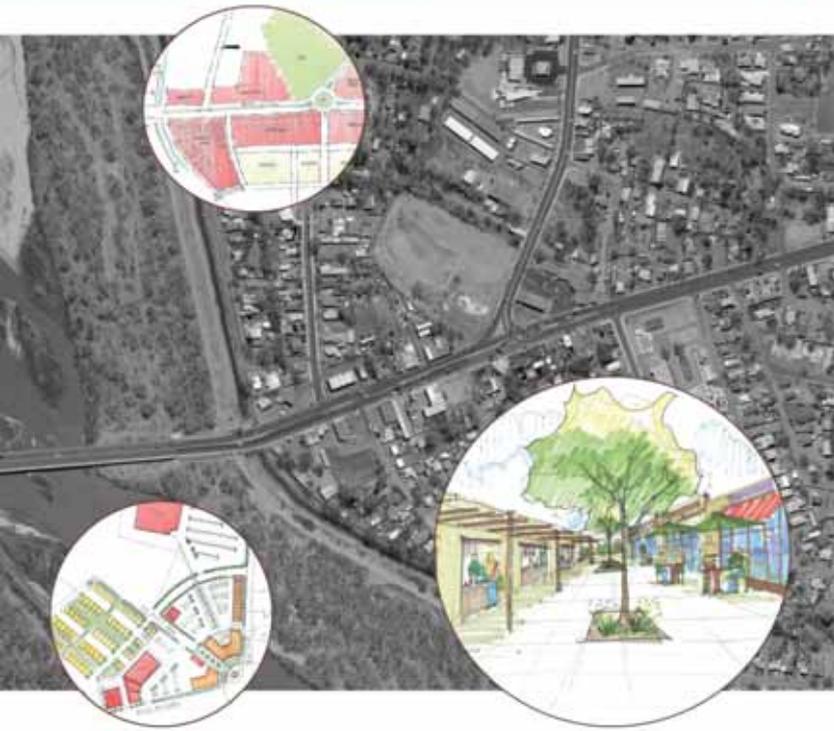
Orlando Vigil; Stor4Less

John Whitmore; NM Breeze

Joe Zazula; Bob Turner Ford

Joe Zazula; Bob Turner Ford

# CHARRETTE REPORT



## BRIDGE BLVD CORRIDOR REDEVELOPMENT PLAN

June 8, 2012



# Gateway Land Use Concepts



## BRIDGE BLVD CORRIDOR REDEVELOPMENT PLAN

land use



Gateway land use with standard intersection and realigned La Vega Drive



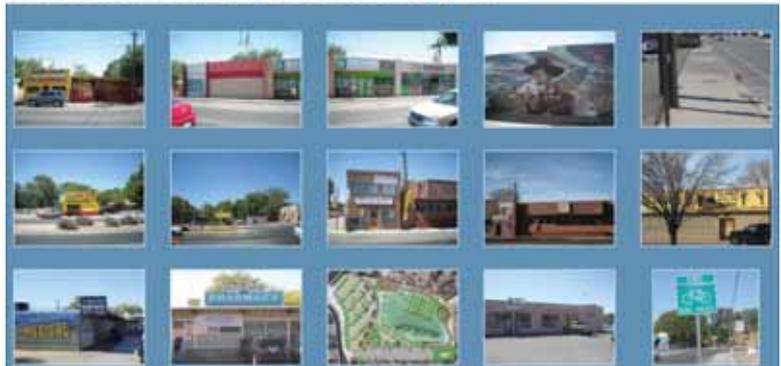
Gateway land use with round-about at Isla Boulevard / Bridge Boulevard intersection

Page | 3



### GATEWAY DISTRICT

~ 1,500 feet  
~ 24 acres



#### Opportunities

- High visibility
- River access
- Route 66/84 history
- New Gateway Park
- Stronger existing urban fabric
- 100-foot Right-of-Way
- Acequia

#### Constraints

- Busy intersection
- Functionally obsolete structures
- Many curb cuts
- Narrow sidewalks

# Five Points Land Use Concepts



## FIVE POINTS COMMERCIAL DISTRICT

~ 3,300 feet  
~ 72 acres



### Opportunities

- Large empty parcels
- Unique street configuration
- Community-scale public space
- Armijo acequia

### Constraints

- 80-foot ROW
- Lots of empty parking lots
- Busy intersection
- Narrow sidewalks
- Antiquated zoning

# Tower District Land Use Concepts



## TOWER EMPLOYMENT DISTRICT

~ 3,800 feet  
~ 103 acres



Tower Employment Center land use concept with enhanced connectivity and leveraging views



Tower Employment Center land use concept



### Opportunities

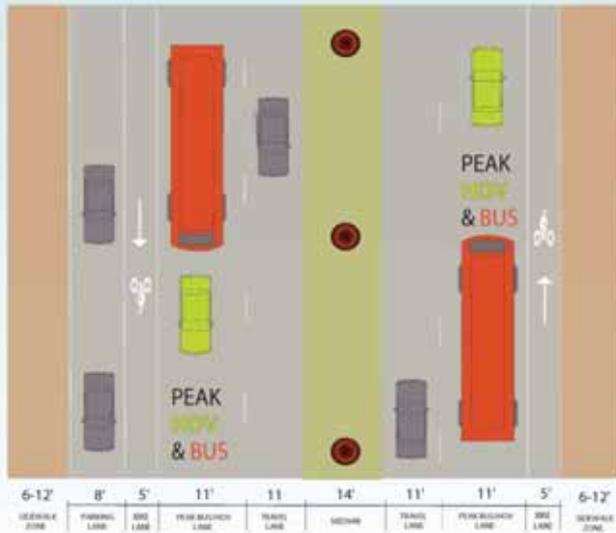
- Large parcels
- Views to the east
- Coors Blvd access (high visibility)
- Underutilized/vacant parcels

### Constraints

- Tower/Bridge/Old Coors intersection
- Incompatible land uses
- Tower Road lacks pedestrian/bike infrastructure
- Dilapidated structures
- Lack of property maintenance

# Roadway Corridor Concepts

Option #1: Bridge as a "Main Street"

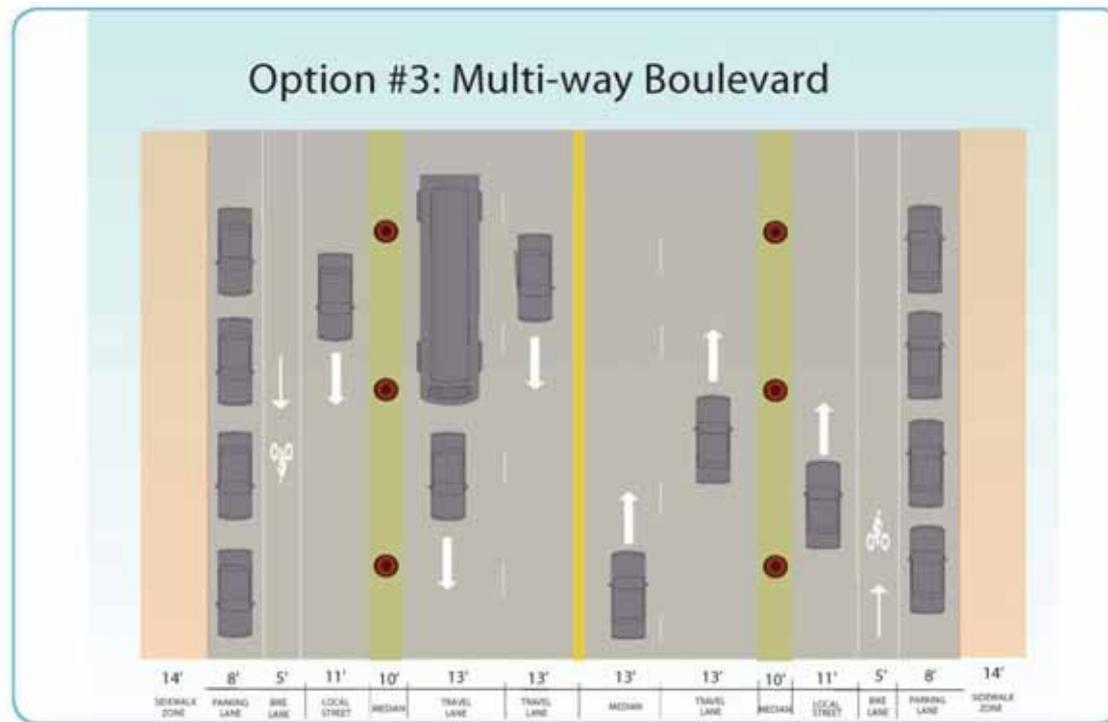


Option #2: Flexible Lanes



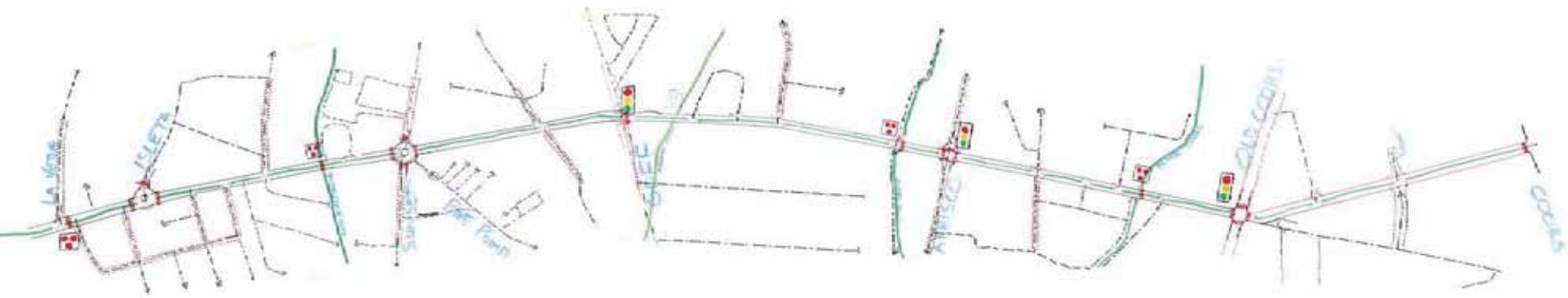
# Roadway Concepts

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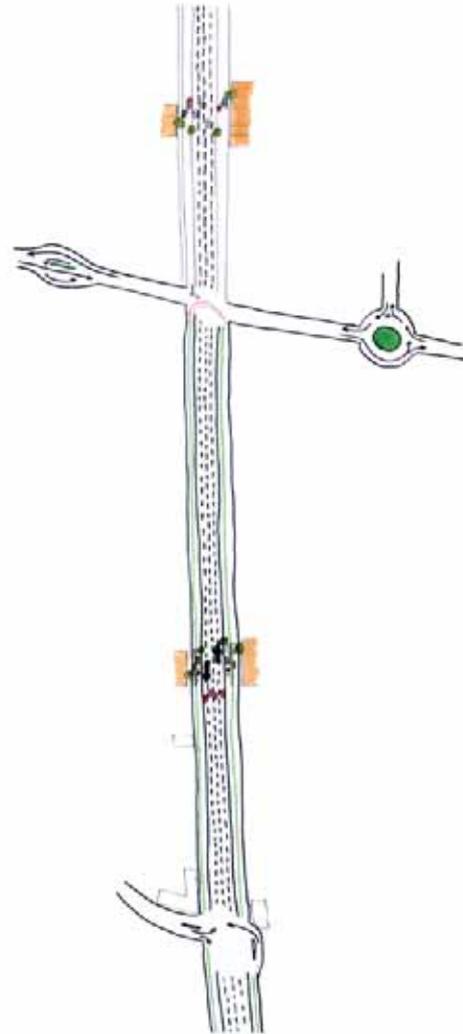
# Corridor Concept

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# "Michigan Left"

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## **BRIDGE BLVD**

CORRIDOR REDEVELOPMENT PLAN

Steering Committee Meeting #8  
South Valley Multi-Purpose Senior Center • 2008 Larrazolo SW  
September 18, 2012 • 11:30 a.m. – 1:30 p.m.

### DRAFT Agenda

*Objective:*

To rate the various concepts according to the criteria that have been developed.

*Estimated Times:*

**11:30 Welcome, Introductions and Announcements**

- Update on progress since June meeting

**11:40 Concepts Review and Rating**

- We will review the concepts that have been developed and refined to date and discuss the screening process
- Discussion on the screening matrix and potential advantages and disadvantages of each concept. Focus will be on identifying which concepts best achieve the collective vision for the Bridge Corridor.
- Discussion of next steps and timeline to completion of project

**1:30 Adjourn**

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## Meeting Attendance

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Meeting Type: Steering Committee  
Meeting Name: Steering Committee Meeting No. 8  
Date: 9/18/2012  
Time: 11:30 AM  
Location: South Valley Multi-Purpose Center  
Attendee Count 22

Santos Abeyta; Deacon - Holy Family Parish  
Gilbert Almager  
Carrie Barkhurst; Planner - City of Albuquerque  
Nancy Bennett  
Ivan Castillo  
Leroy Duarte; UNM Student  
David Galaviz  
Tony Gallegos; Director - Rio Grande Community Development Center  
Will Gleason; Senior Planner - Dekker Perich Sabatini  
Marcos Gonzales; Bernalillo County Economic Development  
Lawrence Kline; Transit Planner - City of Albuquerque  
Pablo and Andrea Lopez  
Joe Luehring  
Richard Meadows; Project Manager - Bernalillo County Public Works Division  
Fernando Ortega  
Jose Oscar  
Roger Paul; Director - Bernalillo County Public Works Division  
Clara Pena  
Ed Potthoff; Project Manager - HDR  
Kelly Sims; Environmental Planner - HDR Engineering, Inc.  
Julie Stephens; Rio Grande Community Development Center  
Caeri Thomas; Transportation Planner - Mid-Region Council of Governments

# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

## Steering Committee Meeting No. 8

September 18, 2012

11:30 Welcome, introductions and announcements

11:40 Concepts review and rating



## Meeting Purpose

- Review screening criteria
- Qualitatively rate the various concepts according to the criteria that have been developed



# Timeline



# Gateway – Authentic Albuquerque



# Gateway Concept 1



# Gateway Concept 2





# Five Points – SV Node of Commerce



# Five Points Concept 1





# Tower - West Mesa Regional Services and Employment District



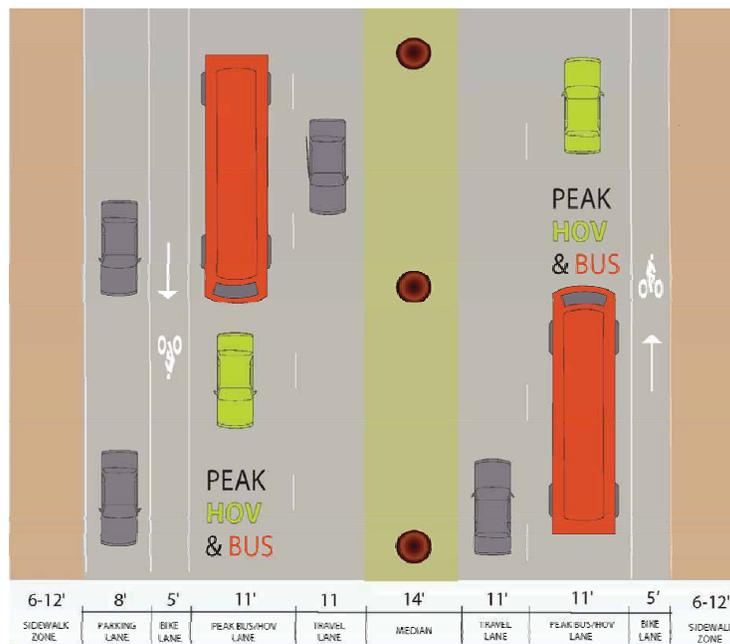
## Tower Concept



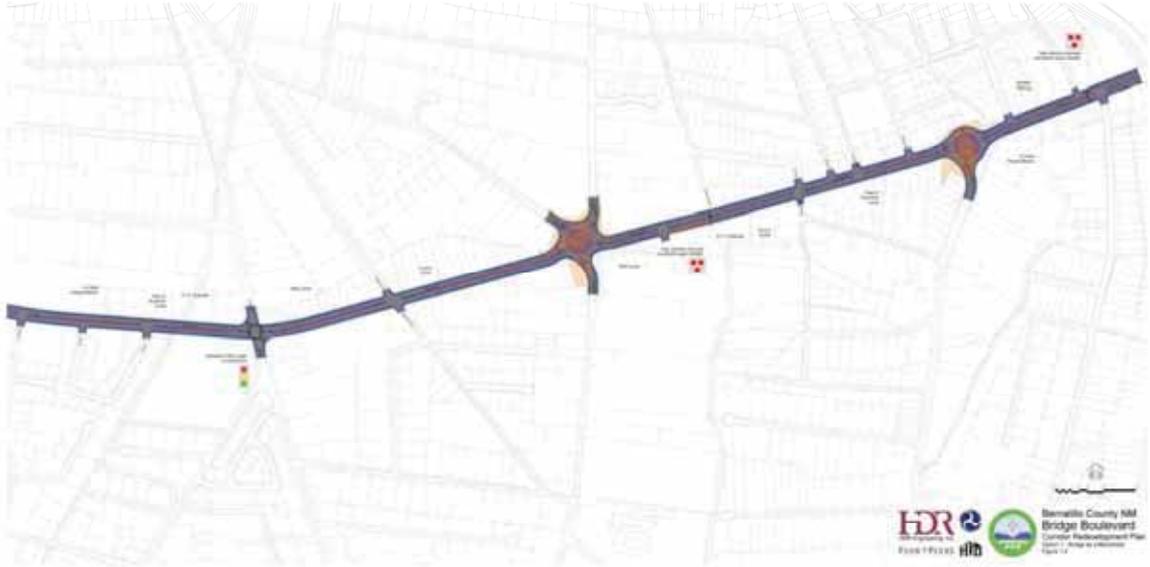
# Tower Refined Concept



# Roadway Concept 1: Mainstreet



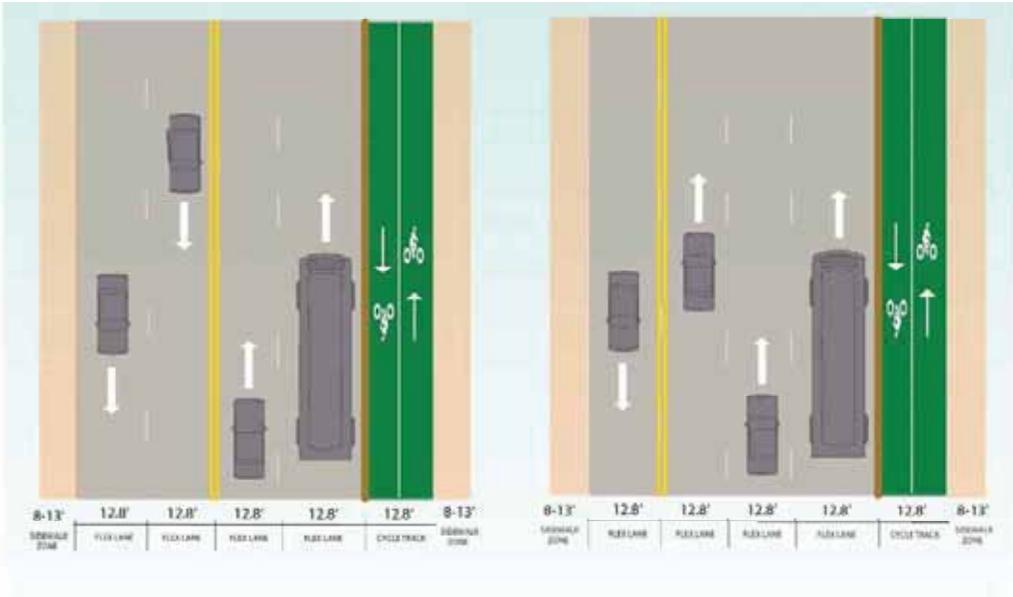
# Roadway Concept 1: Mainstreet



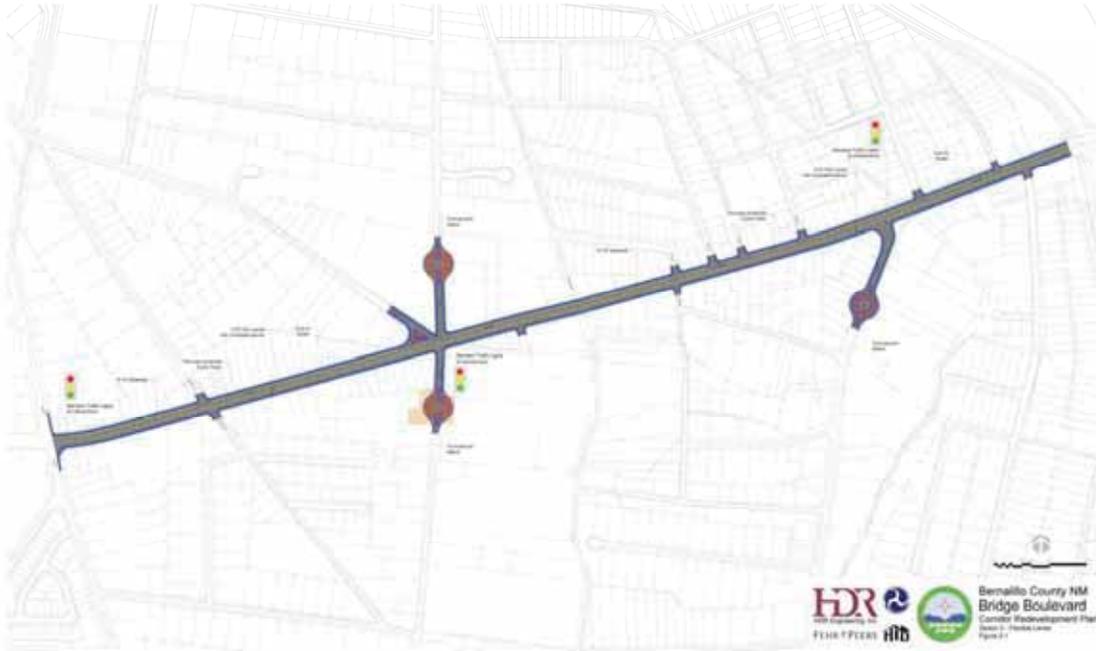
# Roadway Concept 1: Mainstreet



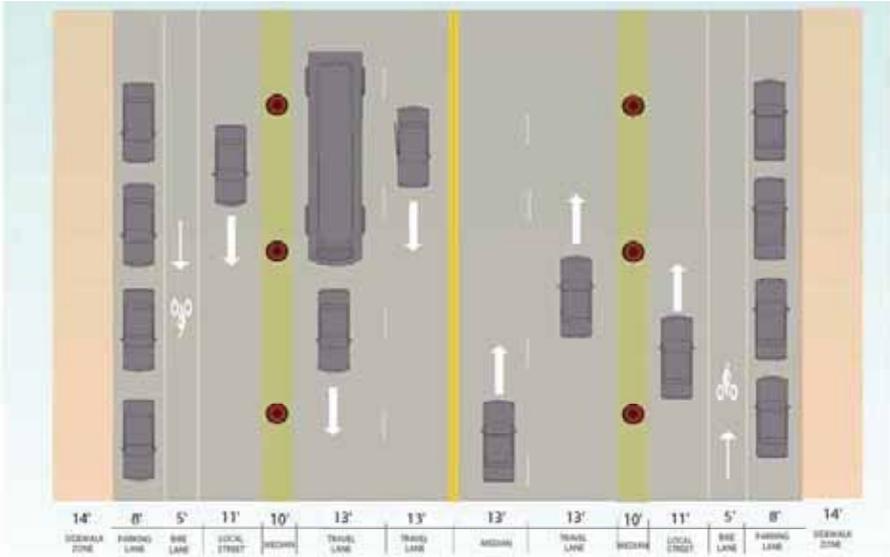
# Roadway Concept 2: Flex Lanes



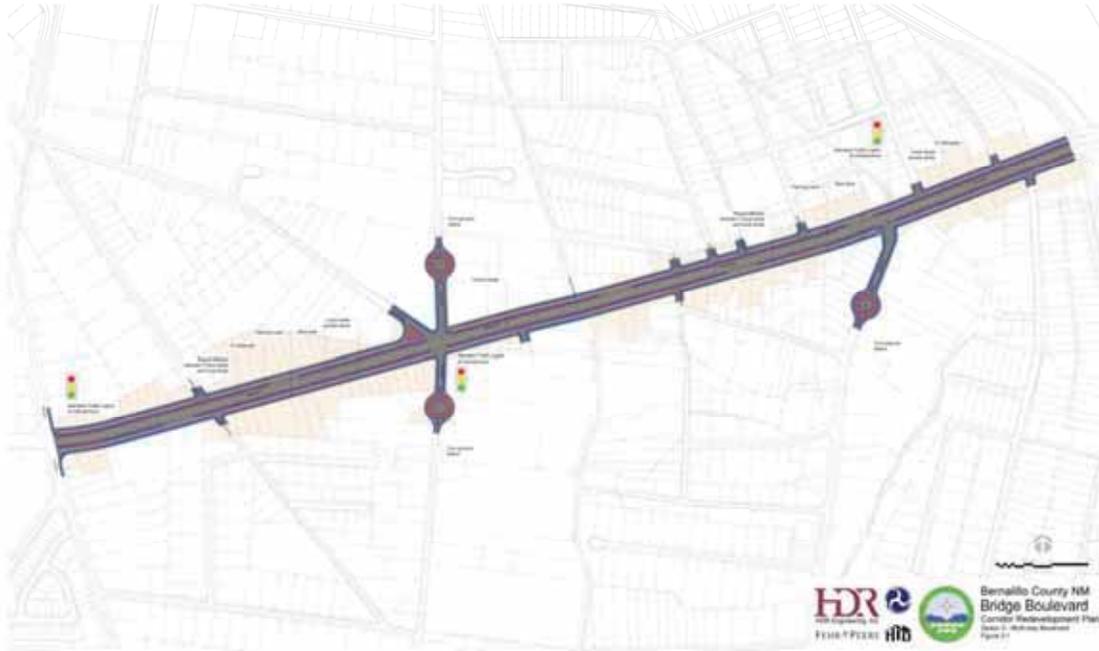
# Roadway Concept 2: Flex Lanes



# Roadway Concept 3: Boulevard



# Roadway Concept 3: Boulevard



Draft Screening Criteria  
 Bridge Boulevard Corridor Redevelopment Plan  
 September 18, 2012

| Livability Principles                       | Factor   | Mobility/Roadway |            |       |           |
|---|--|------------------|------------|-------|-----------|
|   |  | No Build         | Mainstreet | Lanes | Boulevard |
| Transportation Choices                      | Decrease transportation costs                                    |                  |            |       |           |
|   | Reduce dependence on oil   |                  |            |       |           |
|   | Improve air quality  |                  |            |       |           |
|   | Promote public health (walkability and improved bikeways)        |                  |            |       |           |
|   | Roadway safety   |                  |            |       |           |
|   | Provide premium transit service                                  |                  |            |       |           |
|   | Increased connectivity   |                  |            |       |           |
|   | Maintain commute times   |                  |            |       |           |
|   | Square footage of land to be acquired                            |                  |            |       |           |
| Housing Choices                             | Promote affordable housing, including senior housing             |                  |            |       |           |
|   | Mixed-use options  |                  |            |       |           |
|   | Increased mobility   |                  |            |       |           |
|   | Decreased combined cost of housing and transportation            |                  |            |       |           |
| Improve Economic Competitiveness            | Access to employment centers                                     |                  |            |       |           |
|   | Increased local employment                                       |                  |            |       |           |
|   | Access to educational opportunities                              |                  |            |       |           |
|   | Access to neighborhood retail and services                       |                  |            |       |           |
|   | Access to basic needs  |                  |            |       |           |
|   | Capture existing income in SV                                    |                  |            |       |           |
|   | Destination location (entertainment)                             |                  |            |       |           |
|   | Promote locally-owned business                                   |                  |            |       |           |
|   | Access to parking  |                  |            |       |           |
| Bernalillo County Investment/Project cost   |  |                  |            |       |           |
| Enhance unique characteristics of community | Healthy and walkable neighborhood                                |                  |            |       |           |
|   | Safety/Crime   |                  |            |       |           |
|   | Open/Green spaces  |                  |            |       |           |
|   | Celebrate agricultural tradition                                 |                  |            |       |           |
|   | Maintain character of area                                       |                  |            |       |           |
|   | Sustainable best practices                                       |                  |            |       |           |
|   | Key Environmental Considerations                                 |                  |            |       |           |
|   | Hazardous Waste  |                  |            |       |           |
|   | Section 4(f)   |                  |            |       |           |
|   | Cultural Resources   |                  |            |       |           |
|   | Noise  |                  |            |       |           |
|   | Air quality  |                  |            |       |           |
|   | Aesthetics   |                  |            |       |           |
|   | EJ   |                  |            |       |           |
| ROW   |  |                  |            |       |           |
| Geographic-specific attributes              | <b>Gateway/Authentic Albuquerque</b>                             |                  |            |       |           |
|   | Number of housing units created                                  |                  |            |       |           |
|   | Number of senior housing units created                           |                  |            |       |           |
|   | Percent of retail market capture                                 |                  |            |       |           |
|   | Retail square footage to be created                              |                  |            |       |           |
|   | Office square footage to be created                              |                  |            |       |           |
|   | Number of parking spaces required                                |                  |            |       |           |
|   | Number of new business permits                                   |                  |            |       |           |
|   | Design standards   |                  |            |       |           |
|   | FAR standards  |                  |            |       |           |
|   | <b>Five Points/SV Node of Commerce</b>                           |                  |            |       |           |
|   | Number of housing units created                                  |                  |            |       |           |
|   | Number of senior housing units created                           |                  |            |       |           |
|   | Percent of retail market capture                                 |                  |            |       |           |
|   | Retail square footage to be created                              |                  |            |       |           |
|   | Office square footage to be created                              |                  |            |       |           |
|   | Number of parking spaces required                                |                  |            |       |           |
|   | Number of new business permits                                   |                  |            |       |           |
|   | Design standards   |                  |            |       |           |
|   | FAR standards  |                  |            |       |           |
|   | <b>Tower/West Mesa Regional Services and Employment District</b> |                  |            |       |           |
|   | Number of housing units created                                  |                  |            |       |           |
|   | Number of senior housing units created                           |                  |            |       |           |
|   | Percent of retail market capture                                 |                  |            |       |           |
|   | Retail square footage to be created                              |                  |            |       |           |
|   | Office square footage to be created                              |                  |            |       |           |
|   | Number of parking spaces required                                |                  |            |       |           |
|   | Number of new business permits                                   |                  |            |       |           |
|   | Design standards   |                  |            |       |           |
|   | FAR standards  |                  |            |       |           |



## **BRIDGE BLVD** CORRIDOR REDEVELOPMENT PLAN

Steering Committee Meeting #9  
South Valley Multi-Purpose Senior Center • 2008 Larrazolo SW  
October 16, 2012 • 11:30 a.m. – 1:30 p.m.

### DRAFT Agenda

*Objective:*

To discuss selection of the preferred roadway alternative

*Estimated Times:*

**11:30** Welcome, Introductions and Announcements

**12:15** Discuss selection of preferred alternative

- Review the results of the screening matrix exercise
- Discuss process to select preferred alternative

**12:00** Discuss environmental considerations for roadway improvements

- Review NEPA process
- Discuss draft Purpose and Need statement
- Present environmental considerations identified
- Group discussion regarding alternatives

**1:30** Adjourn

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## Meeting Attendance

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Meeting Type: Steering Committee  
Meeting Name: Steering Committee Meeting 9  
Date: 10/26/2011  
Time: 11:30 AM  
Location: South Valley Multi-Purpose Center  
Attendee Count 13

Santos Abeyta; Deacon - Holy Family Parish

Carrie Barkhurst; Planner - City of Albuquerque

Nancy Bennett

Dean Bressler; Project Manager - HDR Engineering, Inc.

Will Gleason; Senior Planner - Dekker Perich Sabatini

Joe Luehring; Engineer - Bernalillo County Public Works Division

Richard Meadows; Project Manager - Bernalillo County Public Works Division

Fernando Ortega

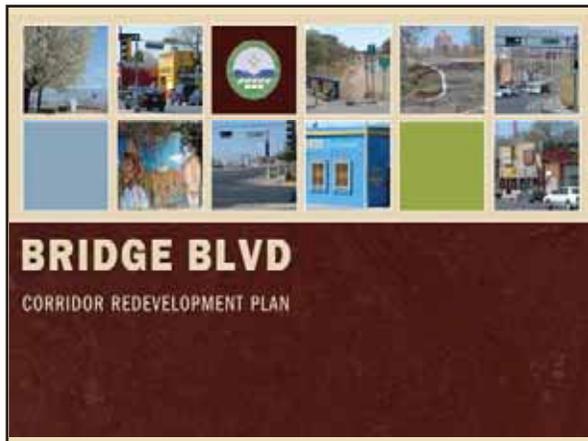
Roger Paul; Director - Bernalillo County Public Works Division

Clara Pena

Ed Potthoff; Project Manager - HDR

Kelly Sims; Environmental Planner - HDR Engineering, Inc.

Julie Stephens; Rio Grande Community Development Center



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### Agenda

- Screening Matrix Results
- Process to select roadway preferred alternative
- NEPA and Environmental Assessment Overview
- Purpose and Need Statement
- Environmental considerations
- Alternatives discussion

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### Screening Matrix

- No Build – Mostly negatives, with a few exceptions
- Mainstreet – Mostly favorable to neutral
  - Negatives related to connectivity and transit
- Flexible Lanes – Mixed responses
  - Geographic-specific attributes were mostly neutral to negative with one response being all positive
- Boulevard – Positive to neutral for transportation, housing, and economic competitiveness
  - Mostly negative for environmental factors
  - Varied response for geographic-specific attributes

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### Selection of Roadway Preferred Alternative

- Review each alternative for its ability to enhance livability using quantitative measures outlined in matrix
- Consider whether alternative reflects the overall public vision for the area
- Evaluate impacts of alternatives to natural and built environment



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### NEPA and Environmental Assessment

Concise report that documents

- Purpose and need statement
- Description of alternatives developed
- Environmental impacts of each alternative
- Mitigation measures
- Public and agency input

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### Purpose and Need Statement

- **Provides the justification for federal action (FHWA)**
- **Provides the basis and direction for developing alternatives**
- **Provides standards against which the alternatives will be measured**

Purpose: what the project is intended to accomplish      Need: What the purpose will correct or provide

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## Draft Purpose and Need Statement

Transportation system improvements to Bridge Boulevard would help to maintain acceptable traffic flow, increase safety, and enhance mobility for all users in the corridor. In addition, transportation system and mobility infrastructure improvements would directly support sustainable development and livable communities, as identified in the associated Bridge Boulevard Corridor Redevelopment Plan.

Roadway and mobility improvements are needed because:

- Bridge Blvd is the fourth most congested roadway in the Albuquerque Metropolitan Area and Bridge Blvd between Five Points Road and Baretas Bridge is expected to exceed capacity by 2035.
- Crash rates along Bridge Blvd are almost 50% above the regional average
- Current roadway design does not support mobility for all users, including pedestrian, bicycle or transit modes of transportation.
- Existing roadway design does not create an atmosphere that encourages a sense of place associated with vibrant, mixed-use neighborhoods.

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## Resource Areas

- Cultural resources and historic properties
- Traffic and multi-modal transportation
- Land Use
- Socioeconomic Conditions
  - Environmental Justice
  - Neighborhood Cohesion
  - Public Facilities
  - Crime and Safety
- Hazardous materials
- Noise and Air Quality
- Visual resources
- Farmland
- Publicly-owned parks, recreational areas, and historic sites - Section 4(f) and 6(f)
- Biological resources (water resources, wetlands, floodplains, vegetation, wildlife, and threatened and endangered species)

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## Cultural Resources

- Bridge Boulevard, as a part of the Camino Real and Historic Route 66
- Acequias, as part of the MRGCD historic district
- Potential for vernacular buildings and resources associated with 1996 Auto-Oriented Development Historic context



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### Traffic and Multi-Modal Transportation

- Congestion between Sunset and 8<sup>th</sup> Street
- Congestion at Isleta Boulevard intersection
- Crash rates above 50% of regional average
- Sidewalks blocked in some areas by utilities and bus stop benches
- Lack of connectivity to surrounding neighborhoods
- Pedestrian signals faded, limited crosswalks, short signal times

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### Land Use

- Commercial, Residential, Light industrial and contractor yards
- Vacant or underutilized lots
- Property zoned residential, but used for other purposes
  - High concentration of automotive uses
  - High rate of turnover on businesses
  - Relatively few large parcels

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### Potential Right-of-Way Impacts

- Mainstreet: 19 parcels, 1.75 acres
- Flexible Lanes: 20 parcels, 1.5 acres
- Boulevard: 80 parcels, 16.35 acres

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## Socioeconomics

- Environmental Justice
  - 84% of individuals in corridor study area is Hispanic
  - 31% of households in corridor study area have incomes under \$25,000
- Neighborhood Cohesion and Public Facilities
- Public Facilities
- Crime and Safety

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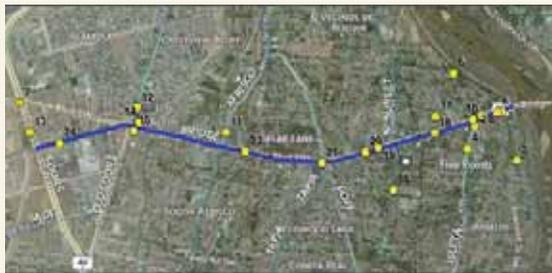
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## Hazardous Materials



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## Section 4(f)

Section 4(f) restricts the use of public parks, recreational areas, wildlife refuges or significant historic sites for transportation projects.

- Bridge Boulevard itself, as a part of the *Camino Real de Tierra Adentro* and Route 66
- Six acequias that are a part of the MRGCD Historic District
- Gateway Park at Bridge and Isleta Boulevard
- School on Wheels at Bridge and Hartline

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## Biological Resources

Wildlife use limited by the disturbed condition of the ground cover and proximity of suburban residences and commercial activity

Not observed:

- Noxious weeds
- Rare vegetation
- Threatened and Endangered Species
- Wildlife

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## Surface Water and Floodplains

- Acequias and laterals
- Some areas of floodplains zoned AH – 1% annual chance of ponding between 1 and 3 feet



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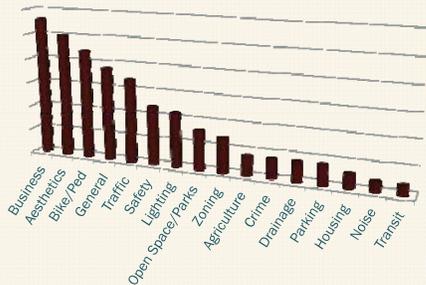
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## Public Input



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## Discussion Questions

- Which alternative do you feel best addresses traffic congestion?
- Which alternative do you feel best addresses crash rates and safety?
- Which alternative do you feel best supports mobility for all users, including pedestrian, bicycle and transit modes of transportation?
- Which alternative do you feel best encourages a sense of place associated with vibrant, mixed-use neighborhoods?
- Which alternative do you feel best values and preserves the unique resources of the Corridor?

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## Questions?

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# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

November 20, 2012

# Welcome and Introductions

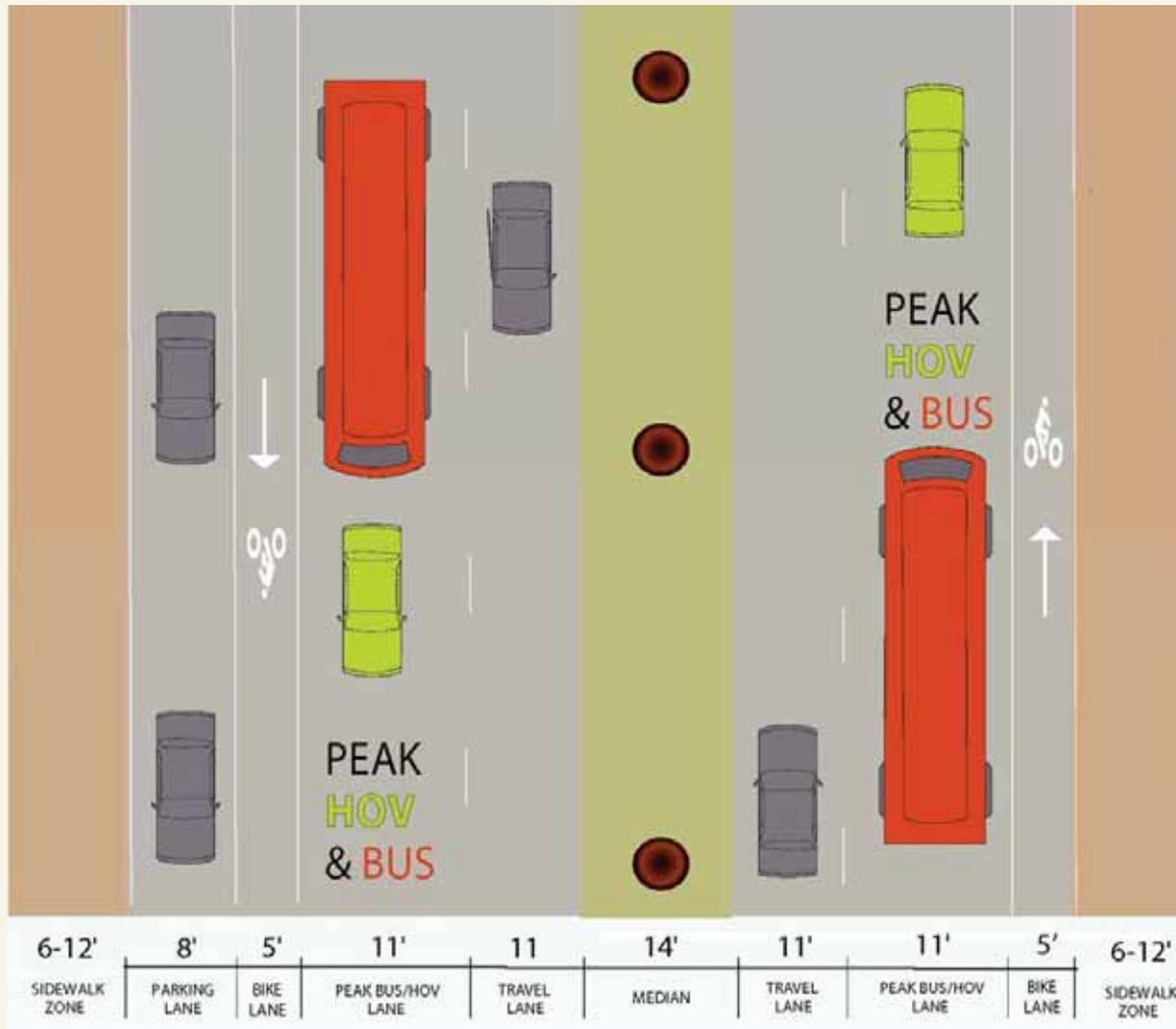


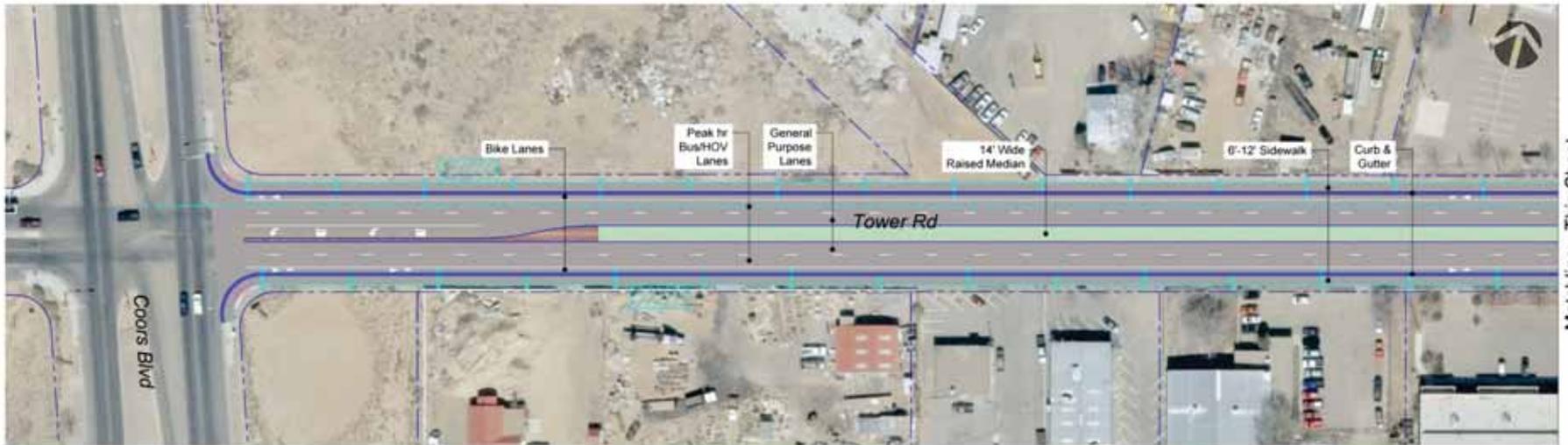
# Timeline

We are here:



# Roadway Concept 1: Mainstreet



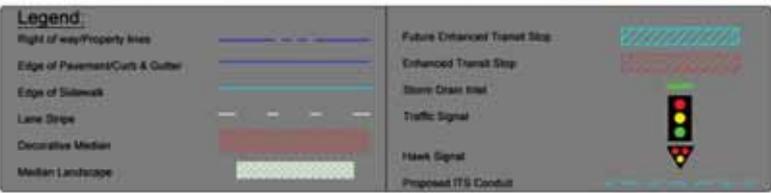


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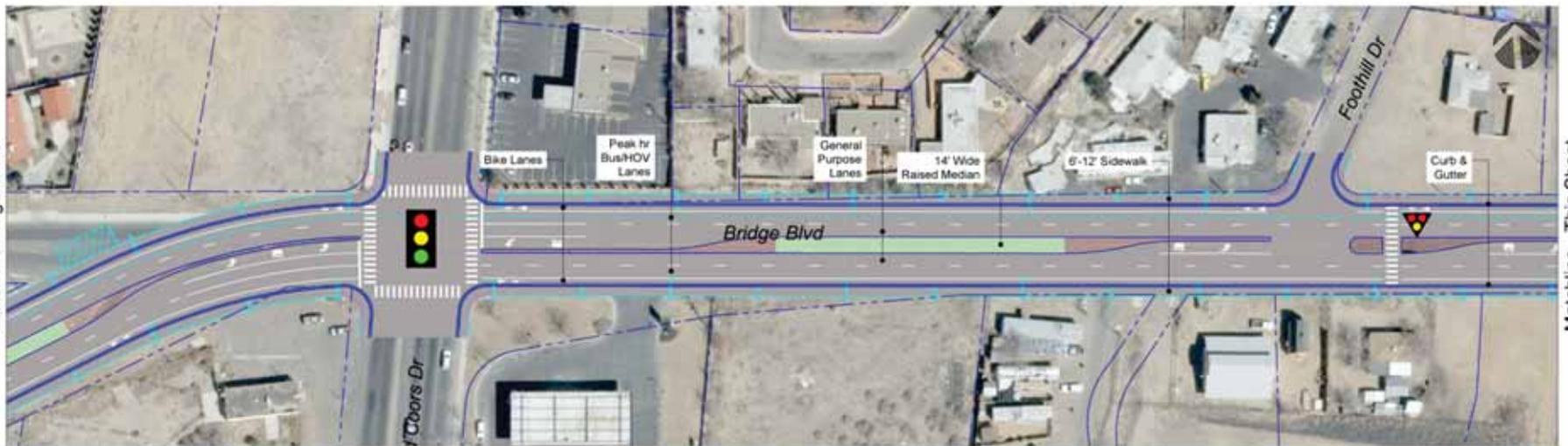
Matchline - Figure 1-4



HDR Engineering, Inc.

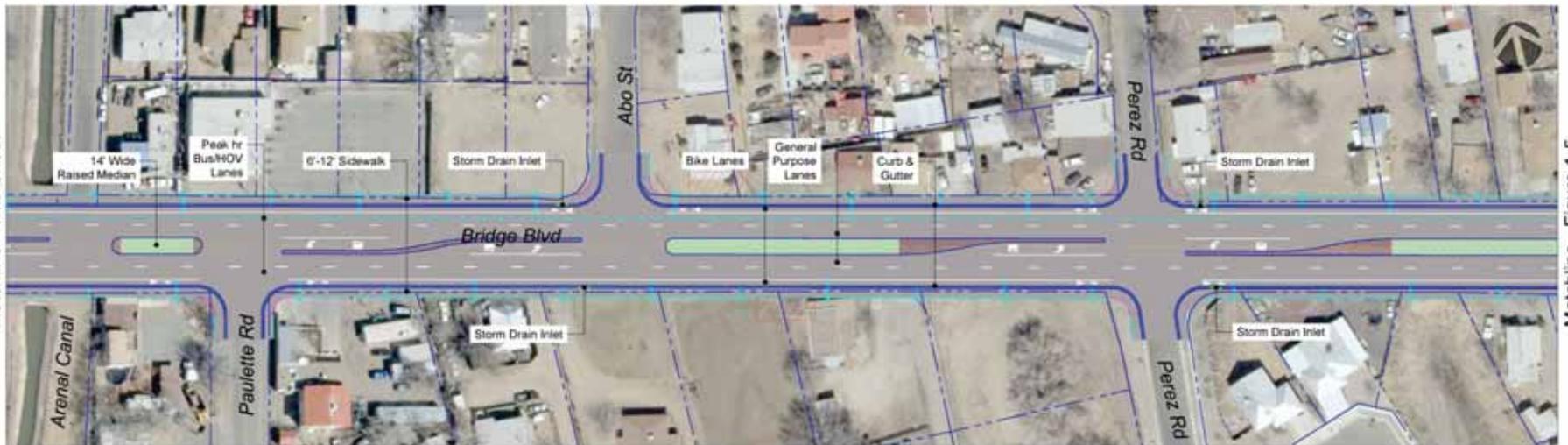
**Bernalillo County NM**  
**Bridge Boulevard**  
 Corridor Redevelopment Plan  
 Option 1 - Bridge as a Mainstreet  
 Figure 1-3

Matchline - Figure 1-3



Matchline - This Sheet

Matchline - This Sheet



Matchline - Figure 1-5

| Legend                         |  |
|--------------------------------|--|
| Right of way/Property lines    |  |
| Edge of Pavement/Curb & Gutter |  |
| Edge of Sidewalk               |  |
| Lane Strips                    |  |
| Decorative Median              |  |
| Median Landscaping             |  |
| Future Enhanced Transit Stop   |  |
| Enhanced Transit Stop          |  |
| Storm Drain Inlet              |  |
| Traffic Signal                 |  |
| Hand Signal                    |  |
| Proposed ITS Corridor          |  |



HDR Engineering, Inc.

**Bernalillo County NM**  
**Bridge Boulevard**  
 Corridor Redevelopment Plan  
 Option 1 - Bridge as a Mainstreet  
 Figure 1-4

Matchline - Figure 1-4

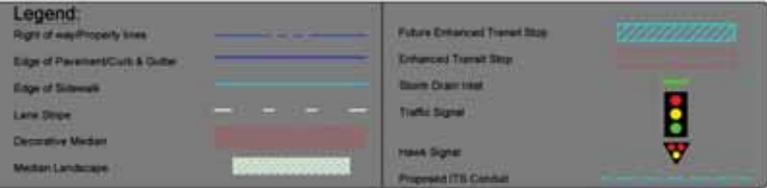


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Matchline - Figure 1-6



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**Bernalillo County NM**  
**Bridge Boulevard**  
 Corridor Redevelopment Plan  
 Option 1 - Bridge as a Mainstreet  
 Figure 1-5



Matchline - Figure 1-6

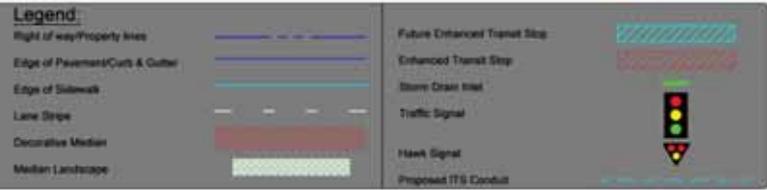


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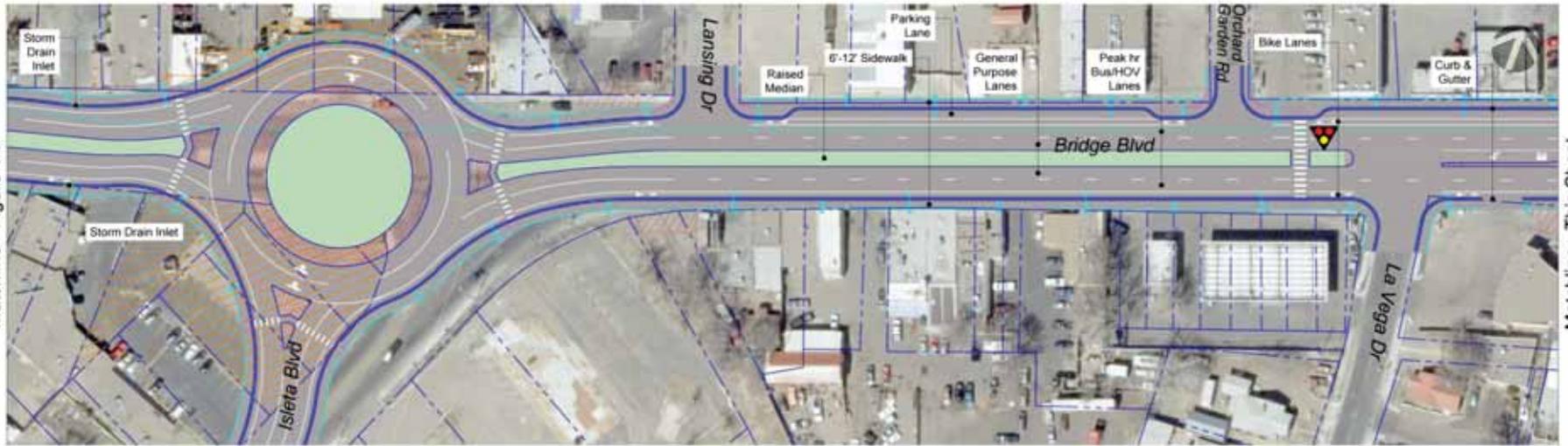
Matchline - Figure 1-8



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**Bernalillo County NM**  
**Bridge Boulevard**  
 Corridor Redevelopment Plan  
 Option 1 - Bridge as a Mainstreet  
 Figure 1-7

Matchline - Figure 1-7



Matchline - This Sheet

Matchline - This Sheet



**Legend**

|                                |  |                              |  |
|--------------------------------|--|------------------------------|--|
| Right of way/Property line     |  | Future Enhanced Transit Stop |  |
| Edge of Pavement/Curb & Gutter |  | Enhanced Transit Stop        |  |
| Edge of Sidewalk               |  | Storm Drain Inlet            |  |
| Lane Stripe                    |  | Traffic Signal               |  |
| Decorative Median              |  | Walk Sign                    |  |
| Median Landscaping             |  | Proposed ITS Conduit         |  |



HDR Engineering, Inc.

**Bernalillo County NM  
Bridge Boulevard  
Corridor Redevelopment Plan  
Option 1 - Bridge as a Mainstreet  
Figure 1-8**

# Benefits

## 1. Increased safety

- Pedestrian Lighting
- Improved Drainage
- Reduced Vehicle Speeds

## 2. Reduced Congestion

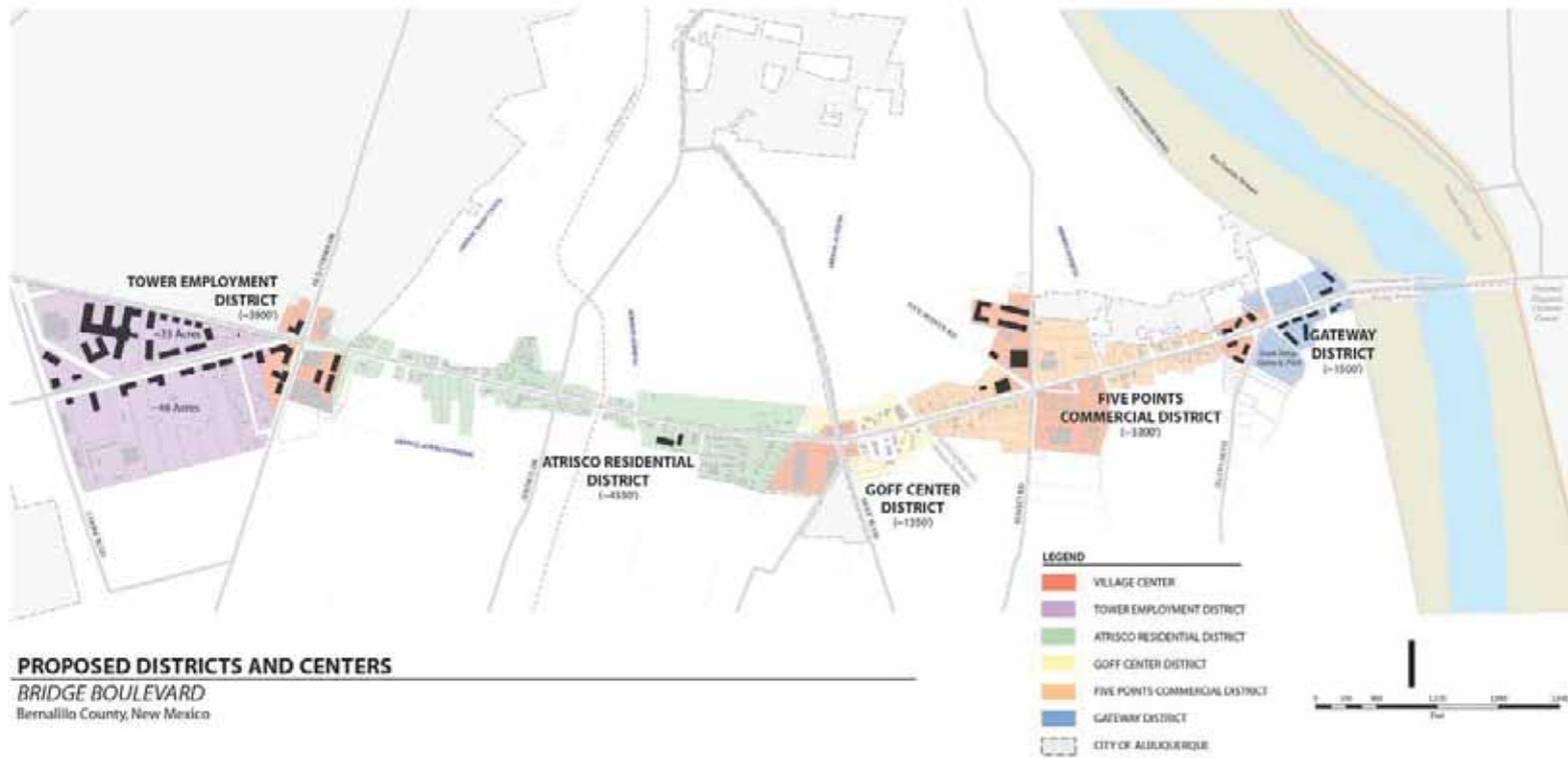
- Improved Traffic flow
- ITS linked Signals
- Access Control

## 3. Increased Mode share

- Improved ADA/Pedestrian Access
- Enhanced Transit Stops
- Increased Service



# Integrated Corridor Plan



# Gateway District



| Parcel ID | Parcel Size (sf) | Parcel Size (acres) | FAR  | Du/ ac | Building SF    | # Units   | Building Stories | Required Parking | Provided Parking |
|-----------|------------------|---------------------|------|--------|----------------|-----------|------------------|------------------|------------------|
| Tract A   | 108,029          | 2.48                | 0.21 |        | 23,000         |           | 1                | 115              | 168              |
| Tract B   | 94,000           | 2.16                | 0.23 |        | 21,800         |           | 1                | 87               | 84               |
| Tract C   | 65,321           | 1.27                | 0.44 |        | 24,300         |           | 1                | 122              | 45               |
| Tract D   | 72,745           | 1.67                |      | 20.43  | 27,300         | 34        | 1                | 43               | 37               |
| Tract E   | 31,799           | 0.73                | 0.22 |        | 7,000          |           | 1                | 35               | 63               |
| Tract F   | 98,446           | 2.26                |      | 10.95  | 19,800         | 25        | 1                | 31               | 60               |
|           | <b>460,425</b>   | <b>11</b>           |      |        | <b>123,200</b> | <b>59</b> |                  | <b>452</b>       | <b>391</b>       |

(On-street parking)

# Five Points



# Tower District



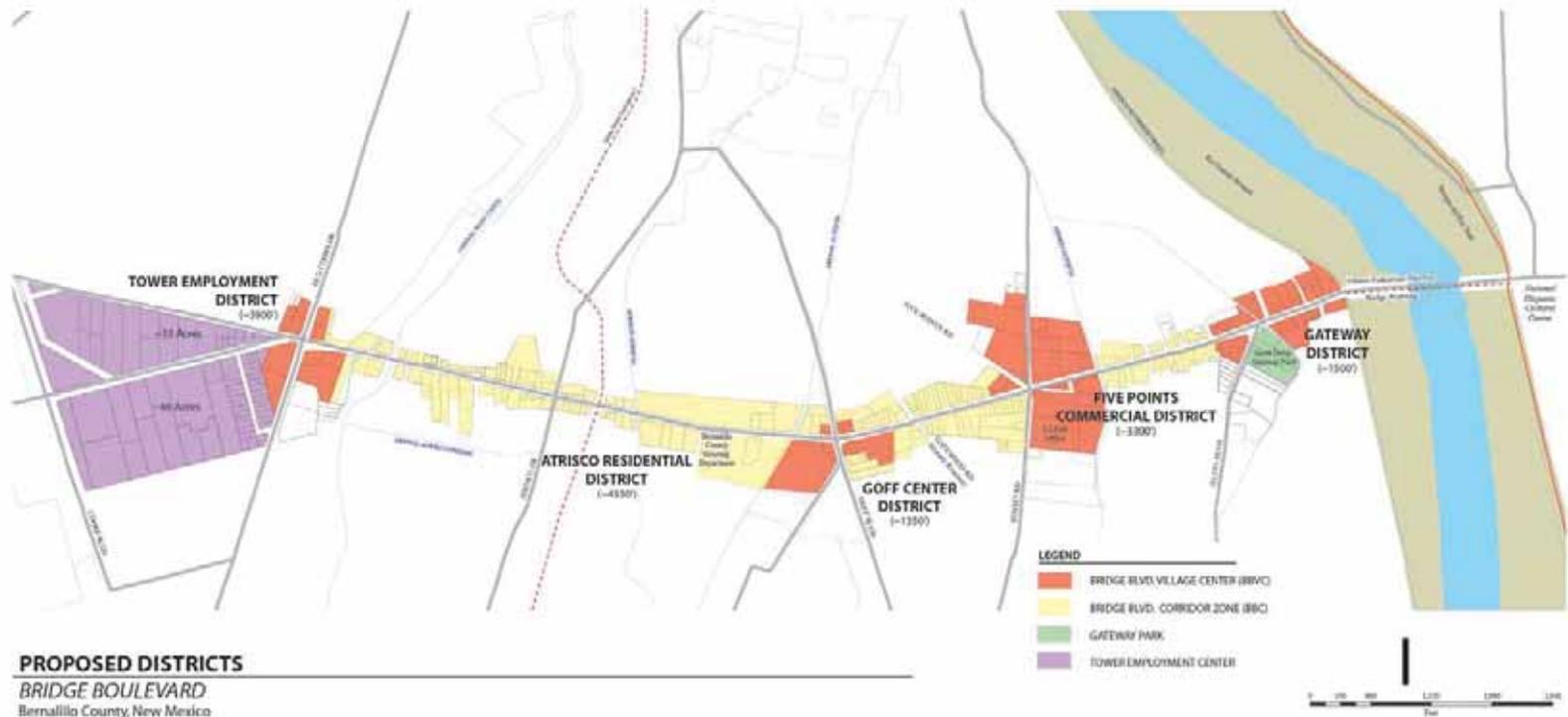
# Proposed Zoning Strategies

- Consistency along corridor
- Allow range of uses
- Reduce need for Special Use Permits
- Promote Livability Concepts

# Proposed Zoning Strategies

- Goal: Reduce risk associated with improving property along Bridge
  - Objective: Allow more permissive uses “by right”.
  - Objective: Streamline approval process
- Goal: Create a more walkable, human scale environment
  - Objective: Create maximum front setbacks (20’)

# Proposed Zoning



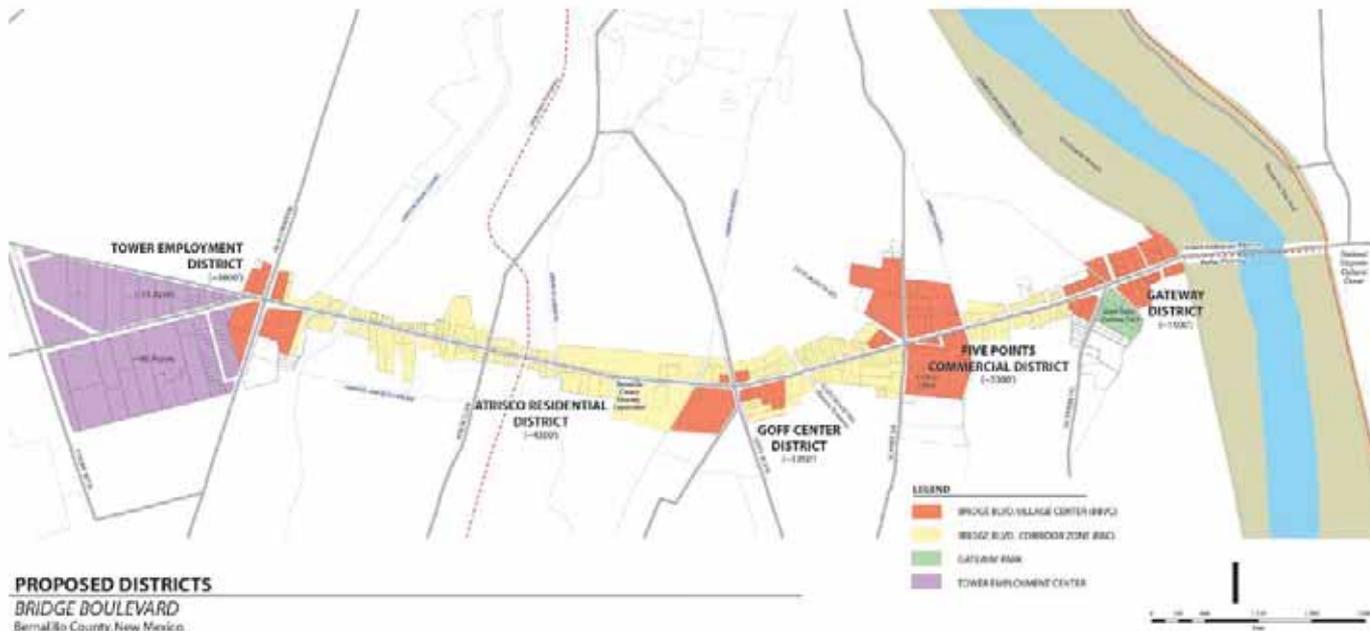
# Village Centers Proposed Zoning

- Allow more permissive uses
- Higher densities
- Flexibility with parking standards
- Encourage mix of uses



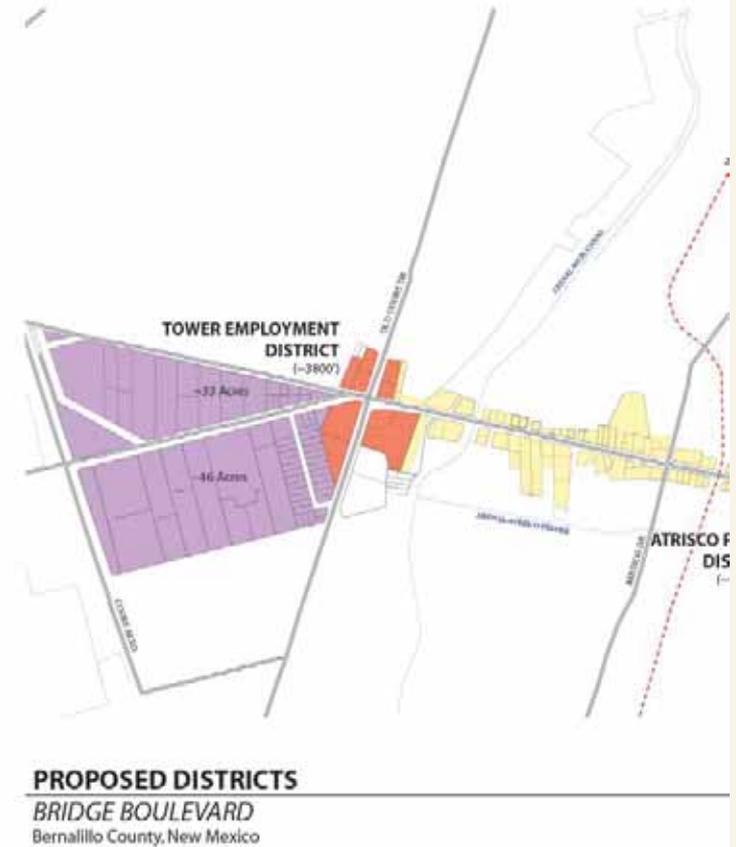
# BB Corridor Proposed Zoning

- Create more consistent zoning
- “Opt-in” Zoning Overlay
- Mix of Commercial and Residential Uses



# Tower District Proposed Zoning

- Comparable to County's CLI zoning
- Encourage larger scale development
- Encourage mix of uses



# Proposed Design Standards

- Goal: Encourage new building that activates Bridge Boulevard
  - Minimize front setbacks
  - Allow flexibility with parking standards
  - Allow up to three stories in height along corridor
  - Require basic level of site amenities
  - Limit drive-through facilities

# Potential Public Financing Tools

- **Local Redevelopment Act (LEDA)** –
  - focused on job creation
- **New Mexico MainStreet Program (NMMP)**
  - Capacity building organization w/ grants/loans
- **Tax Increment Development Districts (TIDD)**
  - Potential to Generate significant revenue

# Potential Public Financing Tools

- **Metropolitan Redevelopment Agency (MRA)**
  - Corridor is within the City MRA's extraterritorial boundaries
- **Infrastructure Development Zone (IDZ)**
  - IDZs are best initiated by large landholders in underdeveloped areas with inadequate infrastructure to support large-scale development.
- **Business Improvement District (BID)**
  - Require 50+% of property owners to agree to form district

# Potential Public Financing Tools

- **Low-Income Housing Tax Credits (LIHTC)**
  - Provides equity investment for developments targeting low income households.
- **New Markets Tax Credits (NMTC)**
  - Provides investor equity for commercially-based projects with ability to generate jobs. Relevant in all districts along Bridge Blvd., but challenging to secure.
- **HUD 221(d4) Loan Guarantee (221d4) –**
  - Provides non-recourse loan guarantee for developer that complies with all HUD lending requirements

# Potential Public Finance Tools

| Item  | Gateway | Five Points Village Center | Tower Emplyment/ West Mesa |
|-------|---------|----------------------------|----------------------------|
| LEDA  |         |                            | X                          |
| NMMP  | X       |                            |                            |
| TIDD  |         |                            | X                          |
| MRA   | X       | X                          |                            |
| IDZ   |         |                            | X                          |
| BID   |         |                            |                            |
| LIHTC |         | X                          | X                          |
| NMTC  | X       | X                          | X                          |
| 221d4 | X       | X                          | X                          |

Source: Economic & Planning Systems



**Questions?**

## Meeting Attendance

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Meeting Type: Steering Committee  
Meeting Name: Steering Committee Meeting 10  
Date: 11/20/2012  
Time:  
Location: South Valley Multi-Purpose Center  
Attendee Count 20

Gilbert Almager  
Carrie Barkhurst; Planner - City of Albuquerque  
Anthony Burkins  
Kathi Caldwell; Rio Grande Nurseries  
Peggy Chavez; Chavez Kickboxing  
Melcor Chavez; Chavez Kickboxing  
Andrew deGarmo; ABQ Ride  
Leroy Duarte; UNM Student  
Tony Gallegos; Director - Rio Grande Community Development Center  
Will Gleason; Senior Planner - Dekker Perich Sabatini  
Mandy Griego; HUD  
Tim Karpoff; Meeting Facilitator - Karpoff & Associates  
Andres Lazo  
Joe Luehring; Engineer - Bernalillo County Public Works Division  
Richard Meadows; Project Manager - Bernalillo County Public Works Division  
Roger Paul; Director - Bernalillo County Public Works Division  
Clara Pena  
Ed Potthoff; Project Manager - HDR  
Kelly Sims; Environmental Planner - HDR Engineering, Inc.  
Julie Stephens; Rio Grande Community Development Center



# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

November 20, 2012

# Welcome and Introductions

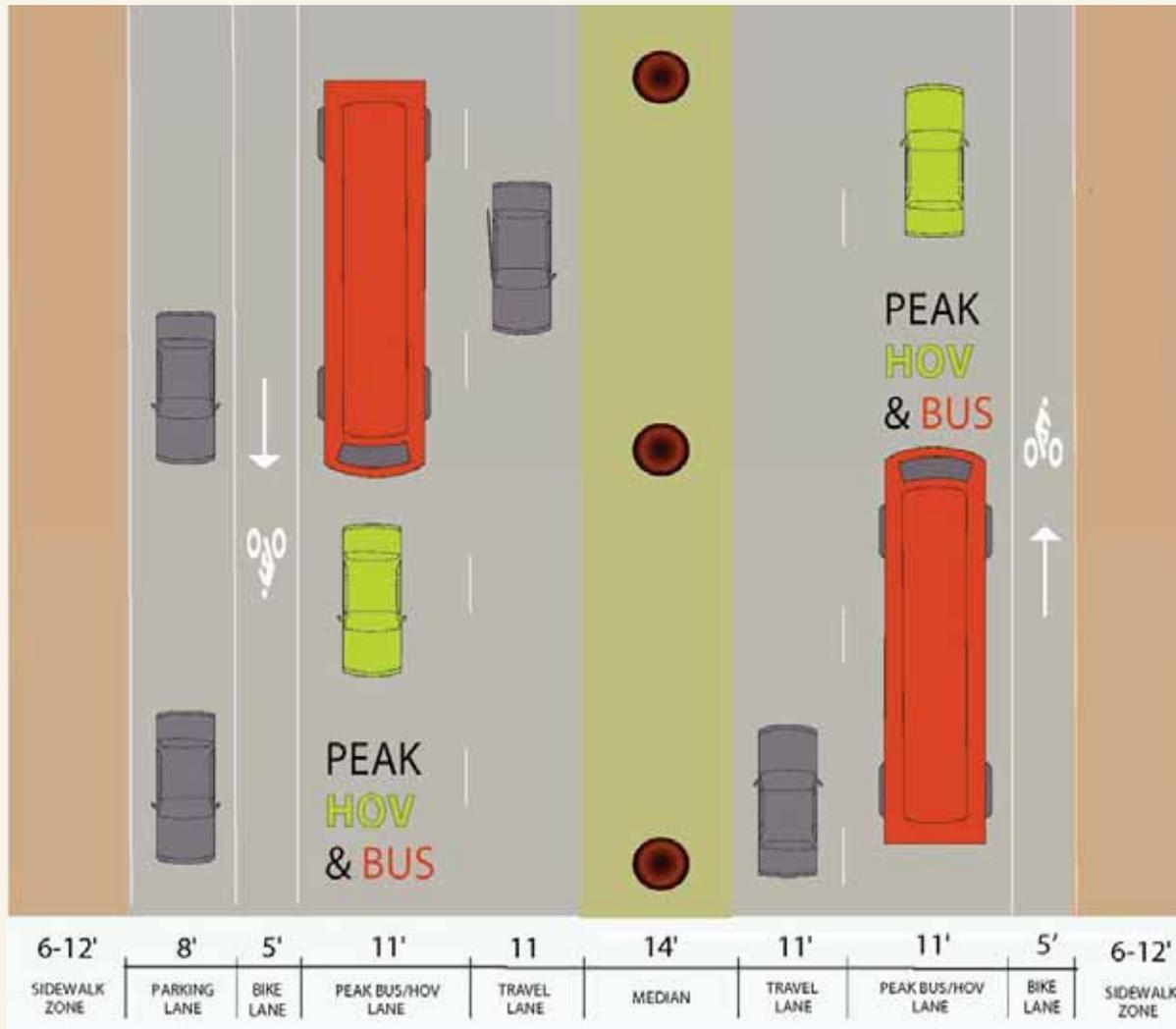


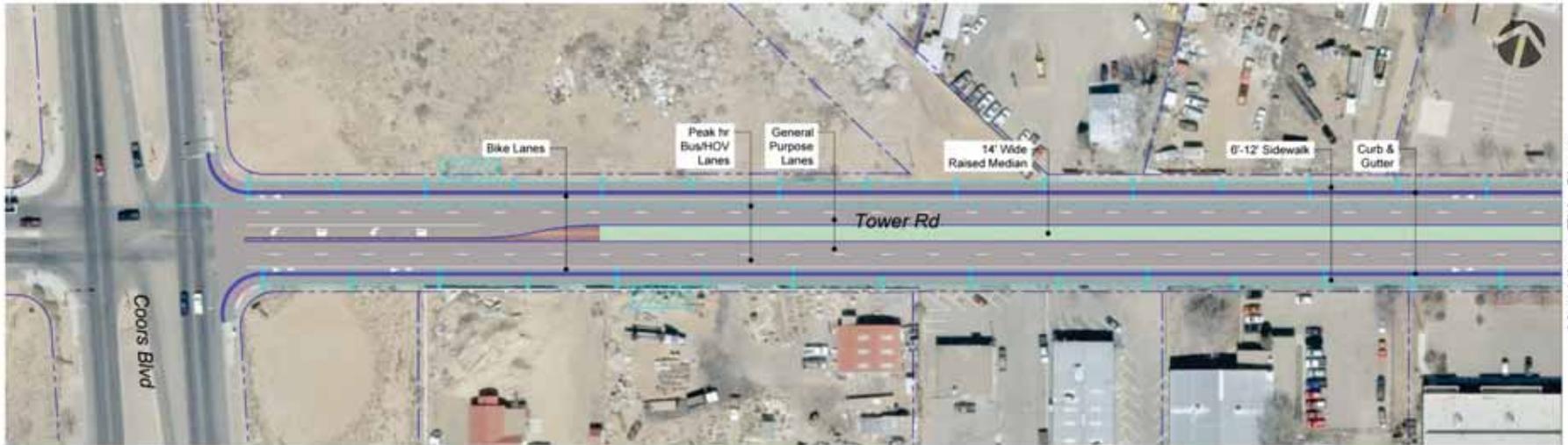
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We are here:



# Roadway Concept 1: Mainstreet



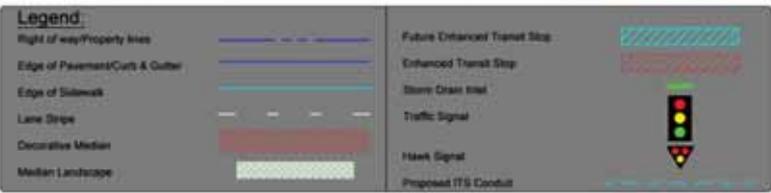


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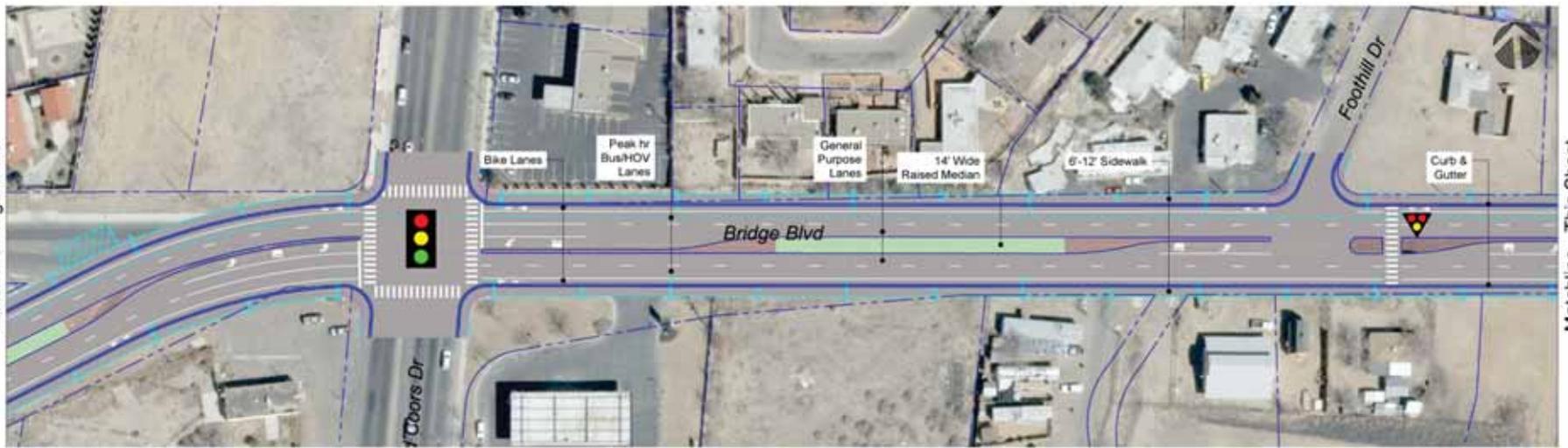
Matchline - Figure 1-4



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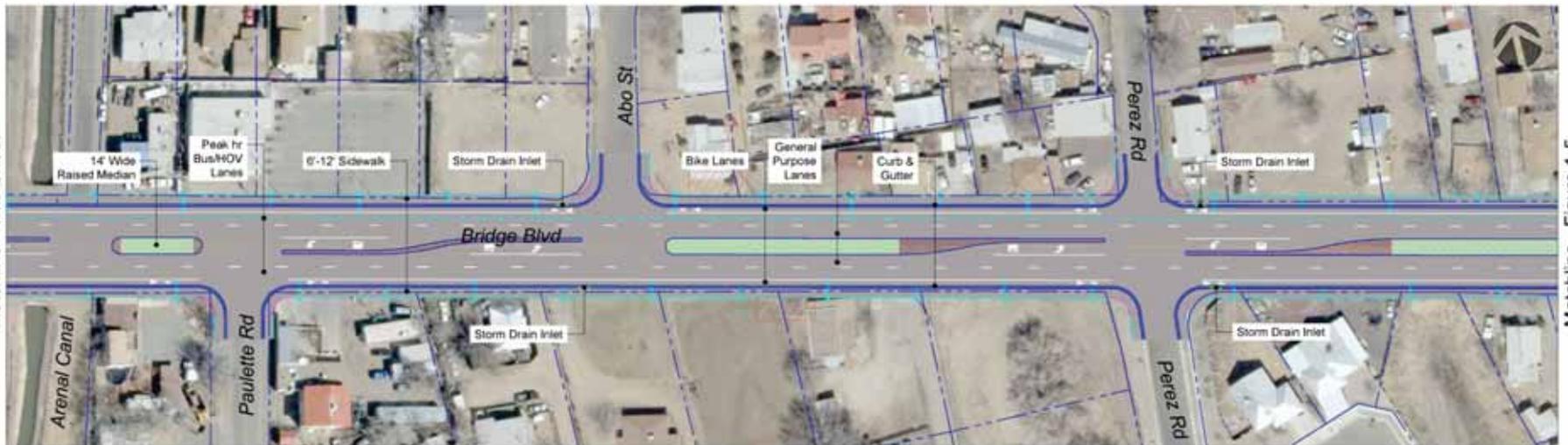
Bernalillo County NM  
 Bridge Boulevard  
 Corridor Redevelopment Plan  
 Option 1 - Bridge as a Mainstreet  
 Figure 1-3

Matchline - Figure 1-3



Matchline - This Sheet

Matchline - This Sheet



Matchline - Figure 1-5

**Legend**

|                                |  |                              |  |
|--------------------------------|--|------------------------------|--|
| Right of way/Property lines    |  | Future Enhanced Transit Stop |  |
| Edge of Pavement/Curb & Gutter |  | Enhanced Transit Stop        |  |
| Edge of Sidewalk               |  | Storm Drain Inlet            |  |
| Lane Strips                    |  | Traffic Signal               |  |
| Decorative Median              |  | Hand Signal                  |  |
| Median Landscaping             |  | Proposed ITS Corridor        |  |



HDR Engineering, Inc.

**Bernalillo County NM**  
**Bridge Boulevard**  
 Corridor Redevelopment Plan  
 Option 1 - Bridge as a Mainstreet  
 Figure 1-4

Matchline - Figure 1-4



Matchline - This Sheet

Matchline - This Sheet



Matchline - Figure 1-6

**Legend:**

|                                |  |                              |  |
|--------------------------------|--|------------------------------|--|
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| Edge of Sidewalk               |  | Storm Drain Inlet            |  |
| Lane Stripe                    |  | Traffic Signal               |  |
| Decorative Median              |  | Walk Sign                    |  |
| Median Landscape               |  | Proposed ITS Curbcut         |  |

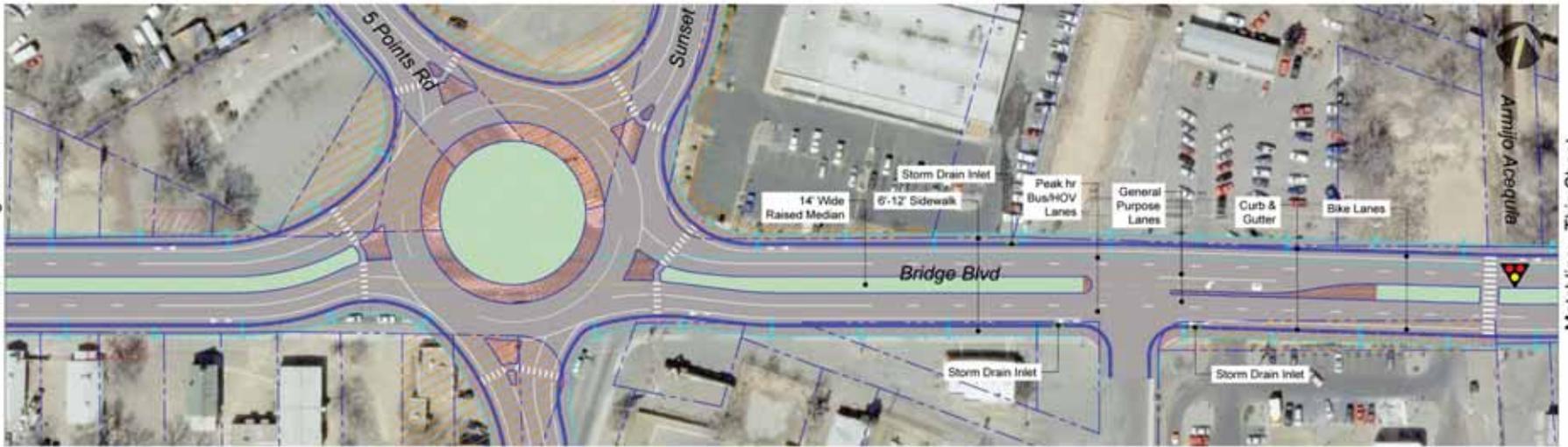


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Matchline - Figure 1-6

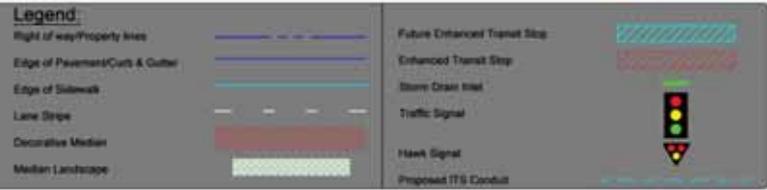


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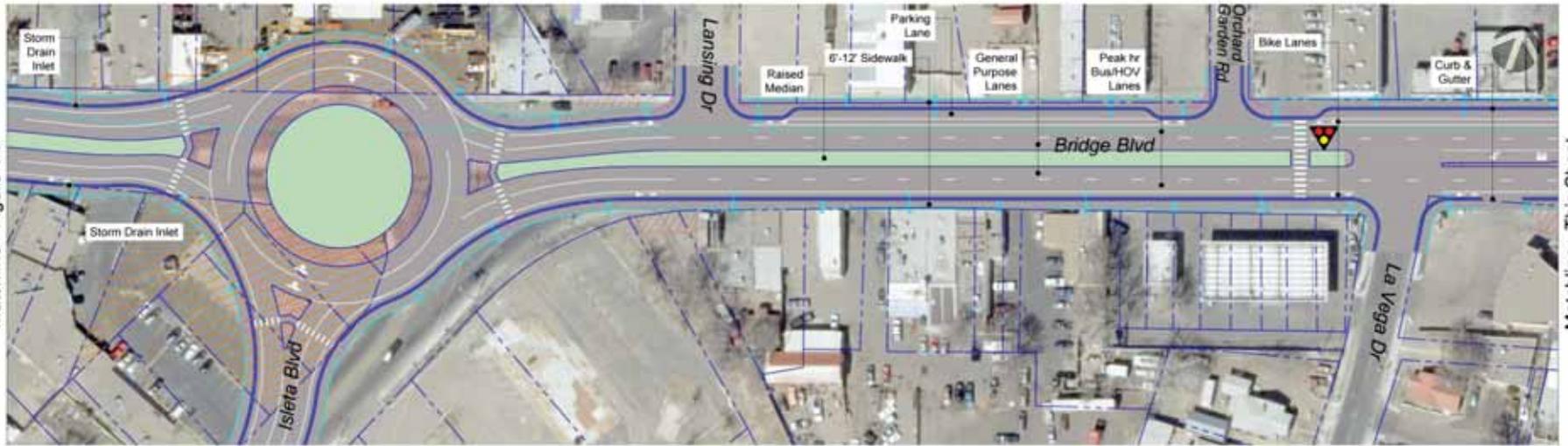
Matchline - Figure 1-8



HDR Engineering, Inc.

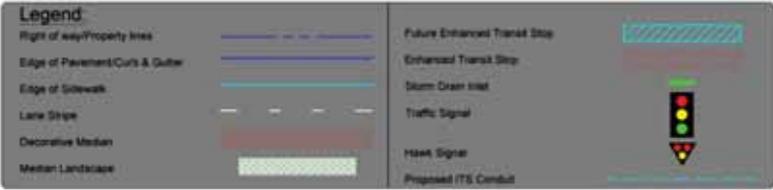
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Matchline - Figure 1-7



Matchline - This Sheet

Matchline - This Sheet



HDR Engineering, Inc.

**Bernalillo County NM  
Bridge Boulevard  
Corridor Redevelopment Plan  
Option 1 - Bridge as a Mainstreet  
Figure 1-8**

# Benefits

## 1. Increased safety

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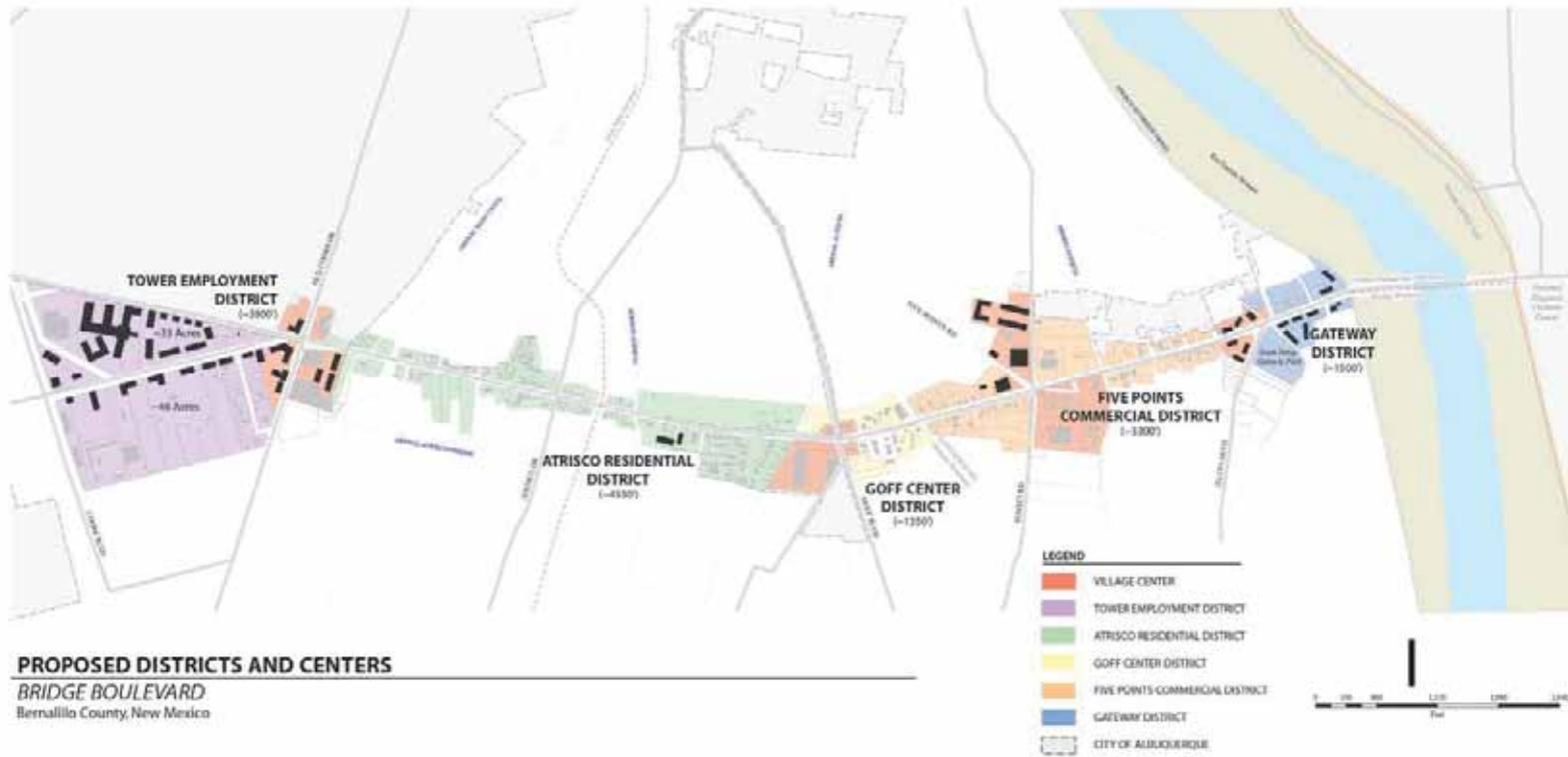
- Improved Traffic flow
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## 3. Increased Mode share

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# Integrated Corridor Plan



# Gateway District



# Five Points



# Tower District



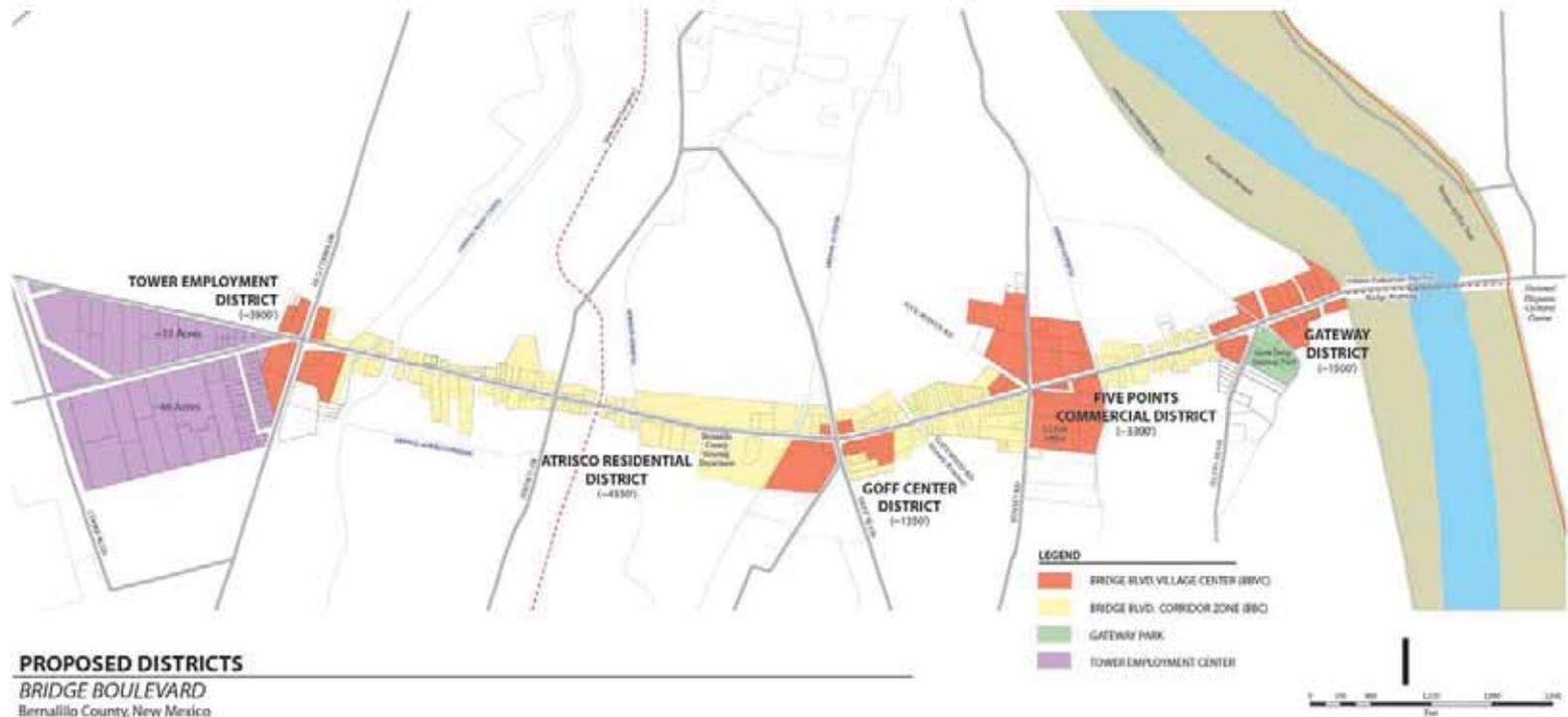
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# Proposed Zoning



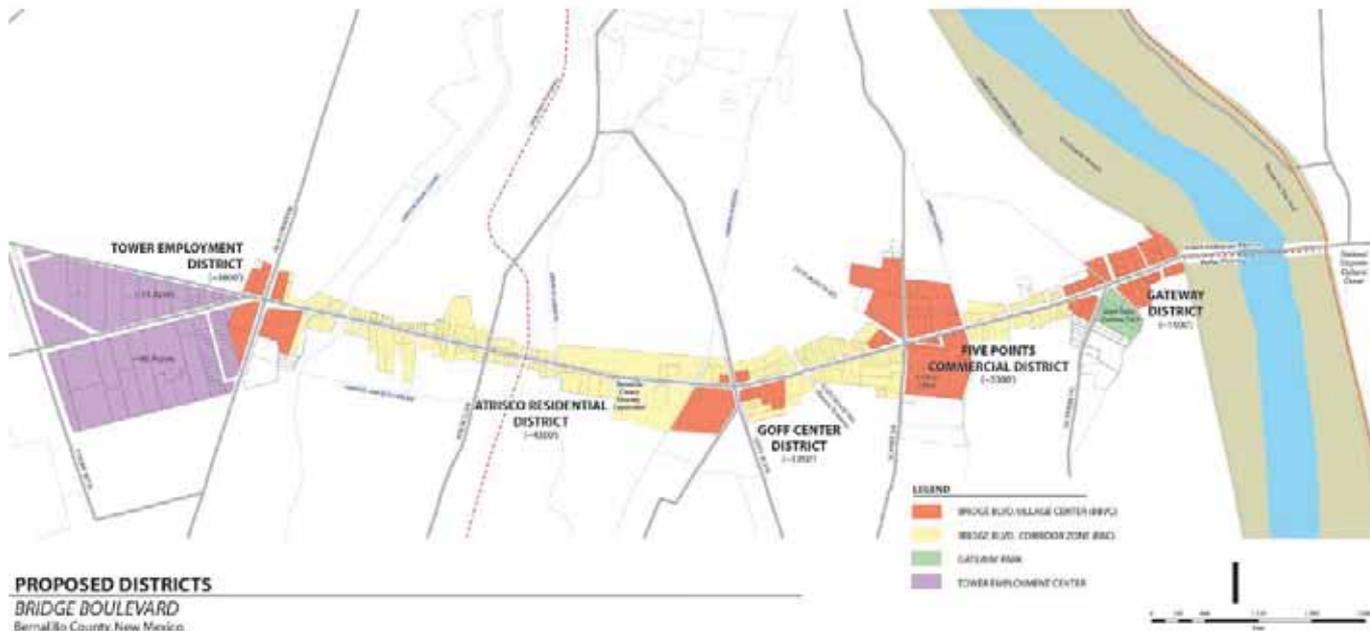
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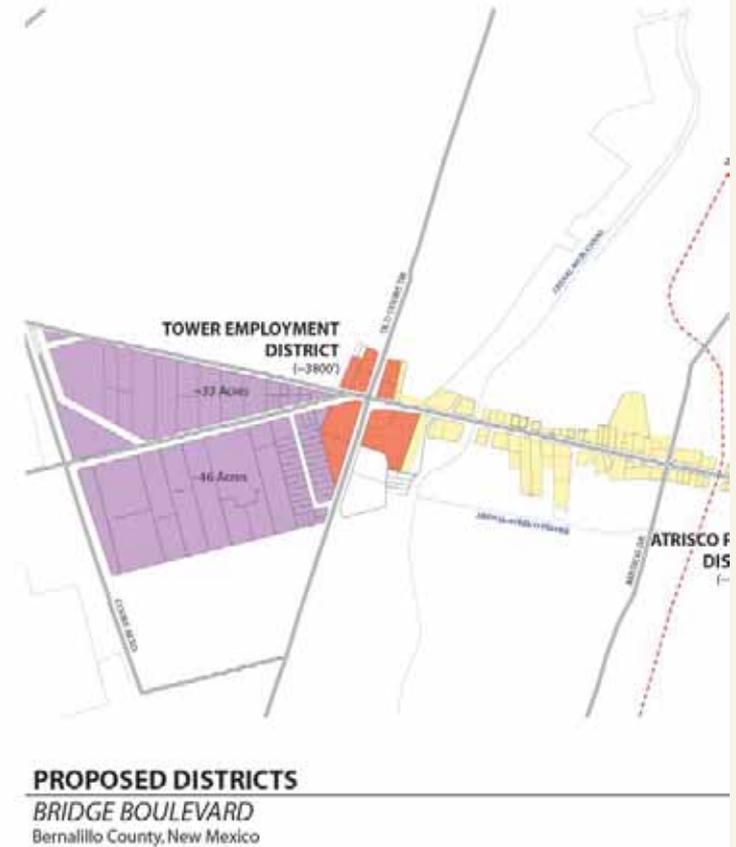
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# Proposed Design Standards

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  - Provides non-recourse loan guarantee for developer that complies with all HUD lending requirements

# Potential Public Finance Tools

| Item  | Gateway | Five Points Village Center | Tower Emplyment/ West Mesa |
|-------|---------|----------------------------|----------------------------|
| LEDA  |         |                            | X                          |
| NMMP  | X       |                            |                            |
| TIDD  |         |                            | X                          |
| MRA   | X       | X                          |                            |
| IDZ   |         |                            | X                          |
| BID   |         |                            |                            |
| LIHTC |         | X                          | X                          |
| NMTC  | X       | X                          | X                          |
| 221d4 | X       | X                          | X                          |

Source: Economic & Planning Systems



**Questions?**



**Steering Committee Meeting #11**  
**South Valley Multi-Purpose Senior Center • 2008 Larrazolo SW**  
**December 18, 2012 • 11:30 a.m. – 1:30 p.m.**

**Agenda**

*Objectives:*

1. To assess comments and reactions from the December 5 public meeting.
2. To determine action steps to finalize the draft Corridor Plan and move to the formal approval process.

*Estimated Times:*

**11:30 Welcome, Introductions and Announcements**

**11:40 Assessment of the December 5 Public Meeting**

- 125 people attended the December 5 meeting, and the project team received good feedback on the plan. The Steering Committee will reflect on the meeting and the implications for the plan through a structured conversation, including the following questions:
  - As a very quick review, what were some of the main points of the presentation? (We will jot these down together just to remind everyone, not as an extensive review.)
  - (For those who attended the meeting:) What specific moments, questions, comments and people stand out for you from the meeting?
  - How would you assess the community's reactions to the proposals?
  - What is your own reaction? What is your assessment of the plan at this point?
  - What coordination needs to be done with other agencies or planning efforts?
    - For example, Albuquerque City Mayor R.J. Berry has proposed a 50-mile bike trail that uses Bridge Blvd. for part of the distance.
    - Also, there is an associated County project for bridge enhancements, to create a gateway to the Valley.
    - Also, the financial tools outlined in the plan require a lot of coordination and planning.
    - How do we coordinate with these or other efforts?

**12:30: Action Planning/Next Steps for Corridor Plan Completion**

- What steps are necessary to complete the plan? Particularly, what, if anything, is needed to communicate the plan to the community?
- What is the time frame for these actions? Who would be responsible for each action?

**1:30 Adjourn**

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**Steering Committee Meeting #12**  
**South Valley Multi-Purpose Senior Center • 2008 Larrazolo SW**  
**January 23, 2012 • 11:30 a.m. – 1:30 p.m.**

## Agenda

### *Objective:*

1. To review the draft Corridor Plan, with an intent to recommend the draft plan to the County Planning Commission.

### *Estimated Times:*

#### **11:30 Welcome, Introductions and Announcements**

- The meeting will be a structured review of the draft Corridor Plan. The Executive Summary will be used to guide discussion: Each major section of the Summary will be looked at in turn; we will refer to the indicated section of the document as needed. (For example, when talking about the Main Street Alternative, we may flip to pp. 17-25 for more detail.)
- Discussion will focus on the content of the recommendations. Comments about wording and questions about the planning process will be welcomed by team members before and after the meeting.

#### **11:40 Review of the Draft Corridor Plan**

- *“Main Street” Roadway Alternative* (approx. 30 minutes)
  - Existing right-of-way, with minor exceptions
  - Landscaped medians
  - Wider sidewalks and improved lighting for pedestrians
  - Improved transit/bus frequency
  - Improved traffic flow, with roundabouts and access control
- *Three Redevelopment Sites* (approx. 15 minutes)
  - Gateway Village Center—to bring people to the South Valley
  - Five Points Village Center—to provide a mix of uses/services to the community
  - Tower Center—to increase South Valley employment
- *Supportive Zoning Strategies* (approx. 20 minutes)
  - Wider range of permissive uses; reduced need for special use permits
  - Maintain present overlay zone; creation of new zoning districts
  - “Opt-in” process
  - More walkable environment with design standards
- *Financing Strategies for Implementation* (approx. 15 minutes)
  - County Transportation Improvement Plan
  - Private-public tools such as Main Street Program, Tax Increment Development District, Local Economic Development Act, etc.

#### **1:00: Recommendation to the CPC**

- The discussion will summarize the Committee’s recommendations to the County Planning Commission.
- The approval and implementation schedule for going forward will be reviewed.

#### **1:30 Adjourn**

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## **Bridge Boulevard Corridor Redevelopment Plan Steering Committee Meeting #12**

**South Valley Multi-Purpose Senior Center • January 23, 2013 • 11:30 a.m.-1:30 p.m.**

### **Meeting Summary**

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The January 23, 2013 meeting of the Steering Committee was attended by 32 people, representing the local community, Bernalillo County, partner agencies, and the consultant team. The purpose of the meeting was to review the draft Corridor Plan, with intent to recommend the draft plan to the County Planning Commission. Agenda items included:

1. Welcome and Introductions
  2. Review of the Draft Corridor Plan
  3. Recommendation to the CPC
- 

#### ***Agenda Topics: Discussion/Agreements/Actions***

##### **1) Welcome and Introductions**

- a) A number of new attendees participated in the 12<sup>th</sup> Steering Committee Meeting. Introductions included name and role or interest in the project. A short background of the project was provided and there was a general discussion regarding the process of community involvement and how to proceed with this meeting.
- b) The following is a list of comments and questions from the general discussion about the process:
  - What brought the project about? Is there a history of accidents that instigated a project to improve safety? Hasn't been aware of the project.
    - A preselected group of about 25 people were asked to participate in a steering committee and the majority of the opinions have been based on steering committee input, in addition to three public meetings. Doesn't think the input came from the "public" but rather, input from selected individuals, not all of whom have been at all the meetings.
  - Who are the committee members and how were they selected? Are the Steering Committee members from the community?
    - A grant was received to help plan redevelopment in the area. The Commissioner asked individuals who live in the area to help the professional team. The grant money is being used to make a better South Valley, which has been neglected. It is time to take advantage of the grant. Not everyone may agree on the recommendations, and they are still recommendations. Nothing is set in stone but the process needs to keep moving along.
  - Has there been any attempt to coordinate planning with the City?
    - There has been coordination with RGDC and City Planning Department. There is also a parallel effort to look at enhancements to the bridge itself.

- Is it possible to delay making recommendations until there is more community input?
  - There is more visibility for this project now. It's just starting to gain momentum. I self-appointed myself to the steering committee to represent my area. It's a 10-20 year plan. A timeline would help.
  - Other projects have been implemented with no public input. This is one of the best community input efforts she's been involved in. There is always a last ditch effort to hear from everyone but at some point, the process must move forward to keep from losing funding. Want to preserve the community and make it better. Make it safer for bicyclists. Every effort has been made to involve folks, but you cannot get everyone to participate. A good effort has been made.
  - First heard about the project 3 or 4 months ago on the television, although this is the first meeting attended. The project hasn't been made more public and more community input is needed. Not trying to stop project and not against it, just not enough input. There needed to be more publication and advertisements.
  - This is a 10-20 year plan. The plan is vague but opens doors to go after other money. If we hold back, the money will go elsewhere. The project needs to move forward and be put on paper for funding. We are closing our own doors. The plan is not precise and is vague, but this is the way to get future funding.
  - From experience, this has been a good, thorough process.
  - The grant ends March 30 and this phase of the process cannot go on indefinitely.
  - Anyone can speak at the CPC hearing.
  - More meetings needed to be held after 5:30 p.m. to get better attendance.
  - There have been posters placed at the carnecerias, churches and local businesses. Promotores have been out visiting with people and business owners to discuss the project. Everyone was invited, some chose not to come. This is the best shot for something along the corridor.
  - There has been outreach done. One person even attended the December 5 meeting because of the message boards on Bridge Blvd.
  - The process should proceed. There will always be objections in any process.
  - Roger's Plumbing is a key business on Bridge. When this project was discussed, they didn't know about it.
  - The process has been good and open. Details still need to be ironed out.

## 2) Review of the Draft Corridor Plan

a) **Roadway.** Tim Karpoff and Ed Potthoff provided a brief overview of the transportation concepts. The discussion on roadway concepts resulted in a spirited debate about roundabouts and other transportation related issues. Questions and comments regarding roadway comments included:

- Can you increase transit without widening the roadway?
  - Roadway improvements would be within existing ROW, with exception of intersections. The HOV lane is a peak hour scenario. The alternative of widening the roadway was considered but rejected because of ROW demands and prohibitive costs.
- People do not want a median; it will affect access to businesses if there isn't a turning lane.

- Don't close Five Points. People want that access from the neighborhood.
- Cycling is too dangerous currently.
- Is the money for roundabouts? Projects that have roundabouts are given priority for funding and can open funding pathways if they are located in certain areas. The leveraging for money is significant.
  - The DOT/HUD grant was to conduct the study. First step in working through the process to look into funding for phases of the project. There is not enough funding for the entire project and the County will need to define what projects will reasonably happen first. Several issues need to be considered, including design and environmental clearance. The timeline is to be determined. 2016 is the first set of funding for the projects. Opportunity for additional input at CPC and during environmental process.
- What would roundabouts do to businesses in those areas? How would it affect ingress and egress at the Five Points intersection? What is the traffic count now that makes a roundabout a reasonable solution?
  - The recommendation was based on traffic counts and projections to keep traffic moving as best as possible during peak hours. Traffic counts are in the transportation assessment available on the website.
- A majority of individuals are against the Five Points roundabout. Clara has met with people in that community.
- Other neighborhoods in the South Valley Coalition love roundabouts. Would like to do a report regarding safety issues and benefits.
- The fifth point should not be closed.
- I don't like the roundabouts. Why close Five Points?
  - Five Points would be accessed by Sunset and a connection for improved safety in a roundabout. Five Points would be closed to motor vehicle traffic because it is a residential street while Sunset is a collector street. It does not have to be implemented this way; this is a conceptual alternative that is open to change.
- Why close Bridge at Old Coors and use Tower alignment?
  - The intersections of Bridge and Old Coors and Tower and Bridge are too close together and create operational and safety issues. The intent to use Tower as the main alignment between Old Coors and Coors Boulevard has been identified in the regional Metropolitan Transportation Plan for at least 15 years and has been approved by all pertinent governments and agencies.
- Is condemnation part of the discussion?
  - One of the project goals is to reduce congestion and keep traffic flowing. Roundabouts are better to keep traffic moving because they eliminate left turns requiring vehicles to stop. It's slower but provides continuous traffic flow.
  - Some property would need to be acquired to accommodate projected traffic volumes for any type of intersection, roundabout or traditional. More turn lanes would require more ROW. The conceptual layouts are only conceptual at this point. It is unknown

what parcels would be affected at this point and would be identified and discussed with property owners in the design and environmental processes.

- Some residents measured the intersection of Bridge and Isleta and estimated that the Medicine Chest and parking lot would have to be acquired.
  - We don't know what parcels would be affected by the roadway design yet and won't know as a part of this project. It will be revisited as a part of the design and environmental process, but it's beyond the scope of this plan.
  - This grant is named the "Community Challenge Planning Grant" and it is the first step in planning improvements that will occur in phases
- Look at the Consumer Reports-type summary chart. The no-build alternative is there but it doesn't look like a good idea to do nothing.
- What about public transportation? Is there discussion about light rail or some other type of real public transportation? People wait too long for buses. It's not working and isn't real. Would like to hear more dialogue with city about bus schedules and public transit.
  - There is discussion with Rapid Ride to increase headways, which would cut bus wait time by at least half. We are looking at stops in higher intensity areas and we have looked at origins, destinations and where people live. The more detailed transportation assessment summarizes proposed improvements including more frequent service and bus stop improvements.
- Will there be a tie-into RailRunner? What about coordinating schedules?
- There is a lot of public resistance to roundabouts.
- The project is good; although roundabouts belong in a residential area, not a main corridor.
- Is it possible to have a B plan with other options?
  - Plan B would be provided in the first construction project. This is a starting point and these concepts will be re-evaluated in the design process. Something that looks good conceptually may need to change during design for a number of factors.
- Maybe either/or wording would be useful – either a traditional intersection or roundabout, with wait times and benefits of each identified.

**b) Zoning and Redevelopment.** Will Gleason and Tim Trujillo made some brief remarks regarding zoning in the plan, including what constitute Village Centers, Corridor, and Tower zoning areas.

- Will trailer parks be closed as a part of this plan?
- The plan document is conceptual and isn't legally binding except for zoning aspects. The zoning will go to the planning commission for approval and will be legally binding. This is not a hard and fast plan and there is more opportunity for input.
  - Details will be developed as we move forward and there will be more public involvement for details and design.
- Would like to see a layout of all zoning for each sector. Add an overlay map.
- The document stresses the three locations too much. It should stress other areas and overlay redevelopment.

- The redevelopment sites are illustrations only and are not meant to dictate what will happen in those areas. The concepts are based on market research and demand and represent ideas that could work in those areas.
- What is a Village Center?
  - Area of higher concentration of land uses; mixed-use.
- Why is the Village Center its own zone?
  - The overlay zoning is like a carrot, not a stick. It's there if you want to use it. There is flexibility to encourage higher intensity of development. There are more uses available in those areas.
- It seems like access to houses and businesses is more of a concern than the zoning.
- Real estate development will occur at whose expense?
  - It is up to the land owner to decide what, if anything, they would like to do with their property.
- Would like to see current and proposed maps of zoning to see the difference.
- Will the CPC know the recommendations are conceptual?
  - They should know it's conceptual and the CPC can request changes and revisions.

### Next Steps

By general agreement, the following actions will be taken:

- ✓ The draft plan will be sent out to all participants in Steering Committee meetings, including those who came to their first meeting in December or January.
- ✓ Comments on the draft are encouraged, and those comments received **by February 11, 2013** will be considered in compiling a draft to submit to the County Planning Commission (CPC).
- ✓ A complete draft will be submitted to the CPC in time for inclusion on the CPC April 2013 Meeting agenda. All other normal legal notifications will be made for the CPC April Meeting.
- ✓ **All comments** should be submitted through the website ([www.bridgeboulevard.com](http://www.bridgeboulevard.com)) or by email to: [Kelly.Sims@hdrinc.com](mailto:Kelly.Sims@hdrinc.com) **by February 11, 2013**. Supporting reports are available on the website.
- ✓ A list of the participants at the January 23, 2013 meeting, as well as other participants from past Steering Committee meetings, will be distributed to the whole group, so that participants may contact each other for further offline discussion.

**Bridge Blvd. Corridor Plan Steering Committee • January 23, 2013**  
**Meeting Participants**

| <u>Name</u>               | <u>Organization</u>                         | <u>E-mail</u>  |
|---------------------------|---|--|
| Adam Chavez               | Del Rio Medical complex                     | <a href="mailto:adamcmd@msn.com">adamcmd@msn.com</a>                         |
| Alma Rosa Silva-Bañuelos  | Resident                                    | <a href="mailto:Almarosa.unm@gmail.com">Almarosa.unm@gmail.com</a>           |
| Anthony Castillo          | Resident                                    | <a href="mailto:castseel@msn.com">castseel@msn.com</a>                       |
| Caeri Thomas              | MRCOG                                       | <a href="mailto:cthomas@mrcog-nm.gov">cthomas@mrcog-nm.gov</a>               |
| Carrie Barkhurst          | City of Albuquerque                         | <a href="mailto:kcbarkhurst@cabq.gov">kcbarkhurst@cabq.gov</a>               |
| Catherine Lopez           | BernCo PWD                                  | <a href="mailto:cathylopez@bernco.gov">cathylopez@bernco.gov</a>             |
| Clara Peña                | Armijo NA                                   | <a href="mailto:cousinlara@hotmail.com">cousinlara@hotmail.com</a>           |
| Ed Pothoff                | HDR   | <a href="mailto:edward.pothoff@hdrinc.com">edward.pothoff@hdrinc.com</a>     |
| Enrico Gradi              | BernCo Planner                              | <a href="mailto:egradi@bernco.gov">egradi@bernco.gov</a>                     |
| Fernando Ortega           | SVEDC                                       | <a href="mailto:fernando@svedc.org">fernando@svedc.org</a>                   |
| Delano Garcia             | Resident                                    |  |
| George Galanis            | Resident                                    |  |
| Gil Stewart               | Sunset Southwest Neighborhood Association   | <a href="mailto:eventsNM@aol.com">eventsNM@aol.com</a>                       |
| Gilbert Almager           | Stonebridge Realty                          | <a href="mailto:gilbert@stonebridgenm.com">gilbert@stonebridgenm.com</a>     |
| Gloria Baros              | Hitch-N-Go                                  | <a href="mailto:gbaros@yahoo.com">gbaros@yahoo.com</a>                       |
| Ivan Castillo             | Resident/Property Owner                     | <a href="mailto:casteel@msn.com">casteel@msn.com</a>                         |
| Jay Rogers                | Rogers Plumbing                             | <a href="mailto:jayr@rphi.biz">jayr@rphi.biz</a>                             |
| Jennifer Sanchez          | Resident                                    | <a href="mailto:jenniferL3@hotmail.com">jenniferL3@hotmail.com</a>           |
| Julie Stephens            | RGCDC                                       | <a href="mailto:julies@rgcdc.org">julies@rgcdc.org</a>                       |
| Kathi Caldwell            | Rio Grande Nurseries                        | <a href="mailto:kathicaldwell@comcast.net">kathicaldwell@comcast.net</a>     |
| Kelly Sims                | HDR   | <a href="mailto:kelly.sims@hdrinc.com">kelly.sims@hdrinc.com</a>             |
| Mandy Griego              | HUD   | <a href="mailto:Mandy.v.griego@hud.gov">Mandy.v.griego@hud.gov</a>           |
| Mr. & Mrs. Howard Herbert | O'Reilly's                                  | <a href="mailto:tamhward@aol.com">tamhward@aol.com</a>                       |
| Peggy Chavez              | Chavez Kickboxing                           | <a href="mailto:chavezkajukembo@comcast.net">chavezkajukembo@comcast.net</a> |
| Priscilla Serafina        | Resident                                    | Not received   |
| Richard Meadows           | BernCo PWD                                  | <a href="mailto:rmeadows@bernco.gov">rmeadows@bernco.gov</a>                 |
| Rod Mahoney               | Vecinos del Bosque Neighborhood Association | <a href="mailto:Rmahoney01@comcast.net">Rmahoney01@comcast.net</a>           |
| Roger Paul                | Bernalillo County PWD                       | <a href="mailto:rogerp@bernco.gov">rogerp@bernco.gov</a>                     |
| Tamara Herbert Ward       | NAPA  | <a href="mailto:tamhward@aol.com">tamhward@aol.com</a>                       |
| Tim Karpoff               | Karpoff & Associates                        | <a href="mailto:timkarpoff@msn.com">timkarpoff@msn.com</a>                   |
| Tim Trujillo              | DPS   | <a href="mailto:timt@dpsdesign.org">timt@dpsdesign.org</a>                   |
| Tony Gallegos             | RGCDC                                       | <a href="mailto:tonyg@rgcdc.org">tonyg@rgcdc.org</a>                         |
| Waylon Chavez             | ABQ Premiere Properties                     | <a href="mailto:rwchavez@msn.com">rwchavez@msn.com</a>                       |
| Will Gleason              | DPS   | <a href="mailto:willg@dpsdesign.org">willg@dpsdesign.org</a>                 |



# **BRIDGE BLVD**

CORRIDOR REDEVELOPMENT PLAN

## APPENDIX C: SUB-COMMITTEE AGENDAS AND NOTES



## **BRIDGE BLVD** CORRIDOR REDEVELOPMENT PLAN

Environment, Health & Safety Steering Sub-Committee Meeting  
HDR Engineering, Inc. • 2155 Louisiana Blvd. NE, Suite 9500  
April 19, 2012 • 9:00 a.m. – 10:30 a.m.

### DRAFT Agenda

*Objectives:*

1. To identify values and areas of concern to consider during upcoming design charrette and address in Environmental Assessment

*Estimated Times:*

9:00 Welcome and Introductions

9:10 Focus of Environment, Health & Safety Sub-Committee

9:15 Environmental Assessment Overview

- Purpose and Need

- What enhancements would improve livability in terms of health and safety?
- What safety measures would you like to see implemented?
- What do you feel are vital connections to be made to promote active transportation?

- Resource Areas

- Review of resource areas
- What areas of Bridge Boulevard do you value and would like to see preserved?
- What resource areas cause concern for you in terms of health and safety?

10:30 Adjourn

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## **BRIDGE BLVD** CORRIDOR REDEVELOPMENT PLAN

Environment, Health & Safety Steering Sub-Committee Meeting  
HDR Engineering, Inc. • 2155 Louisiana Blvd. NE, Suite 9500  
April 19, 2012 • 9:00 a.m. – 10:30 a.m.

### Meeting Summary

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The Environment, Health, and Safety Sub-Committee meeting was attended by six people representing the local community, local agencies, Bernalillo County, and the consultant team. The purpose of the meeting was to identify values and areas of concern to consider during upcoming design charrette and address in Environmental Assessment. Agenda items included:

1. Welcome and Introductions
2. Focus of Environment, Health & Safety Sub-committee
3. Environmental Assessment Overview (purpose and need statement and resource areas)

---

### *Agenda Topics: Discussion/Agreements/Actions*

#### **1. Welcome and Introductions**

Attendees included:

Santos Abeyta, Holy Family Church  
Richard Meadows, Bernalillo County Public Works  
Julie Stephens, Rio Grande Community Development Corporation  
Caeri Thomas, Mid-Region Council of Governments  
Kelly Sims, HDR  
Dean Bressler, HDR

#### **2. Focus of Environment, Health & Safety Sub-Committee**

A brief overview of the focus of the sub-committee, NEPA documentation and the environmental assessment was provided.

Obesity rates for schools

Asthma-related data

Increased access to community services

#### **3. Environmental Assessment Overview**

- a. Purpose and Need
-



The draft purpose and need statement was reviewed for input and questions. We will look at the MRCOG definition of “traffic congestion” to see if “maintain acceptable traffic flow” or “maintain roadway capacity” would be appropriate. Statements about senior housing, mobility for all users and transit will be included in a revised draft purpose and need statement and circulated for comment. Also, more livability principles will be included in draft purpose and need statement.

## **b. Resource Areas**

Resource Areas to be evaluated as a part of the EA were reviewed.

Discussion items included:

- i. Police presence for speed and crime
  - ii. Evaluate design speed vs. posted speed vs. 85<sup>th</sup> percentile
  - iii. Accessory dwellings as opportunity for affordable housing and mixed-use development
  - iv. Improvements to parallel roads to reduce traffic on Bridge Blvd. (i.e., Central, Isleta, Atrisco)
  - v. Traffic calming - aesthetics like landscaping that serve to calm – sense of neighborhood
  - vi. Trails along Isleta drain to be developed. Consider improvements to other drains for development of trails
  - vii. Ditch safety – fencing along ditches, especially Arenal
  - viii. Mid-block crossing for Isleta drain trail
  - ix. Air quality monitoring for SV, rest of region, and similar corridors
  - x. Medians to help reduce crashes, provide pedestrian refuge. Consideration for raised medians to possibly reduce access to some businesses.
  - xi. Crosswalks needed
  - xii. Noise along bridge
  - xiii. Storm drains – possibility of bio swales
-



## **BRIDGE BLVD** CORRIDOR REDEVELOPMENT PLAN

- xiv. Stormwater detention pond just east of Old Coors - possible co-use for an open space
  - xv. Hazardous materials – listed sites. EDR map was reviewed and discussed. Specific locations mentioned include the old Bueno Foods plant, paint and body shops, gasmart, and Valero.
  - xvi. Evaluate permeable pavements
  - xvii. P.V. or solar power generation for lighting projects, bus shelters, etc.
  - xviii. Potential for power generation from MRGCD drains?
-



# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

# Welcome and Introductions



# Agenda

- Focus of Environment, Health & Safety Sub-Committee
- Environmental Assessment Overview
- Purpose and Need Statement
- Resource Areas

# Health and Safety

Pedestrian-, cyclist-, and public transit-friendly roadways result in:

- Increased quality of life
  - Reduction in air pollution
  - Lower incidence of traffic injuries and deaths
- Increased physical activity
  - Lower rates of obesity, diabetes, and cardiovascular disease
- Increased access to community services

# Health and Safety

Alternatives developed will include recommendations to:

- Reduce vehicle dependence
- Enhance public transit
- Promote active transportation
- Include healthy design features through zoning, connectivity, and pedestrian and bicycle facilities
- Improve safety by implementing lighting, traffic calming measures, signage and buffer zones

# Health and Safety

- What enhancements would improve livability in terms of health and safety?
- What safety measures would you like to see implemented?
- What do you feel are vital connections to be made to promote active transportation?

# Environmental Assessment

Concise report that documents

- ❑ Purpose and need statement
- ❑ Description of alternatives developed
- ❑ Environmental impacts of each alternative
- ❑ Mitigation measures
- ❑ Public and agency input

# Purpose and Need Statement

- **Provide the justification for federal action**
- **Provides the basis and direction for developing alternatives**
- **Provides standards against which the alternatives will be measured**

Purpose: what the project is intended to accomplish

Need: What the purpose will rectify or satisfy

# Draft Purpose and Need Statement

The **purpose** of the redevelopment plan is to identify appropriate improvements and areas for development in order to reduce traffic congestion, increased safety, revitalize neighborhood businesses, and improve housing availability and affordability.

The redevelopment plan is **needed** because:

- Bridge Blvd is the fourth most congested roadway in the Albuquerque Metropolitan Area and Bridge Blvd between Five Points Road and Barelás Bridge is expected to exceed capacity by 2035.
- Crash rates along Bridge Blvd are almost 50% above the regional average
- An absence of mixed-use zoning restricts development of affordable housing
- Current roadway design does not support pedestrian or transit modes of transportation

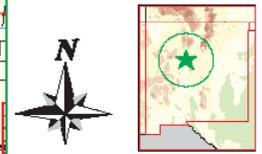
# Resource Areas

- Cultural resources and historic properties
- Traffic and multi-modal transportation
- Safety and hazardous materials
- Noise
- Visual resources
- Neighborhood cohesion and land use
- Farmland
- Publicly-owned parks, recreational areas, and historic sites - Section 4(f)
- Socioeconomics and Environmental Justice
- Biological resources (water resources, wetlands, floodplains, vegetation and wildlife)

# EDR DataMap® Corridor Study

## Bridge Boulevard

-  Listed Sites
-  Earthquake Epicenters (Richter 5 or greater)
-  Search Boundary
-  Roads
-  Major Roads
-  Waterways
-  Railroads
-  Contour Lines
-  Pipelines
-  Powerlines
-  Fault Lines
-  Water
-  Superfund Sites
-  Federal DOD Sites
-  Indian Reservations BIA
-  100-Yr Flood Zones
-  National Wetland Inventory



Albuquerque, NM

0 1/4 1/2



Scale in Miles



# Resource Areas

- What areas of Bridge Boulevard do you value and would like to see preserved?
- What resource areas cause concern for you in terms of health and safety?

# EA Timeline





Questions?



# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

## APPENDIX D: PUBLIC MEETING NOTICES, POSTCARDS, FLYERS, AND NOTES

## Meeting Attendance

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Meeting Type: Public Open House  
Meeting Name: Public Open House  
Date: 2/20/2012  
Time: 05:30 PM  
Location: South Valley Multi-Purpose Center  
Attendee Count 47

Santos Abeyta; Deacon - Holy Family Parish  
Jesus Anzures; Town of Atrisco Land Grant  
Nolan Bennett; Construction and Engineering Manager - Bernalillo County Public Works Division  
Richard Brandt  
Elaine Briseno  
Tami Brunk  
Lynne Carpenter  
Ivan Castillo  
Waylon Chavez  
Henry Chavez  
Pat Cordova  
Art De La Cruz  
Patricia Dominguez  
Zoe Economou  
Pete Eschman  
Will Gleason; Senior Planner - Dekker Perich Sabatini  
Enrico Gradi; Planner - Bernalillo County  
Dolores Herrera; Assistant to Commissioner De La Cruz - Bernalillo County Commission District 2  
Sara Juarez  
Tim Karpoff; Meeting Facilitator - Karpoff & Associates  
Andy Knudtsen; Economic & Planning Systems, Inc.  
Chris Leutzinger; Senior Associate - Economic & Planning Systems, Inc.  
Catherine Lopez; Public Information Officer - Bernalillo County Public Works Division  
Joe Luehring; Engineer - Bernalillo County Public Works Division

Rod and Jane Mahoney  
Richard Meadows; Project Manager - Bernalillo County Public Works Division  
Chris Melendrez  
Steve Miller; Infrastructure Planning Director - Bernalillo County Public Works Division  
Anthony Navarro  
Nicolas Nieto  
Fernando Ortega  
Jose Oscar  
Tony Otero  
Jerome Padilla  
John and Linda Padilla  
Ronald Paiz  
Ed Potthoff; Project Manager - HDR  
David Ramirez  
Richard Ray Sanchez  
Robert and Priscilla Sanchez  
Robert Sanchez  
Kelly Sims; Environmental Planner - HDR Engineering, Inc.  
Alberto Solis  
Julie Stephens; Rio Grande Community Development Center  
Stewart  
Ramona Torres  
Tim Trujillo; Urban Planner - DPS

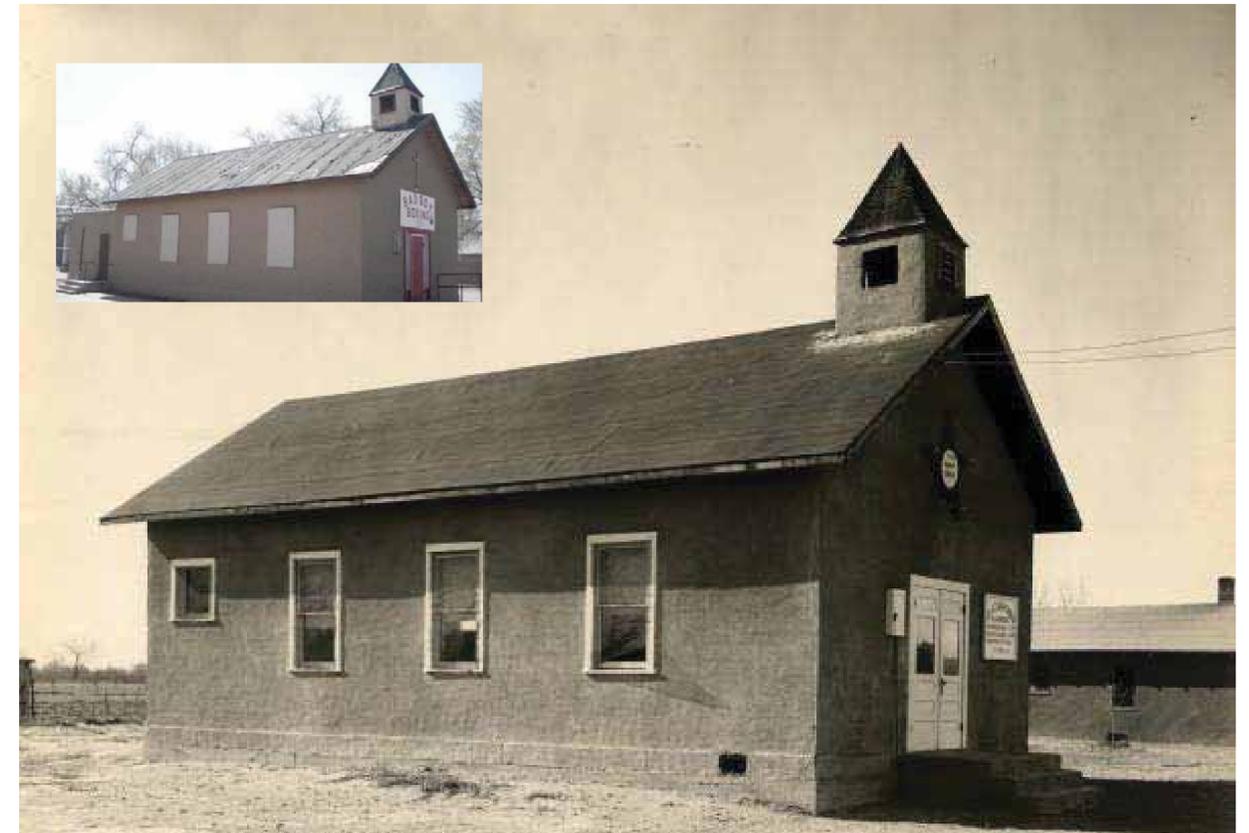


# ENVIRONMENT, HEALTH, AND SAFETY

Any recommendations made in the corridor redevelopment plan will be screened against a number of environmental considerations and documented in an Environmental Assessment (EA). Environmental considerations to be reviewed include:

- Cultural resources and historic properties
- Traffic and multi-modal transportation
- Safety and hazardous materials
- Noise
- Visual resources
- Neighborhood cohesion and land use
- Farmland
- Section 4(f) properties
- Socioeconomics and Environmental Justice
- Biological resources (water resources, wetlands, floodplains, vegetation and wildlife)

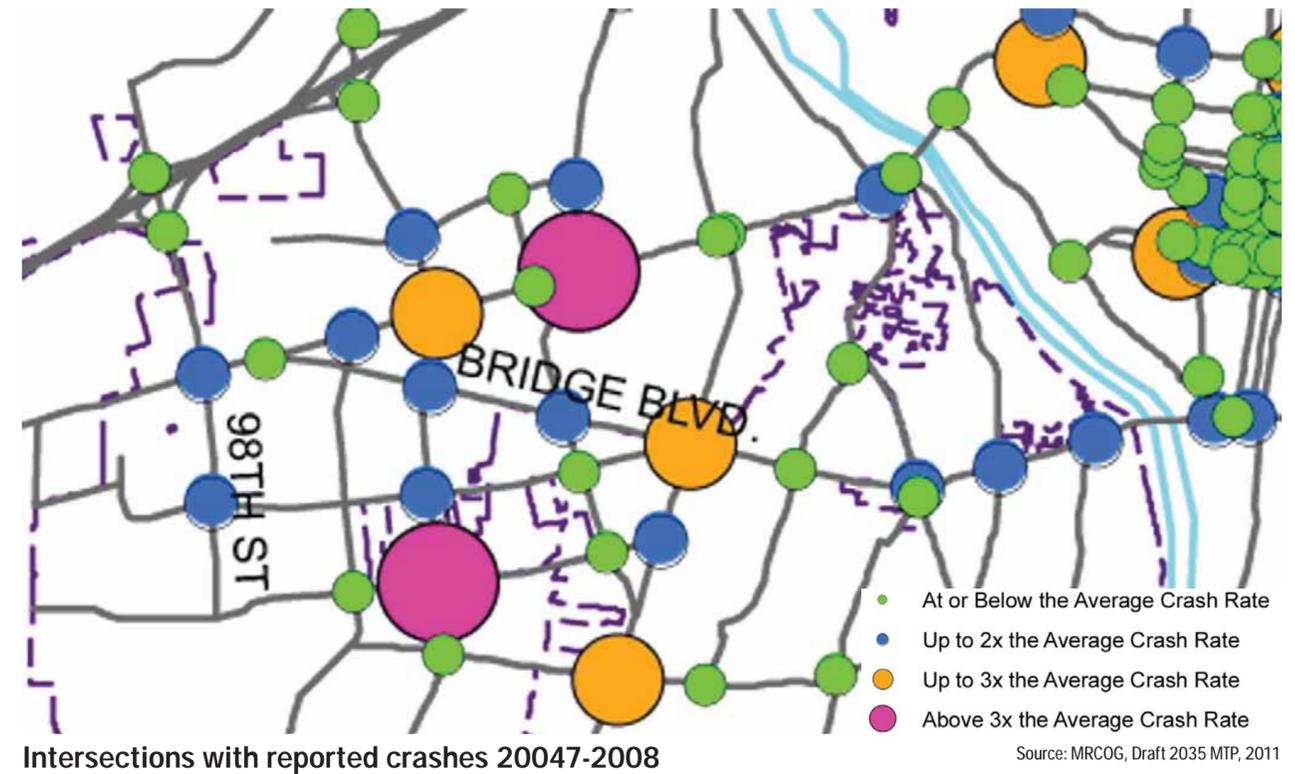
The EA will be released for public review and comment in Fall 2012.



# ENVIRONMENT, HEALTH, AND SAFETY

## Crash rates on Bridge Boulevard

- 300 crashes over 3 year period
- Approximately 75 of those crashes included injuries
- Five Points/Isleta intersection has 2 times the average crash rate
- Old Coors intersection has 3 times the average crash rate
- Several bicycle-pedestrian crashes



## Potential Solutions

- Round-about
  - reduces crashes by 40%
  - reduces severity of crashes
- Improve intersection geometry for line-of-sight

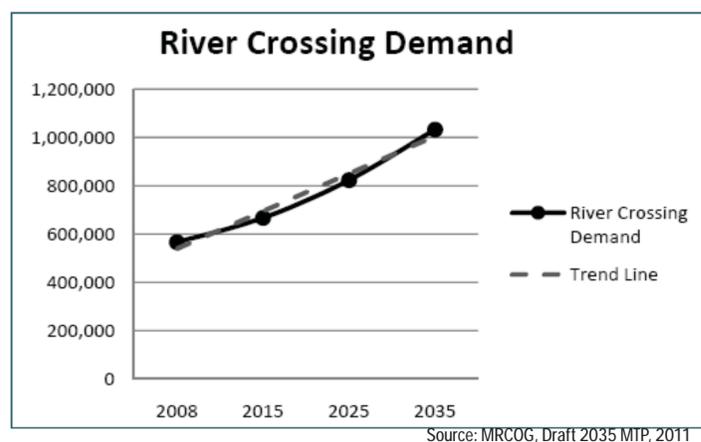
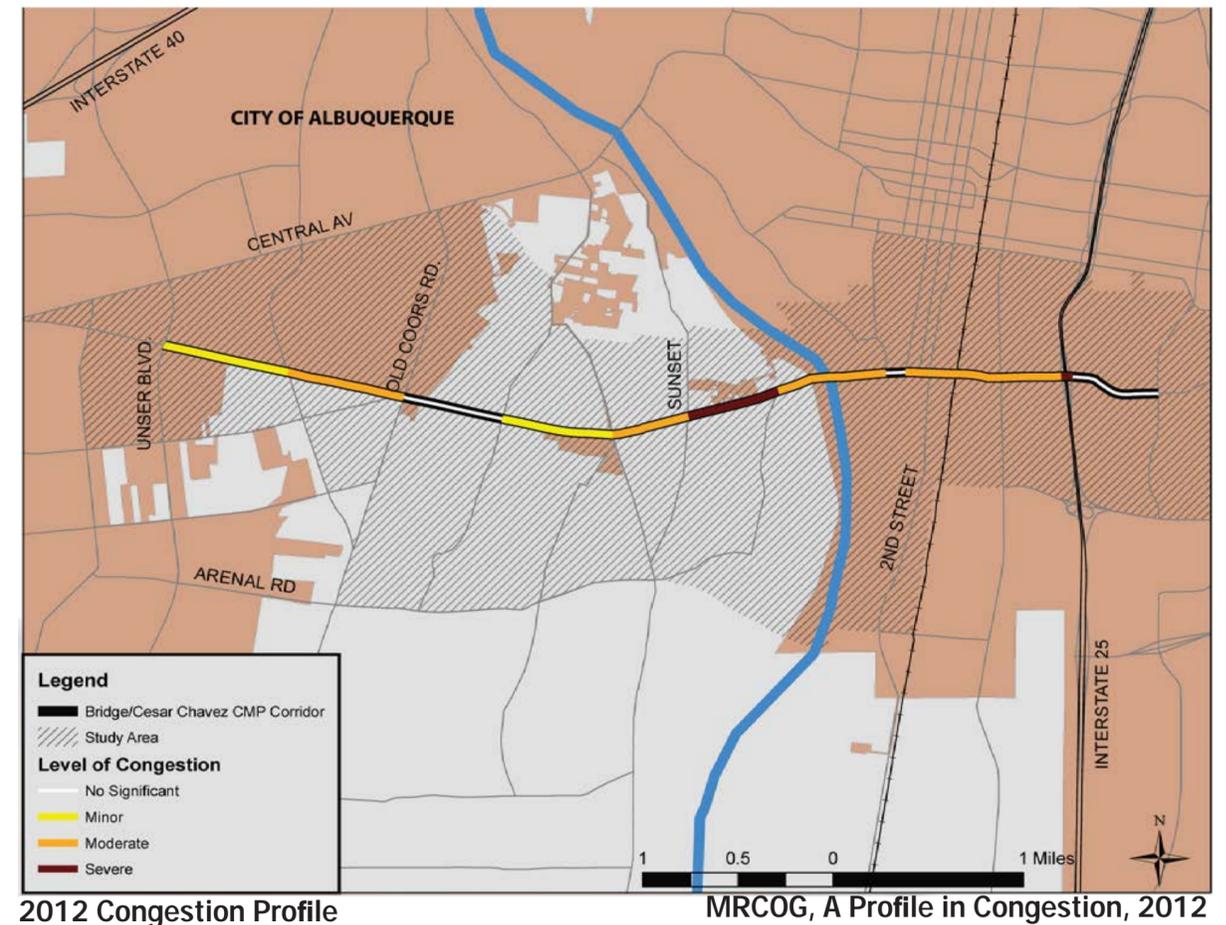
# TRANSPORTATION

## REDUCE CONGESTION

As one of nine river crossings, Bridge Boulevard is the fourth most congested roadway in the metropolitan area. There are currently areas of severe congestion between Sunset Road and Isleta Boulevard. Congestion on Bridge Boulevard will worsen with population and employment growth.

Strategies to reduce congestion include:

- Increasing transit mode share to reduce demand
- Intersection improvements such as round-about, queue jumper lanes
- Install ITS fiber to better coordinate signal timing, message boards



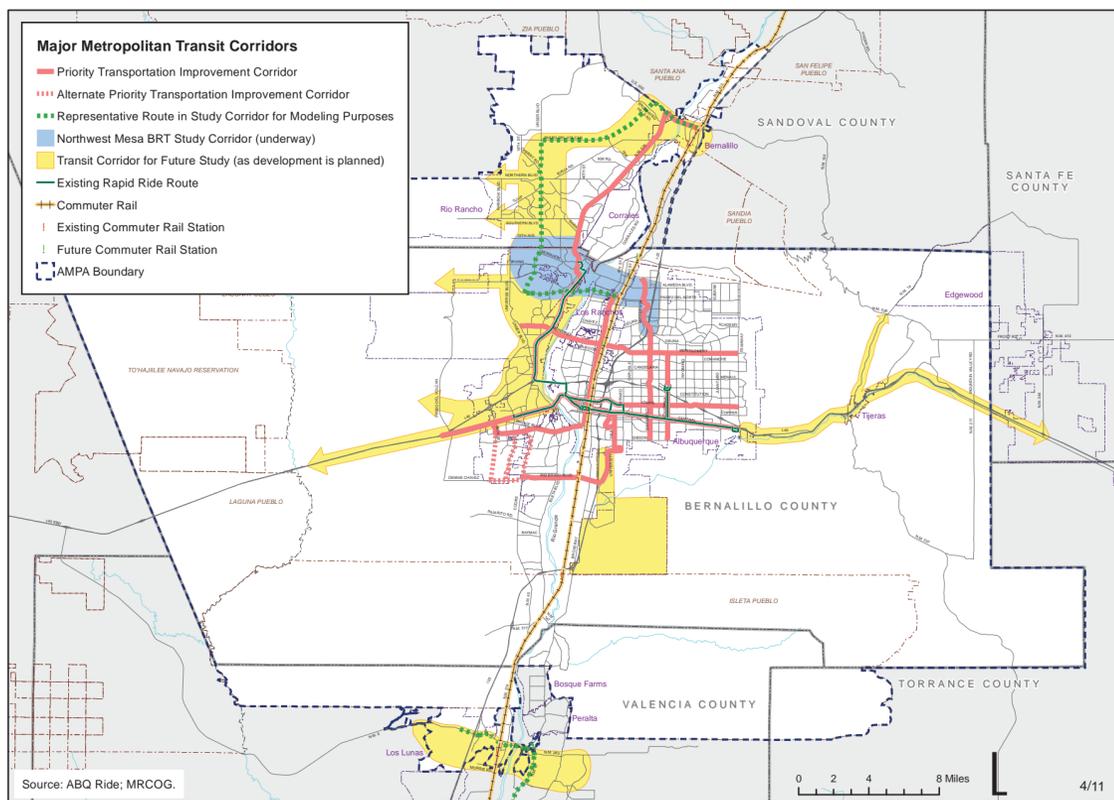
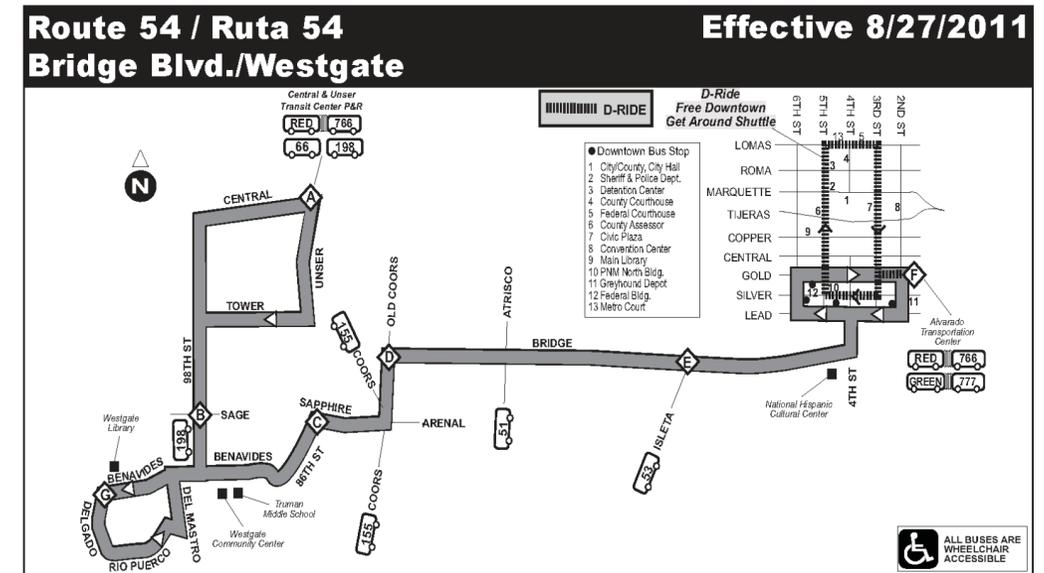
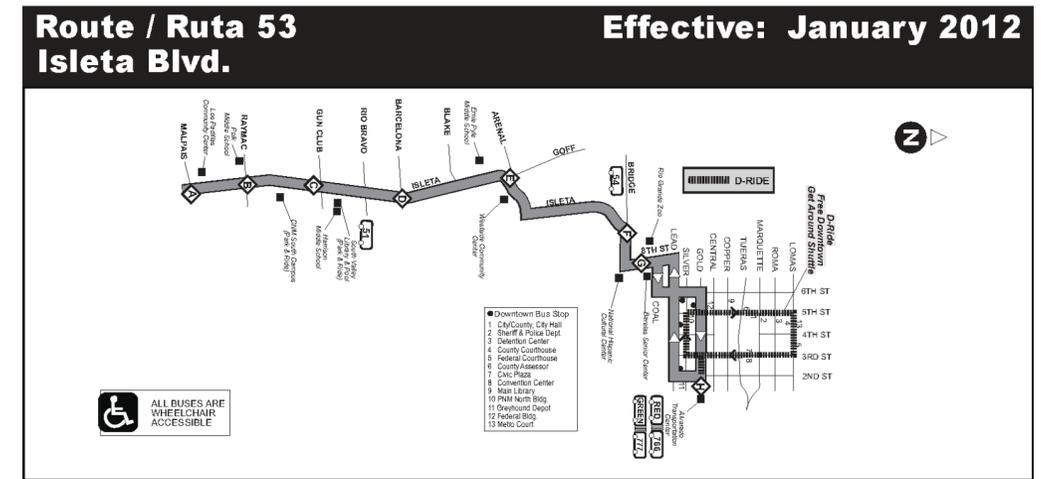
# TRANSPORTATION

## Enhance transit

Transit service currently includes ABQ Ride Route 53 (Isleta Blvd. to 4th Street) and ABQ Ride Route 54 (Old Coors to 4th Street). Service is currently infrequent, with 45 minute headways during peak hours. There is no bus service for either route on Sundays.

Ridership is up the past 5 years

- 30% on Isleta Blvd. route
- 13.5% on Bridge Blvd. route



The Bridge Boulevard Corridor is identified in the 2035 Metropolitan Transportation Plan as a priority transit corridor. We are studying the corridor to make recommendations for more frequent and improved service.

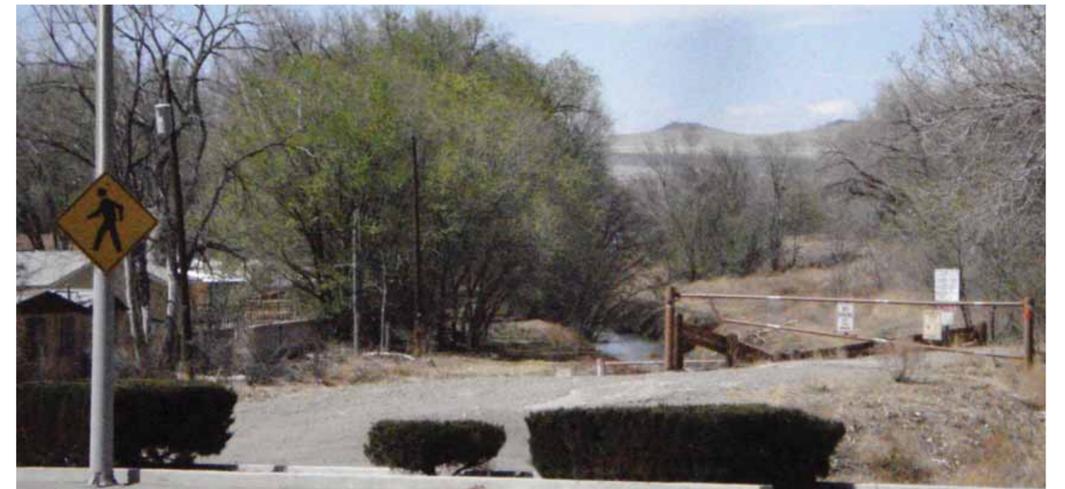


**BRIDGE BLVD**  
CORRIDOR REDEVELOPMENT PLAN

# TRANSPORTATION

## Enhance Bicycle/Pedestrian Facilities

- Improve walkability
  - Widen sidewalks
  - Install ADA compliant curb ramps
  - Redesign irregular geometry intersections (slip turns)
  - Remove sidewalk obstructions i.e., power poles, utility boxes, etc.
  - Replace broken sidewalks
- Improve connectivity to bus stops, neighborhood schools, parks, community centers; access to ditch trails
- Widen bike lanes
- Bike boxes/ 2 stage turn queue boxes at intersections
- Improve signage and pavement markings
- Consolidate driveways





# BRIDGE BLVD

## CORRIDOR REDEVELOPMENT PLAN

**Bernalillo County**, in cooperation with the U.S. Department of Housing and Urban Development and U.S. Department of Transportation, is working on a draft redevelopment plan for the Bridge Boulevard corridor from Coors Boulevard to the Barelás Bridge. The Bridge Boulevard Corridor Redevelopment Plan will identify appropriate improvements and areas for development to transform Bridge Boulevard into a mixed-use, pedestrian- and transit-friendly corridor that honors and maintains the unique history and character of the community. The plan will include long-term planning recommendations to increase safety, reduce traffic congestion, revitalize and stimulate local businesses, and improve housing availability and affordability.

**Please join us** at the public meeting. The study team will be available before and after the presentation to answer any questions. Your participation in the process is vital to successfully representing the community's vision for the future of Bridge Boulevard.

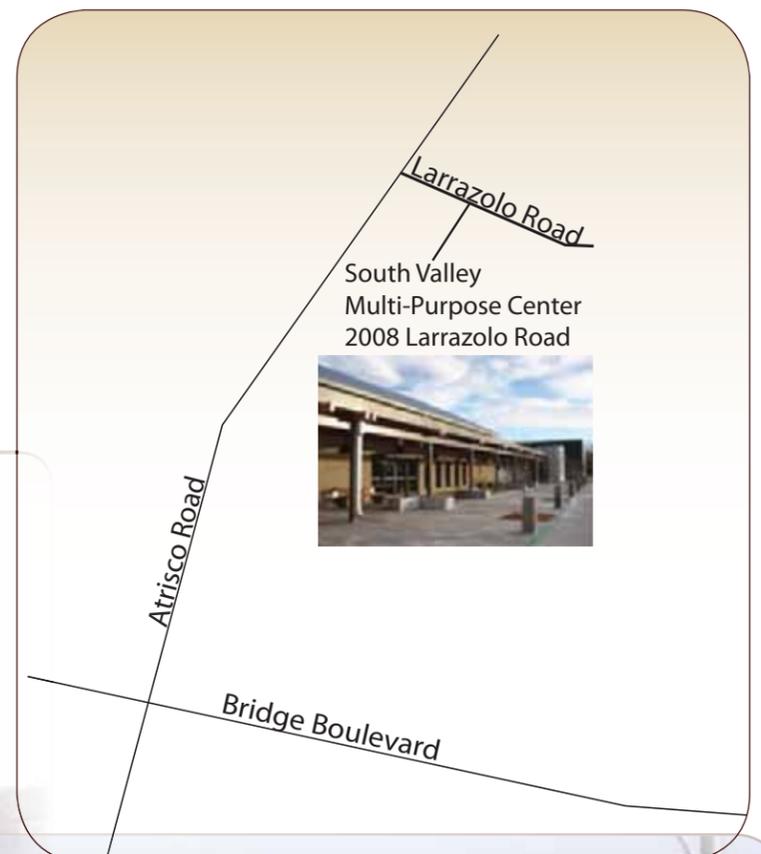


## PUBLIC OPEN HOUSE

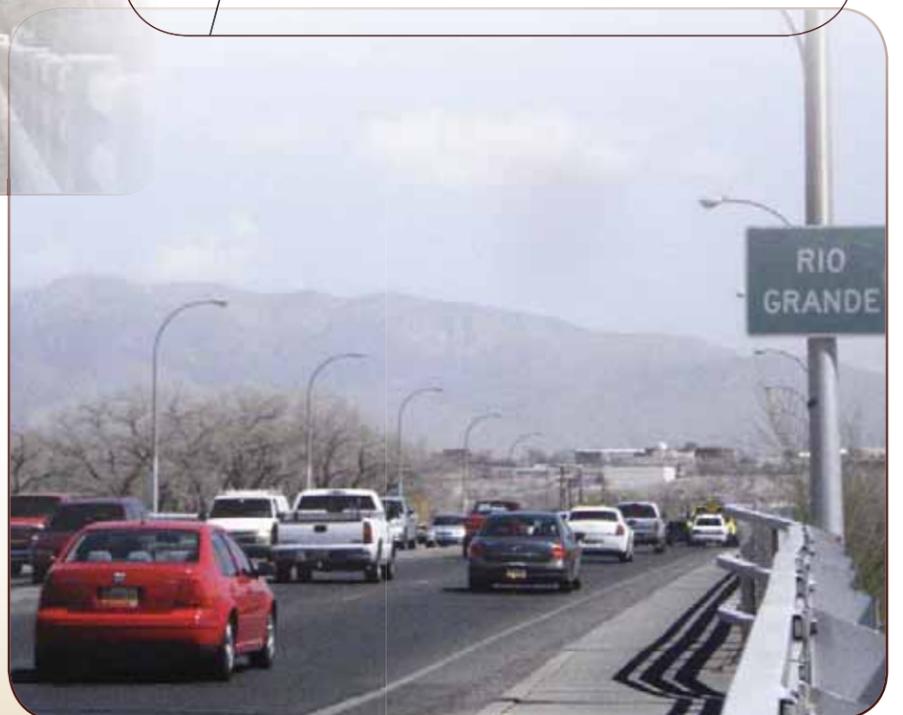
**Monday, February 20, 2012**  
**5:30 p.m. to 7:00 p.m.**

Presentation at 5:45 p.m.

South Valley Multi-Purpose Center  
2008 Larrazolo SW  
Albuquerque, NM 87105



**For more information,**  
Contact Richard Meadows, Bernalillo County, 505.848.1508 or Kelly Sims, HDR Engineering, Inc., 505.830.8845  
email: [info@bridgeboulevard.com](mailto:info@bridgeboulevard.com)  
[www.bridgeboulevard.com](http://www.bridgeboulevard.com)





# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

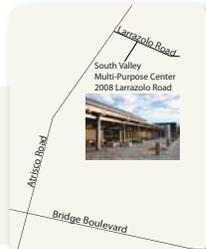
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**Bernalillo County • Bridge Blvd. Corridor Redevelopment Plan**  
**Community Kickoff Meeting • February 20, 2012**  
**General Discussion: Comments and Questions**

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The Community Kickoff Meeting was held at the South Valley Multi-Purpose Senior Center, 2008 Larrazolo SW from 5:30 to 7:00 p.m. The agenda included:

- Welcoming remarks by Commissioner Art De La Cruz
- Introduction of the project team
- Project Overview
- Open House: Participants were invited to peruse maps and other graphic information, and interview project team members on a one-to-one basis.
- General Discussion

The notes below include documented questions and comments from the general discussion.

*Comments and Questions*

- ✓ Will the plan include development of a Rapid Ride route over the river? *Yes, the planning grant specifically includes this component.*
- ✓ Suggestion: Dedicate an “express lane” for traffic on Cesar Chavez and Bridge from I-25 to Isleta.
- ✓ What kind of restaurants are planned? There should be incentives (grants, loans) for restaurants that serve healthy food, and there should be limits on “drive-thrus.”
- ✓ Suggestion: The plan should encourage development/construction of attractions or stops along the corridor.
- ✓ Suggestion: My goal is to be able to shop for Christmas gifts at Five Points.
- ✓ Suggestion: Landscaping—Make the corridor greener, and more attractive, with plants and landscaping.
- ✓ Suggestion: Eliminate “temporary night-time restaurants.” Unlicensed, unregulated and possibly unclean stalls are not good for the corridor.
- ✓ Congestion and traffic has a negative effect on businesses. There is a dilemma—businesses want traffic for their business, but not congestion on the roadway, with is bad for business.
- ✓ Is this impossible? (Dilemmas of traffic flow vs. creating a great place to stop; and can buildings be built at a price that they can be financed, yet with low-enough lease rates?)
- ✓ Suggestion: The plan must show where there will be adequate parking on Bridge.

- ✓ What kind of housing is planned?
  - Condos are preferable to Section 8 housing (high-intensity apartments)
  - What about senior housing?
  - Will more housing bring more congestion?
- ✓ Suggestion: Attract smaller, specialized grocers, such as Sunflower Market, Whole Foods or Trader Joe's; or a La Montanita "satellite."
- ✓ Suggestion: Integrate urban agriculture with local grocers.
- ✓ Locally-owned restaurants can be nutritious. They use local ingredients.
- ✓ Bridge is congested only twice per day: at 8 a.m. and at 5 p.m.



# BRIDGE BLVD

## CORRIDOR REDEVELOPMENT PLAN

### Survey and Comment Form

Bernalillo County Public Works Division thanks you for your attendance at tonight's meeting. Your input is very important to us. Please complete this form and place it in the comment box at the back of the room, mail, e-mail, or fax to: Ed Potthoff, Jr., P.E., Bridge Boulevard Project Manager, HDR Engineering, Inc., 2155 Louisiana Blvd. NE, Suite 9500, Albuquerque, NM 87110, [info@bridgeboulevard.com](mailto:info@bridgeboulevard.com), Fax: (505) 830-5454.

Please submit your comments before March 9, 2012.

## How do you rate the Bridge Boulevard Corridor?

Very Satisfied  
Satisfied  
No Opinion  
Dissatisfied  
Very Dissatisfied

|   |                          |                          |                          |                          |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>Traffic/ Roadway Conditions</b><br>(parking availability, congestion, commute time, speed safety, public transportation) | <input type="checkbox"/> |
| <b>Housing Options</b><br>(apartments, rentals, condominiums, single family homes)  | <input type="checkbox"/> |
| <b>Basic Needs</b><br>(grocery stores, health services, banks, schools, post offices, childcare, social services)           | <input type="checkbox"/> |
| <b>Community Places</b><br>(libraries, parks, recreation centers, cultural amenities)                                       | <input type="checkbox"/> |
| <b>Public Services</b><br>(sewer, water, street lights, roadways, maintenance, sanitation)                                  | <input type="checkbox"/> |
| <b>Economic Development Opportunities</b><br>(employment, business growth)  | <input type="checkbox"/> |

What do you appreciate most about Bridge Boulevard? \_\_\_\_\_

What are the issues facing Bridge Boulevard? \_\_\_\_\_

Do you live in the South Valley?  Yes  No

Do you work in the South Valley?  Yes  No

What is your age group?  Under 25  25-40  40-55  Over 55



## Meeting Attendance

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Meeting Type: Public Open House  
Meeting Name: Design Charrette - Kickoff Meeting  
Date: 5/9/2012  
Time: 06:00 PM  
Location: South Valley Multi-Purpose Center  
Attendee Count 64

Julie Reichert and Bill Moar

Michelle Otero and Henry Rael

Patricia Allaire; President - Sunset Neighborhood Association

Rokia and Omalbanin Alwajel

James and Melanie Aranda

Eddie & Mela Barela

Mike and Gloria Baros

Stephen Benz

Richard Brandt

Leslie Buerk

Pat Cargill

Albert Chavez

Emillio Chavez

Peggy Chavez; Chavez Kickboxing

Mary Chavez

Luis Chavez

Pat Conway

Gary Culler

Art De La Cruz

Twila Donaldson

Jim Gannon

Gerard and Becky Garcia

Darlene Garcia

CJ Glauner; West Mesa High School

Will Gleason; Senior Planner - Dekker Perich Sabatini

Enrico Gradi; Planner - Bernalillo County

Elaine Hebard

Carlos Hernandez; AICP - Fehr & Peers

Dolores Herrera; Assistant to Commissioner De La Cruz - Bernalillo County  
Commission District 2

John Hoffman

Sara Juarez

Tim Karpoff; Meeting Facilitator - Karpoff & Associates

Irene Kersting

Andy Knudtsen; Economic & Planning Systems, Inc.

Rob Leutheuser

Chris Leutzinger; Senior Associate - Economic & Planning Systems, Inc.

Betty Lingneu

Raynaldo Lingneu

Catherine Lopez; Public Information Officer - Bernalillo County Public Works  
Division

Rod and Jane Mahoney

Sandy Mann

Richard Meadows; Project Manager - Bernalillo County Public Works Division

Romelia Mendoza

Vera and Tony Montoya

Scott Newland

Reynaldo Nieto

Fernando Ortega

Jose Oscar

Roger Paul; Director - Bernalillo County Public Works Division

Sarah Payne; Van Citters Historic Preservation

Clara Pena

Lisa and Steven Piatetsky

Ed Potthoff; Project Manager - HDR

Paul Sachs

Valerie Salim-Meza

Kelly Sims; Environmental Planner - HDR Engineering, Inc.

Dan Sosa

Julie Stephens; Rio Grande Community Development Center

Arnold Tachias

Tim Trujillo; Urban Planner - DPS

Kathy and Gil Valencia

Karen Van Citters; Van Citters Historic Preservation

Joseph A. Wasson, Jr.

Anna Mae Wills

## Meeting Attendance

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Meeting Type: Internal  
Meeting Name: Design Charrette - Workday 1  
Date: 5/10/2012  
Time: 08:30 AM  
Location: South Valley Multi-Purpose Center  
Attendee Count 7

Michelle Otero and Henry Rael

Grant Brodehl

CJ Glauner; West Mesa High School

Marcos Gonzales; Bernalillo County Economic Development

Mandy Griego; HUD

Rod and Jane Mahoney

Lisa and Steven Piatetsky

## Meeting Attendance

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Meeting Type: Public Open House  
Meeting Name: Design Charrette - Open House  
Date: 5/12/2012  
Time: 09:00 AM  
Location: South Valley Multi-Purpose Center  
Attendee Count 31

Harrison (Taz) Alley  
James and Melanie Aranda  
Mike and Gloria Baros  
Pat Cargill  
Luis Chavez  
JoAnne Chavez  
Peggy Chavez; Chavez Kickboxing  
Melcor Chavez; Chavez Kickboxing  
Mary Davis  
Julio Dominguez  
Tony Gallegos; Director - Rio Grande Community Development Center  
Gerard and Becky Garcia  
Calistro B Garcia  
Sara Juarez  
Lawrence Kline; Transit Planner - City of Albuquerque  
Catherine Lopez; Public Information Officer - Bernalillo County Public Works Division  
Phyllis Lopez  
Joseph Lujan  
Julie Luna; Transportation Planner - Mid-Region Council of Governments  
Rod and Jane Mahoney  
Sandy Mann  
Steve Miller; Infrastructure Planning Director - Bernalillo County Public Works Division  
Rodolfo Monge-Oviedo; Transportation Planner - FHWA  
Joe and Rosalie Montano

Reynaldo Nieto  
Roger Paul; Director - Bernalillo County Public Works Division  
Lisa and Steven Piatetsky  
Julie Stephens; Rio Grande Community Development Center  
Carol Sullivan  
Ramona Torres  
Anna Mae Wills

# Policiacas

## Homenaje a los héroes fallecidos



Decenas de familiares, oficiales del cuerpo policiaco y del cuerpo gubernamental se unieron, en una ceremonia, para homenajear a aquellos oficiales que dieron sus vidas en el cumplimiento de su deber.

Historia y foto: A. Ortega  
El Semanario de Nuevo México

Albuquerque- El departamento de policía de Albuquerque y el departamento de sheriff del Condado Bernalillo rindieron un merecido homenaje a aquellos oficiales que perdieron sus vidas en acto de servicio.

El acto comenzó con una recepción a todos los familiares de los oficiales fallecidos. Después, los presentes honraron a la bandera estadounidense y los oficiales del departamento de policía de Albuquerque, Tasia Martínez y Andrew García, cantaron el himno nacional.

“En este día, nos hemos reunido para dar un homenaje muy especial a los agentes del orden de la ley que han sacrificado sus

vidas, en actos valientes, para mantener a la ciudad a salvo de los delincuentes” dijo el sheriff Dan Houston.

El alcalde de la ciudad, Richard J. Berry, el jefe de policía, Raymond Schultz, y el comisionado del Condado Bernalillo, se dirigieron a los familiares de los héroes fallecidos ofreciéndoles el pésame y dándoles las gracias por acudir al homenaje.

“Queremos extender nuestra gratitud a las familias de nuestros héroes que han fallecido. Sabemos que ellos son los que más han sufrido la pérdida de todas estas vidas y les quiero presentar mis respetos,” dijo el jefe de policía Raymond Schultz.

El homenaje también incluyó una ceremonia con campanas, marchas de oficiales a pie, en

caballos, y en motocicletas.

La ceremonia fue muy emotiva para muchos de los familiares de los héroes fallecidos. Los homenajeados fueron: Manuel García, Robert McGuire, Alexander Knapp, Emilio Candelaria, Ronald W. Redfern, Frnak Sjolander, Richard Armijo, Max R. Oldham, Ray Davis, Jilian Narvaez, Phil Chacon, Gerald Cline, Kenneth Shawn McWethy, John Carrillo, William Sibrava, Angelic S. Garcia, Jeffrey C. Russell, Michael R. King, Richard W. Smith, James McGrane Jr., Germaine Casey, Travis Griffin, Dominique Smith, Joe Harris y Dean Miera. “Todos estos héroes merecen ser recordados por siempre por su valentía e integridad,” dijo el alcalde Berry para concluir la ceremonia.

## La policía mantiene el orden el 5 de mayo



El alcalde Berry y el jefe de policía Schultz presentaron su plan de seguridad vial en la ciudad, previo a la celebración del Cinco de Mayo.

Historia y foto: A. Ortega  
El Semanario de Nuevo México

Albuquerque- La policía de la ciudad de Albuquerque usó toda su fuerza para que no arruinaran la fiesta los conductores ebrios durante el Cinco de Mayo.

Más de veinticinco oficiales adicionales patrullaron nuestras calles en la noche del sábado que se celebraba el Cinco de Mayo, para arrestar a conductores intoxicados.

“Queremos que todos disfruten de un día festivo lleno de diversión y de seguridad,” dijo el alcalde Richard J. Berry.

Así que el fin de semana de este último Cinco de Mayo el departamento de policía

llevó a cabo dos puntos de control donde arrestaron a un total de veinte conductores ebrios.

También hubo cinco arrestos adicionales de patrullas móviles que iban por distintas partes de la ciudad y cinco detenciones de conductores ebrios reincidentes a los que se les retuvo el vehículo.

El departamento de policía no descuidó el área del centro de Albuquerque. En esa área estuvieron catorce oficiales también adicionales.

“Queremos que nuestra gente se sienta segura en el área del centro de la ciudad, en éste y en cualquier otro día festivo,” dijo el jefe de policía Raymond Schultz.



FUGITIVO DE LA SEMANA

AGRESIÓN  
CON AGRAVANTE



Nombre: Alan Pereyra-Salas  
Fecha de nac: 09/11/1988  
Cabello: Cataño  
Ojos: café

DELITO DE LA SEMANA

El 30 de abril de 2012 un camión fuerobadodeestacionamiento del hotel Quali Inn Suites, situado en el número 25 de la calle Hotel Circle en el noreste de Albuquerque. El camión tenía en su interior zapatos por valor de \$10,000, fabricados específicamente para el evento "All Skate Jam", celebrado en el parque de patinaje de Los Altos. Si tiene alguna información de estos casos por favor contacte con Crime Stoppers en el 843-STOP (7867), la llamada es anónima. Si su pista ayuda a la detención, podría obtener una recompensa.



## BRIDGE BLVD

REURBANIZACIÓN DEL CORREDOR DEL PLAN

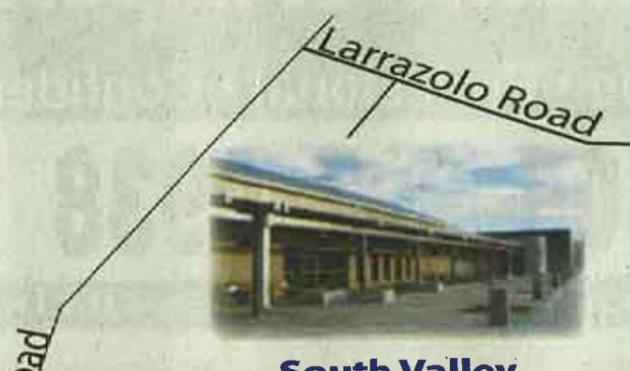
### Queremos Su Opinión sobre el Plan de Reurbanización del Corredor de Bridge Boulevard

El Condado de Bernalillo, en cooperación con el Departamento de Viviendas y Desarrollo Urbano de E.E.U.U. y el Departamento de transporte de E.E.U.U., está trabajando en un plan de reurbanización para el corredor de Bridge Boulevard de Coors Boulevard al Puente Barelás. El Plan de Reurbanización del Corredor de Bridge Boulevard incluirá recomendaciones de planificación de largo plazo para:

- aumentar la seguridad
- reducir la congestión del tráfico

### ÚNASE A NOSOTROS

**PUERTA ABIERTA**  
Sábado, 12 de mayo  
de 9:00 a.m.  
a 12:00 p.m.



Decenas de familiares, oficiales del cuerpo policiaco y del cuerpo gubernamental se unieron, en una ceremonia, para homenajear a aquellos oficiales que dieron sus vidas en el cumplimiento de su deber.

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## BRIDGE BLVD

REURBANIZACIÓN DEL CORREDOR DEL PLAN

### Queremos Su Opinión sobre el Plan de Reurbanización del Corredor de Bridge Boulevard

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- aumentar la seguridad
- reducir la congestión del tráfico
- vigorizar los negocios locales
- Mejorar la disponibilidad y asequibilidad de viviendas

El Comisario De La Cruz y el Condado de Bernalillo lo invitan a participar en grupo de personas interesadas y de especialistas para ayudar a planificar para el futuro de Bridge Boulevard. Usando opinión de la comunidad en las condiciones y cuestiones existentes, el equipo del proyecto desarrollará planes conceptuales y los presentará para revisión y retroalimentación en la reunión de Puerta Abierta el sábado, 12 de mayo. ¡Esperamos verlo/a allí!

#### Para más información:

Contact Richard Meadows, Bernalillo County, 505.848.1508 o Kelly Sims, HDR Engineering, Inc., 505.830.8845  
Correo electrónico: info@bridgeboulevard.com  
www.bridgeboulevard.com

### UNASE A NOSOTROS

#### PUERTA ABIERTA

Sábado, 12 de mayo  
de 9:00 a.m.  
a 12:00 p.m.



South Valley  
Multi-Purpose Senior Center  
2008 Larrazolo Road SW



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## DRAFT AGENDA FOR CHARRETTE

May 9 - 12, 2012

South Valley Multi-Purpose Senior Center  
2008 Larrazolo Lane

Wednesday, May 9<sup>th</sup>

Charrette Kickoff

6:00 p.m. – 7:30 p.m.

*Goal: Introduce charrette process, review existing conditions for Bridge Corridor, and obtain feedback from Steering Committee and public.*

Thursday, May 10<sup>th</sup>

*Goal: Develop alternative scenarios and explore range of options for catalytic projects and transformation of Bridge Boulevard*

8:30: Review goals and expected outcomes of the charrette

Articulate Principles to guide the process (drafted prior to charrette)

Articulate Themes based upon those principles (drafted prior to charrette)

9:00: Break into three groups:

- Corridor Considerations: Transportation/Traffic/Streetscape
- East Corridor: Focus on Challenges within the Gateway Area and Five Points
- West Corridor: Focus on challenges/catalytic projects in Atrisco/Tower districts West

9:00- 12:00 Work within groups

12:00 -1:00 Lunch – maybe visit/revisit key sections of corridor

1:00 – 1:30 Quick check-in to see how each group is faring and make adjustments

1:30 -3:30 Work within groups, focusing on completing coherent alternatives

3:30 – 4:00 Break

4:00- 5:00 Assess progress and discuss alternatives w/ Steering Committee



## **BRIDGE BLVD**

CORRIDOR REDEVELOPMENT PLAN

Friday, May 14<sup>th</sup>

*Goal: Select Preferred Alternatives and Refine Work*

8:30 – 9:00 Agree on Preferred Alternatives

9:00 – 12:00 Each Group work on respective exhibits

12:00 -1:00 Lunch

1:00 – 1:30 Check in, ensure that work is on track

1:30 - 4:30 Finalize exhibits, prepare presentation and summaries

4:30 – 5:00 Wrap up and have exhibits ready for Saturday

Saturday, May 15<sup>th</sup>

9:00 - 12:00 Open House format; one board per concept and accompanying text

(one – three team members to represent the project)



## WE WANT YOUR INPUT ON THE BRIDGE BOULEVARD CORRIDOR REDEVELOPMENT PLAN

**Bernalillo County**, in cooperation with the **U.S. Department of Housing and Urban Development** and **U.S. Department of Transportation**, is working on a draft redevelopment plan for the Bridge Boulevard corridor from Coors Boulevard to the Barelás Bridge. The Bridge Boulevard Corridor Redevelopment Plan will include long-term planning recommendations to:

- increase safety
- reduce traffic congestion
- revitalize local businesses
- improve housing availability and affordability

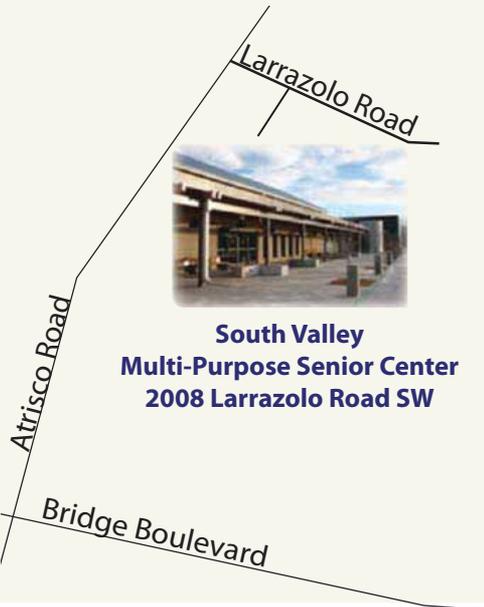
### JOIN US

#### KICKOFF MEETING

Wednesday, May 9  
6:00 p.m. to 7:30 p.m.  
Presentation at 6:15

#### OPEN HOUSE

Saturday, May 12  
9:00 a.m. to 12:00 p.m.



Bernalillo County invites you to participate in a design charrette to help plan for the future of Bridge Boulevard. At the Kickoff Meeting on Wednesday, May 9, we will discuss existing conditions and issues to be considered during the design process. Using your input, the project team will develop concept plans and present them for review and feedback at the Open House on Saturday, May 12. We hope to see you there!

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# Bridge Boulevard Redevelopment Plan

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## Comments Received at Kickoff Meeting and Open House

1. Create a place for people first.
2. Places to sit and corner parks – community first. Goff/Isleta Plaza as an example.
3. Bridge/Coors intersections
4. Noise is loud – buffer from Bridge from Goff to Atrisco.
5. Ground floor
  - Food/dining
  - Grocery store
  - Parking?
6. Can this happen?
7. Signs first?
8. Building improvements for signs and windows.
9. Police substations as crime deterrent – xeriscape park and gardens attached
10. Public parks and libraries – Connect gardens to elementary schools
11. A study is needed for parallel corridors and UNM and CNM growth
12. Valley as a “Garden District”
13. Bridge/Isleta as main street retail and higher density
14. SW slope (Coors/Tower) employment/commercial district with mass housing.
15. Senior housing at Five Points as opposed to west end of street; then it would be close to amenities.
16. Mixed housing – affordable/higher end in one unit helps to have a sense of pride, not just a project type.
17. Movie theater
18. Lots of green and landscape features, grasses
19. Ample public parking – eliminate street parking
20. Love the bridge (river) pedestrian idea and observation area.
21. Like roundabout Option 4.
22. Conflict between bikes and parked cars.
23. Be sure and nominate historical properties.
24. Safe pedestrian crossing.
25. Tower ideas – NO! This is the “Bridge Development Plan” for Bridge Rd., NOT Tower! Problems with Tower and Bridge intersection just west of Old Coors.
26. Bridge: westside is growing!! Thoroughfare is king! Option #2 – flexible lanes.
27. Redevelopment of business areas should be less about parking lots and more about walking and vegetation.
28. The many comments about Bridge as a transportation corridor often focused on cars. Looking to the future, I can’t imagine that auto transport as we currently live it can possibly be like this 15 years from now. Transportation must be forward thinking. I am not pie-in-the-sky, but if we only imagine individual cars, we are actually living in the past.
29. Specific business to try to attract Trader Joe’s markets. Many in our area drive all the way to Louisiana to use this market. The two TJs in ABQ are busy all days, all hours, so they will not hurt those markets. TJs would also attract people to Bridge and can work better with farmers markets and other local businesses because of the type of people who shop there.
30. Talk with our ABQ mayor to see how we can collaborate on river project at Bridge. He wants to focus some money and time on making the river trails more inviting and accessible for tourists and residents. Maybe some money to share. Also see what ABQ open space folks have planned for the area.



## Queremos Su Opinión sobre el Plan de Reurbanización del Corredor de Bridge Boulevard

El Condado de Bernalillo, en cooperación con el Departamento de Viviendas y Desarrollo Urbano de E.E.U.U. y el Departamento de transporte de E.E.U.U., está trabajando en un plan de reurbanización para el corredor de Bridge Boulevard de Coors Boulevard al Puente Barelas. El Plan de Reurbanización del Corredor de Bridge Boulevard incluirá recomendaciones de planificación de largo plazo para:

- aumentar la seguridad
- reducir la congestión del tráfico
- vigorizar los negocios locales
- Mejorar la disponibilidad y asequibilidad de viviendas

El Comisario De La Cruz y el Condado de Bernalillo lo invitan a participar en grupo de personas interesadas y de especialistas para ayudar a planificar para el futuro de Bridge Boulevard. En la Reunión de Comienzo el miércoles, 9 de mayo, discutiremos las condiciones y cuestiones existentes que se considerarán durante el proceso de diseño. Usando su opinión, el equipo del proyecto desarrollará planes conceptuales y los presentará para revisión y retroalimentación en la reunión de Puerta Abierta el sábado, 12 de mayo. ¡Esperamos verlo/a allí!

### ÚNASE A NOSOTROS

#### REUNIÓN DE COMIENZO

Miércoles, 9 de mayo  
de 6:00 p.m.  
a 7:30 p.m.  
Presentación a las  
6:15

#### PUERTA ABIERTA

Sábado, 12 de mayo  
de 9:00 a.m.  
a 12:00 p.m.



#### Para más información:

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# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

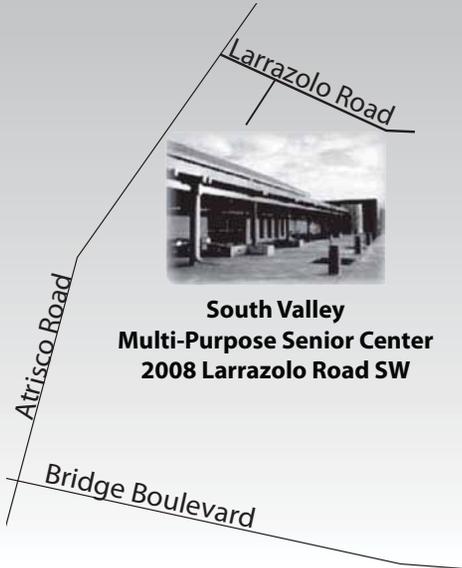
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### JOIN US

|   |   |
|---|---|
| <p><b>KICKOFF MEETING</b><br/>         Wednesday, May 9<br/>         6:00 p.m. to 7:30 p.m.<br/>         Presentation at 6:15</p> | <p><b>OPEN HOUSE</b><br/>         Saturday, May 12<br/>         9:00 a.m. to 12:00 p.m.</p> |
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 Multi-Purpose Senior Center  
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Bernalillo County Public Works Division  
2400 Broadway SE  
Albuquerque, NM 87107

**Public  
Meeting**  
Wednesday,  
May 9  
6:00 p.m.

**Open  
House**  
Saturday,  
May 12  
9:00 a.m.

# CHARRETTE REPORT



## Attendees

### Bernalillo County

Commissioner Art de la Cruz  
Dolores Herrera – Assistant to the Commissioner  
Roger Paul – Technical Services Director  
Cathy Lopez – Public Outreach  
Richard Meadows – Project Manager, Transportation Planner  
Joe Luehring, Transportation Engineer

## Consultants

### HDR

Dean Bressler  
Ed Pothoff

### Van Citters Historic Preservation

Karen Van Citters  
Sarah Payne

### Dekker/Perich/Sabatini

Mimi Burns  
Michael Burkett  
Will Gleason  
Tim Trujillo  
Sergio Yamada

### Fehr & Peers

Carlos Hernandez

### Economic and Planning Systems

Andy Knudtsen  
Chris Leutzinger

### Karpoff Associates

Tim Karpoff



This material is based upon work supported by the FHWA under TDG II P-31, Cooperative Agreement No. DTFH61-11-H-00010.

Any opinions, findings, and conclusions or recommendations expressed in this publication are those of the Author(s) and do not necessarily reflect the view of the FHWA.



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## PROCESS

The Bridge Boulevard Corridor Plan Team conducted a charrette from May 9-12, 2012 at the Bernalillo County Multi-Purpose Center, close to the Bridge Boulevard corridor in the South Valley. The agenda for the charrette is attached in the Appendix. The charrette brought together the team’s diverse perspectives to generate a range of options for improving the corridor. By its definition, a charrette is a collaborative, open, and intensive design effort focused on generating multiple concepts for a particular project, whether it is a single building, a block, or in, this case, a three mile corridor. Given the length of the corridor, this charrette focused on three distinct areas of Bridge Boulevard: 1) the Gateway area near the Rio Grande, 2) Five Points, and 3) Tower Employment District at the western end of the corridor. These areas were selected because they are representative of the corridor as a whole and they have a relatively high potential for redevelopment.

Prior to the charrette, the team created a series of image boards and character studies to help guide the design process (see Appendix). Each district of the corridor was analyzed for its redevelopment potential, zoning, existing uses, and architectural character. The team also assembled all the existing conditions analysis that had been completed to date, including market conditions, traffic and circulation, and historical characterization of Bridge Boulevard. This trove of information was distilled and summarized to help inform the charrette. (See Appendices)

The charrette started with a well-attended public gathering, including 76 community residents and team members at the Bernalillo County Multi-Purpose Center, the site of the next three days of activity. Commissioner Art de la Cruz gave introductory remarks and challenged the design team to generate concepts that were true to the character of the area and resulted in positive change. After a brief overview presentation on the corridor, the audience engaged in a productive discussion about the corridor; what they envisioned, what they valued, and what they saw as opportunities. All the graphics prepared for the charrette were on display and participants were encouraged to post comments. Some of the key insights provided that night include:

- Respect the character of the South Valley - Celebrate



Open house



Open house short presentation

the agricultural tradition, open space, and acequias

- Maintain authenticity
- Concentrate/Cluster commercial development at nodes
- Make the Gateway area attractive and inviting

For a full list of comments/feedback from the first night, see the appendix at the end of this document.

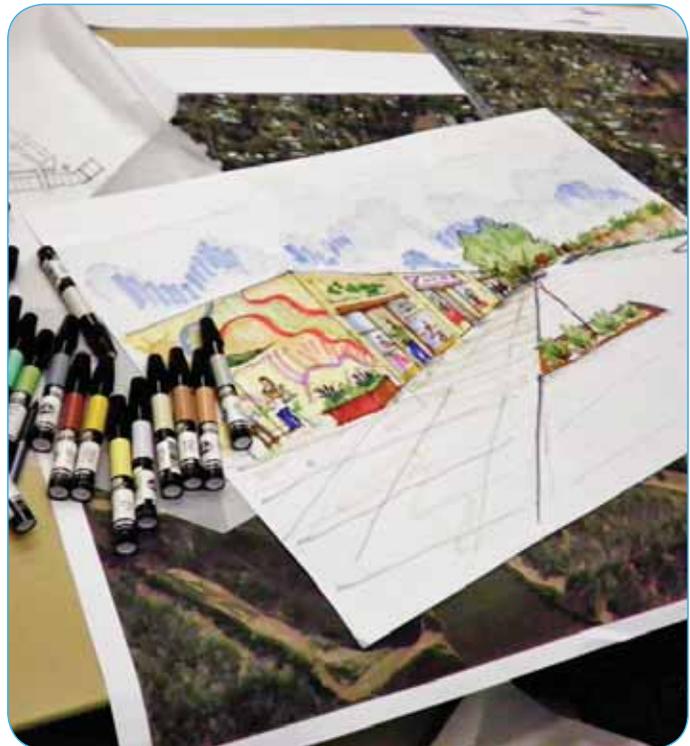
On Thursday, May 10th, the charrette team focused on generating multiple options for the Gateway, Five Points, and Tower Employment Districts. Working in two separate groups, one focused on transportation and one on land issues, the participants generated a wide range of concepts for how to improve the corridor. The group that focused on land uses referenced the summary market analysis and recommendations from EPS for housing and commercial uses that would be appropriate in each district. The group focused on transportation developed three radically different options for addressing the goals of increasing access to corridor and maintaining current travel times. Towards the end of Thursday, members of the Steering Committee dropped by to review progress. They commented on the range of options and encouraged the team to focus on the options that fostered local businesses and strengthened the surrounding neighborhoods.

On Friday, May 11th, the charrette team focused on more detailed concepts based upon the feedback from Steering Committee members and from the group's perspective. The Transportation Team focused on developing a "Mainstreet" option, along with more detailed concepts for key intersections along the corridor. The Land Use Team concentrated on more detailed concepts for Five Points and the Gateway District.

On Saturday, select representatives of the team hosted an open house to share the results of the charrette. With over 30 people attending, the open house evolved from individual conversations about the materials to a larger group discussion about the overall concepts. These comments are discussed in the "community feedback" section of this document.



Charrette design concepts discussion



Concept illustrations

## LAND USE

Taking from the village centers and districts concept, the land use charrette team utilized the various reports for land use, transportation, and market analysis to conceive of ways to redevelop the corridor. One concept that was formed early on was that of making the Gateway District the front door, one that would welcome citizens and visitors alike. Five Points was then envisioned to be the living room for the corridor and south valley, where local goods and services could be found. Tower Employment District would then contain employment opportunities for the region.

This general concept shaped the visioning for catalytic projects that would contribute to the village centers concept. These catalytic projects were derived from the market analysis and from comments and concerns of community members, which are meant to strengthen the sense of place as well as economic development.

Community sentiment predominantly favors the creation of a self-sustaining corridor, complete with strong connections between activity nodes, which would contain goods, services, and entertainment options. The

community is primarily concerned with livability within the area, placing greater value on it than on transporting citizens through the corridor, efficiently. Therefore, a pedestrian-first approach was applied to the land use conceptualization.

Greater concentrations of density and activities are envisioned along Bridge Boulevard. This is done to take advantage of access along the thoroughfare, as well as way to preserve off-corridor agriculture and the rural characteristic of South Valley, while simultaneously accommodating future residents.

In general, flexible patterns of land use were derived to allow for are integration with the various transportation scenarios.

### Gateway District

The Gateway District is, as its name suggests, the gateway to not only Bridge Boulevard but also to the larger South Valley. Construction of Gateway Park, a regional-scale open space, provided the activity node from which to



Perspective view along Bridge Boulevard

consider other land uses.

It was largely agreed upon that the corridor would be greatly enhanced by providing a physical and metaphorical connection with the National Hispanic Cultural Center. Doing so necessitates the physical upgrading of the bridge to provide a more powerful multimodal connection. This would include enhanced pedestrian and bicycle facilities, in addition to lighting and interesting, well-designed features.

Next, the creation of a well-designed public access point to the river was envisioned. The Rio Grande State Park is universally seen as a community asset, and the community desires a connection to it for recreational and social gathering purposes.

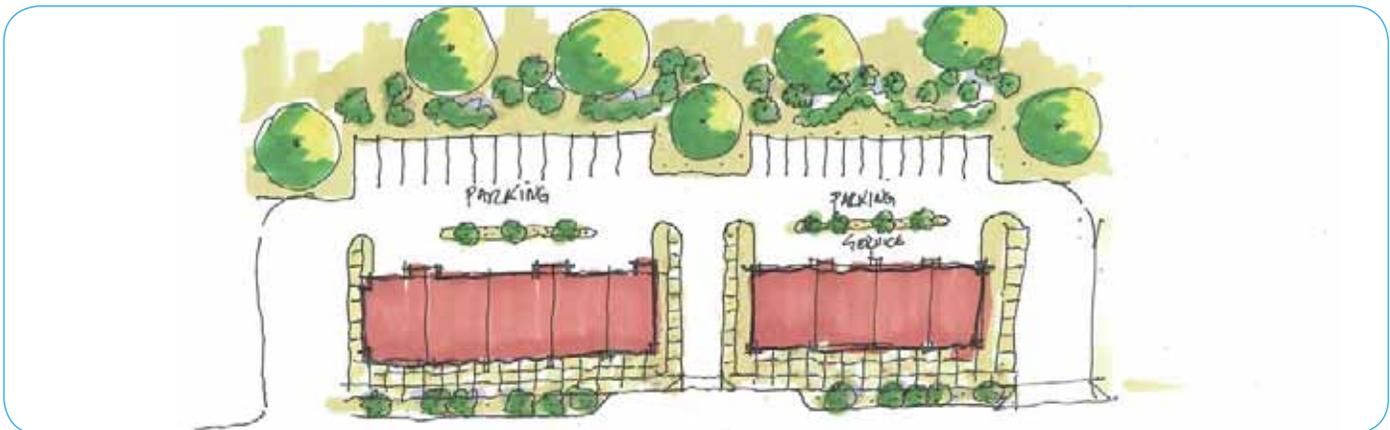
Along Bridge Boulevard, the design team also created design concepts for retail courtyards with shared parking courts. Such a concept aims to maximize existing retail

space as well as create additional public space located behind existing structures that front Bridge Boulevard.

Bridge Boulevard within this district is envisioned to include a stronger grid-like circulation and mobility network, as well as denser land uses, particularly near the Isleta Boulevard intersection. The concept aims to facilitate the provision of greater housing choice for a large segment of the population. The various transportation scenarios are consistent in their treatment of this intersection as the focal point for the district.

### Five Points District

Five Points District is unique in that it contains large, underutilized property parcels adjacent to a busy intersection. Therefore, redevelopment opportunities are numerous. Three general development scenarios were conceived. Commonalities among the designs included strong pedestrian connectivity throughout



Reconfigured access points to create retail courts



Refashioned rear ingress/egress of existing structures to allow for additional retail uses

land use



Gateway land use with standard intersection and realigned La Vega Drive



Gateway land use with round-about at Isleta Boulevard/Bridge Boulevard intersection

the site, as well as the allowance for the multiple transportation scenarios. Each also reconfigure Five Points Road, eliminating the fifth point of the intersection, while maintaining north/south access with Sunset Road. The emphasis for each was to provide a wider variety of commercial space to bring goods and services closer to residents of the community. Two of the concepts incorporated multifamily housing as a way to add residential options to the community and create a buffer between existing neighborhoods and new commercial space.

### #1 Strip commercial

This scenario did not consider a mix of uses, instead opting to fill the parcels with a movie theatre, grocery store, drug store, some in-line retail, and micro-retail. While the design allows for pedestrian access, the style of development does not exhibit strong urban design principles.

### #2 Five Points Plazas

This concept utilizes existing structures to anchor the development, fashioning the structures into enhanced indoor mercados, with flexible open spaces adjacent that can double as outdoor commercial spaces. The development would be set back from the intersection, allowing for flexible open space at the intersection. Multifamily housing is envisioned for the rear of the site, transitioning to the adjacent single-family residential area.

### #3 Five Points TOD

This concept utilizes urban design principles to orient development around pedestrian access. Structures are placed nearer to the intersection to allow for access, as well as the creation of a visual focal point for the unique intersection. Five Points Road near the intersection would become a festival street that would allow for street vending, such as food trucks and other mobile vendors. Taller structures would be placed along Bridge Boulevard, with less intensive residential uses placed in the rear to transition to the adjacent single-family residential areas. Uses envisioned for Five Points TOD include a movie theatre, grocery store, drug store, two vertical mixed-use structures with multifamily housing on the upper levels and commercial at ground level, live-work units along Sunset, junior retail pad sites, senior apartments, and townhomes.



1. Strip commercial



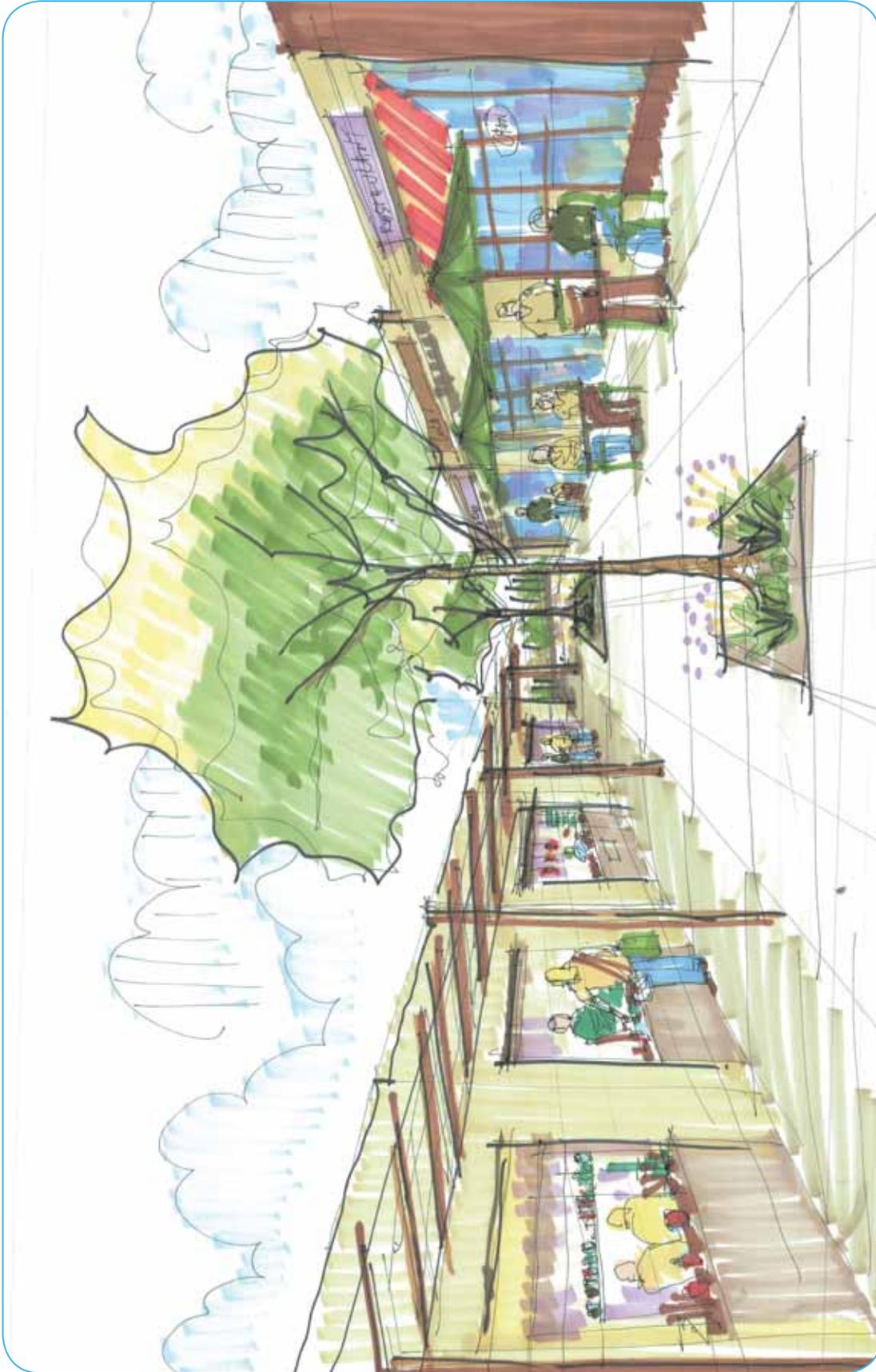
2. Five Points Plazas

land use

## land use

### 3. Five Points Transit Oriented Development (TOD)





Perspective view of a reconfigured Five Points Road into a short, flexible pedestrian way

land use

## Tower Employment Center

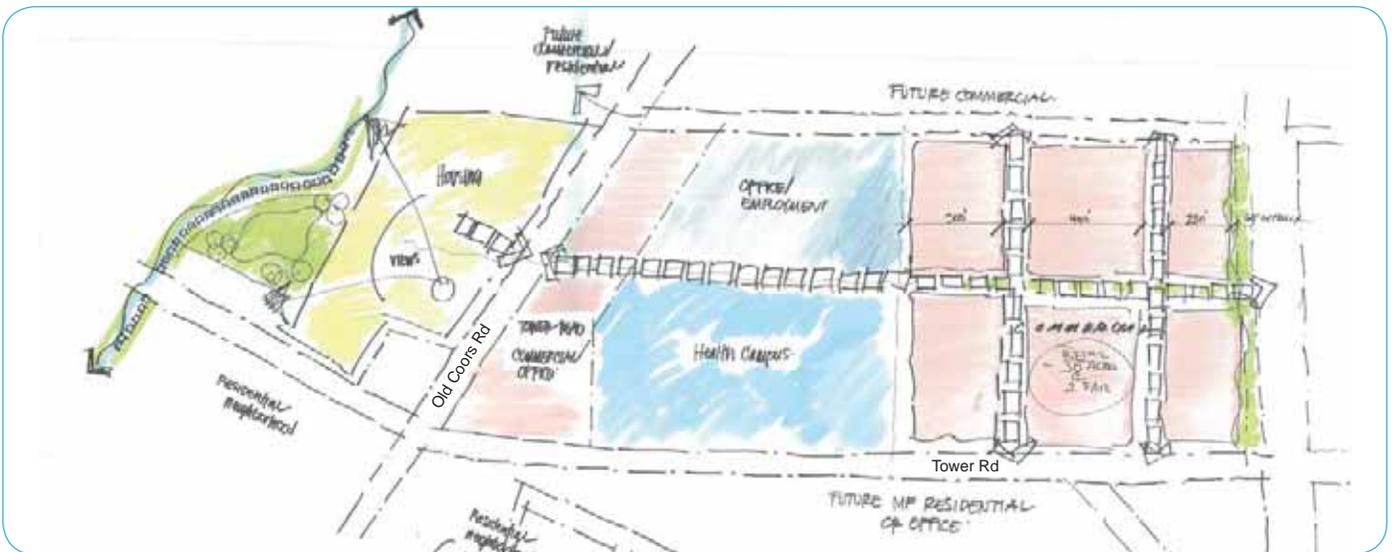
The scale of the Tower Employment Center presents unique challenges and opportunities. The large parcels and access to major thoroughfares, in particular, make the area attractive for commercial and employment related development.

The scenarios envisioned for the area incorporated varying circulation possibilities that would be necessary to make the existing property parcels more viable for development. The east side of the district, east of Old Coors Road, is envisioned to contain housing. The parcels are large enough to provide opportunities for multifamily, senior, and single family residential uses. Residents here would be able to take advantage of

unrivaled views of the metropolitan area and mountain ranges.

The Arenal Main Canal and adjacent retention pond present excellent opportunities for the county to provide quality open space for residents and visitors, alike. Users would be able to access open space with great views. A recreational trail along the canal and a public park are envisioned for the site.

Scenarios for the district also look at ways that land use can work with transportation to create enhanced connectivity at the intersection of Old Coors Drive, Tower Road, and Bridge Boulevard.



Tower Employment Center land use concept with enhanced connectivity and leveraging views



Tower Employment Center land use concept

## MOBILITY

### Option # 1 Bridge as a Mainstreet

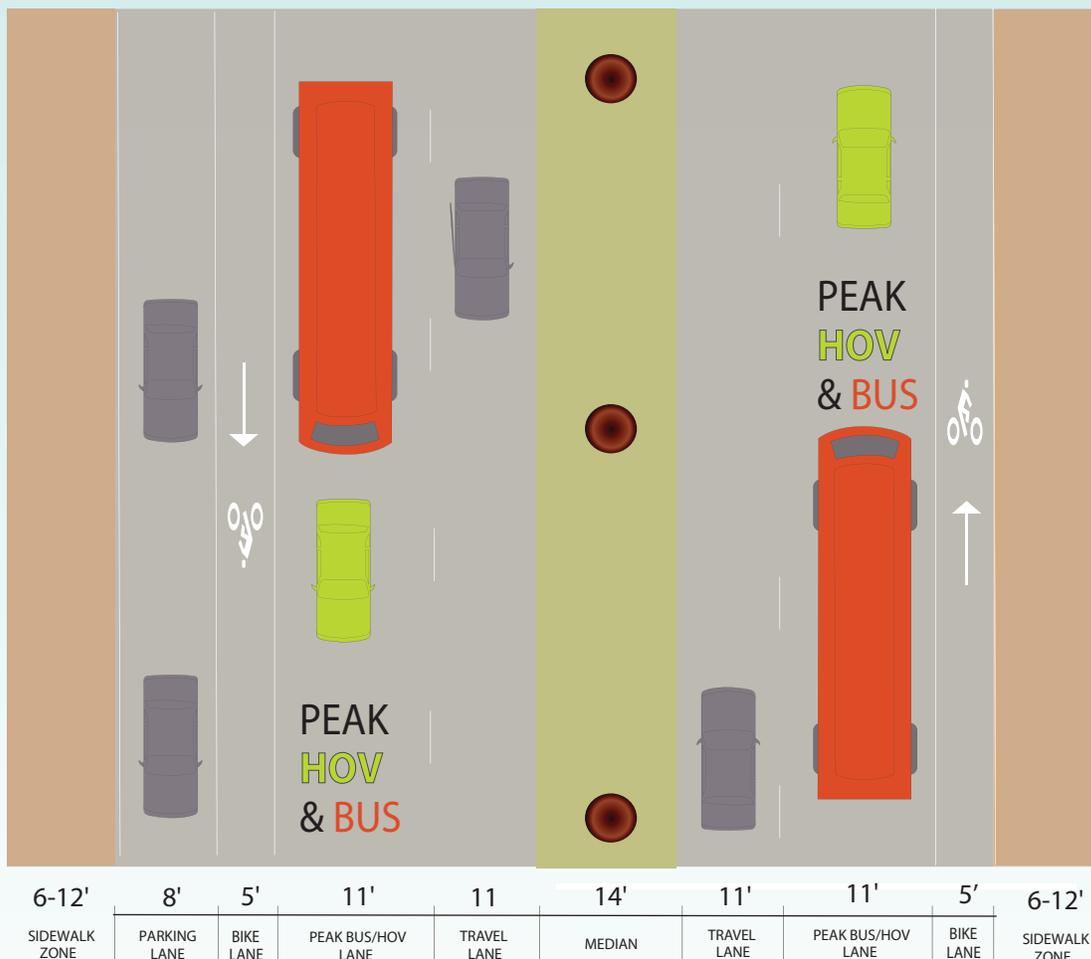
The Bridge as a Mainstreet cross section makes use of the existing right-of-way width while providing facilities for transit, isolated parking, pedestrian and bicycles. A raised median was added to provide improved access control and driver expectation for vehicles accessing and departing from Bridge Blvd. It could also provide opportunities for pedestrian refuge islands for mid-block crossings. The narrower lanes have a calming effect on vehicular traffic and will tend to slow down traffic. This option provides the future opportunity to reserve one

of the general purpose lanes as a bus/HOV lane during peak hours. This will help to encourage the use of the transit system or carpooling. However, there will have to be considerable improvements in the transit headways and routes in order to support this configuration.

This alternative acknowledges that travel times and congestion in the corridor will increase over time and was developed with Bridge as a destination in mind. This alternative will be modeled with roundabouts at two key locations within the corridor, Isleta and Five Points,

mobility

## Option #1: Bridge as a "Main Street"



Main Street concept for bridge

to determine feasibility. It is anticipated that improved operation of these intersections will help to alleviate the congestion due to lack of capacity increases. These improvements can be implemented with a limited amount of additional right-of-way that will likely be restricted to the intersections. The roundabouts also provide opportunities for the surrounding land use modifications to be successfully implemented.

### Option # 2 Flexible Lanes

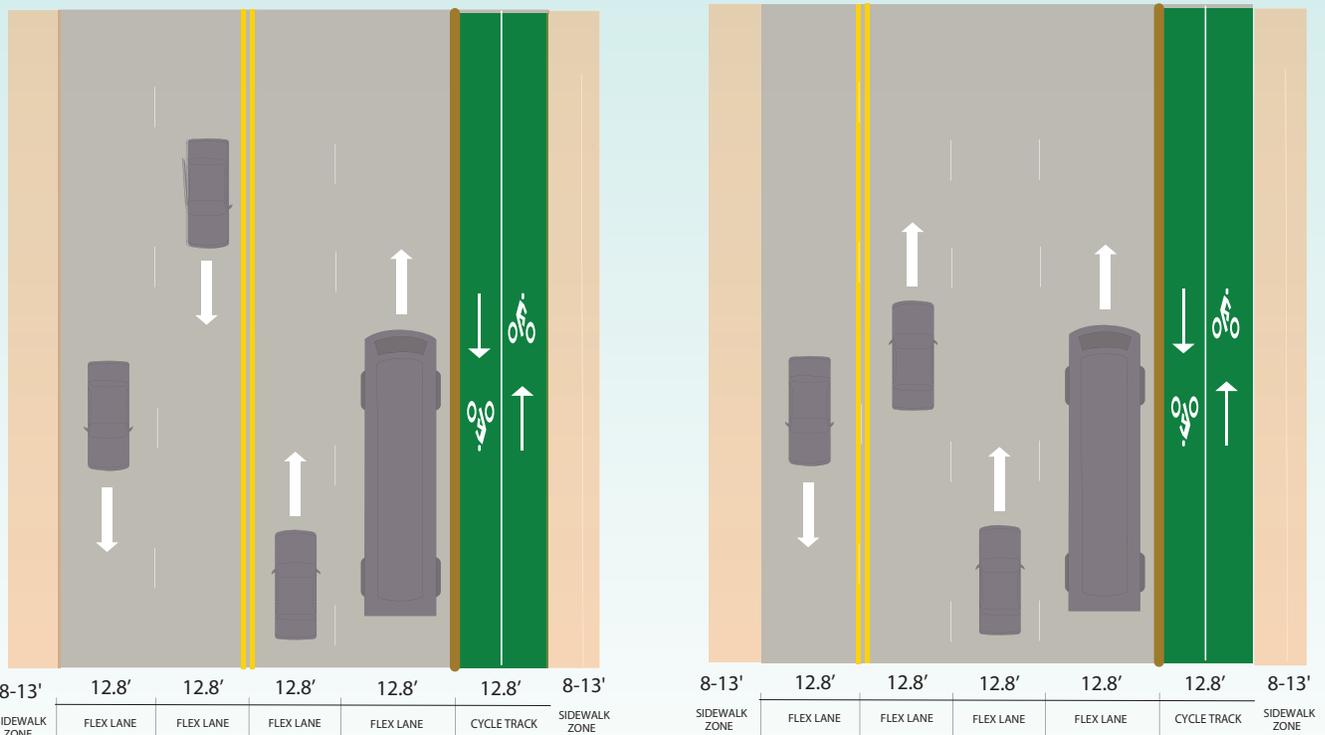
The four flexible thru lanes can provide for the current volumes that Bridge experiences for commuter traffic. The flexibility of reversible lanes in the future will also allow for additional lanes in the main traffic flow direction to be provided while reducing the number of lanes in the non-peak direction. These flexible lanes will employ the use of moveable barrier that would be moved daily to orient lanes to the traffic flow needs. Left turns from Bridge Boulevard will be restricted to reduce impacts to the through movements. Users will need to employ the "South Valley Left" which involves making a right turn at

the desired intersection and performing a u-turn to head in the intended direction. These u-turn movements will have to accommodate a large truck resulting in a large diameter and the need for significant real estate.

A two-way protected bike lane known as a cycle track has been included in this alternative. The cycle track will allow for bicycles traveling in both directions to be physically separated from the high speed vehicular traffic. This will largely limit the access for bicycles to the businesses on the side opposite the track. It is anticipated that the elimination of the left turn phase from Bridge will allow a reallocation of "green time" to accommodate a phase in the signal for bicycle crossings.

With the exception of the turn around locations the flexible lanes will fit within the existing right-of-way. Current and planned land uses would suggest that this alternative would be employed from the river crossing to Goff Ave. It would be able to be used in combination with the Bridge as a mainstreet section from Goff to the

## Option #2: Flexible Lanes



### Flexible lanes concept

west end of the project.

### Option #3 Multi-way Boulevard

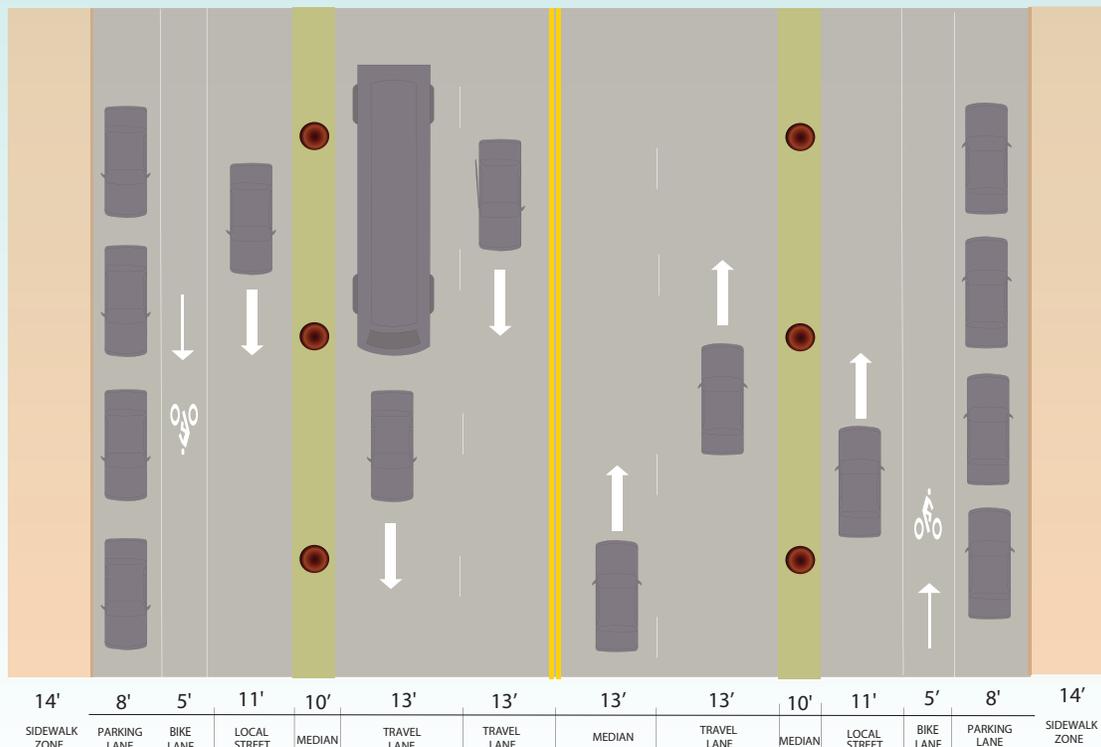
The Multi-way Boulevard will accommodate access to businesses for both commuter traffic and local traffic. The four flexible through lanes can provide for the current thru traffic volumes that Bridge experiences. The flexibility of reversible lanes in the future will also make accommodating anticipated traffic growth an option. Left turns from Bridge Boulevard will be restricted to reduce impacts to the through movements. Users will need to employ the "South Valley Left" which involves making a right turn at the desired intersection and performing a u-turn to head in the intended direction. These u-turn movements will have to accommodate a large truck resulting in a large diameter and the need for significant real estate for right of way. The elimination of the left turn phase from Bridge Boulevard will allow for the reallocation of "green time" for the signal that accompanies the through direction. This will help significantly increase the corridor's ability to handle

current and future capacity needs.

The local road system will allow for business access, parking and multi-modal access such as transit, pedestrian and bicycle facilities. This slower local street will be physically separated by a raised, landscaped median with spaced access to the through lanes. The local businesses will have very wide sidewalks that will provide for sidewalk cafes or other inviting uses.

The multi-way boulevard will require a significant amount of additional right-of-way. The planning level analysis assumed that 80' of additional width will be required in the corridor. This will have a significant impact on the property owners and is estimated to result in the need for several total takes. The upfront investment for right-of-way only is anticipated to be in the range of \$12M.

## Option #3: Multi-way Boulevard



Multi-way Boulevard concept



**MARKET FEASIBILITY**

**Economic Drivers**

The primary drivers for potential land use concepts are three-fold:

- Capture the income that already exist in the South Valley and enable greater circulation of those dollars, resulting in greater economic activity and benefit to South Valley businesses and residents,
- Import new economic activity by positioning the South Valley as a compelling destination for Albuquerque residents, and
- Evaluate the breadth of market potentials represented on the western end of the corridor and tap into regional market interest for retail, office, and residential uses.

Each of these drivers has been used to define market concepts for catalytic development nodes at the Gateway area (generally located between the River and Isleta Boulevard, the Five Points area, and the western mesa between Old and New Coors Boulevard.)

**Submarket Apportionment**

Concerning retail development potentials, the 665,000 square feet of potential retail space represents the total potential for the entire South Valley over the 20-year planning horizon (See Table below). The ability to capture a portion of this demand primarily depends on the ability of the County, property owners, and developers to work together to implement the economic driver concepts stated above. That said, a reasonable working assumption is that the corridor could capture between 25.0 and 33.3 percent of the total, which translates to 160,000 to 220,000 square feet. This capture depends on the ability to attract larger regional retail uses on the western end of the corridor as noted in the following section.

**Eastern versus Western submarket Characteristics**

It is important to recognize the different market characteristics of the Bridge Corridor from the River to the

| Store Type                                  | Leakage 2010   | Leakage Capture | New 2010       | New Potential 2020 | 2030           | Total 2010-2030 |
|---|----------------|-----------------|----------------|--------------------|----------------|-----------------|
| <b>Convenience Goods</b>                    |                |                 |                |                    |                |                 |
| Supermarkets / Grocery                      | 76,000         | 75%             | 57,000         | 14,000             | 16,000         | 87,000          |
| Convenience Stores                          | 3,600          | 75%             | 3,000          | 3,000              | 4,000          | 10,000          |
| Beer, Wine, & Liquor Stores                 | 500            | 75%             | 0              | 1,000              | 1,000          | 2,000           |
| Health and Personal Care                    | 30,600         | 75%             | 23,000         | 8,000              | 9,000          | 40,000          |
| <b>Total Convenience Goods</b>              | <b>110,700</b> |                 | <b>83,000</b>  | <b>26,000</b>      | <b>30,000</b>  | <b>139,000</b>  |
| <b>Shopper's Goods</b>                      |                |                 |                |                    |                |                 |
| General Merchandise                         | 109,200        | 50%             | 55,000         | 26,000             | 29,000         | 110,000         |
| Clothing & Accessories                      | 74,200         | 50%             | 37,000         | 6,000              | 7,000          | 50,000          |
| Furniture, Furnishings, & Appliances        | 30,250         | 50%             | 15,000         | 3,000              | 4,000          | 22,000          |
| Electronics & Appliances                    | 19,600         | 50%             | 10,000         | 1,000              | 2,000          | 13,000          |
| Sporting Goods, Hobby, Book, & Music Stores | 36,100         | 50%             | 18,000         | 2,000              | 2,000          | 22,000          |
| Miscellaneous Retail                        | 72,000         | 50%             | 36,000         | 5,000              | 5,000          | 46,000          |
| <b>Total Shopper's Goods</b>                | <b>341,350</b> |                 | <b>171,000</b> | <b>43,000</b>      | <b>49,000</b>  | <b>263,000</b>  |
| <b>Eating and Drinking</b>                  | <b>193,900</b> | 50%             | <b>97,000</b>  | <b>15,000</b>      | <b>17,000</b>  | <b>129,000</b>  |
| <b>Building Material &amp; Garden</b>       | <b>150,000</b> | 75%             | <b>113,000</b> | <b>10,000</b>      | <b>11,000</b>  | <b>134,000</b>  |
| <b>Total Retail Goods</b>                   | <b>795,950</b> |                 | <b>464,000</b> | <b>94,000</b>      | <b>107,000</b> | <b>665,000</b>  |

Source: 2007 Census of Retail Trade; Economic & Planning Systems  
H:\21823-Bernalillo County Bridge Boulevard\Model\21823-TPI&Sales.xls\Capture

West Mesa. Generally, the segment that extends along the valley east of the mesa is cohesive with common commercial and residential uses. However, the western portion of Bridge Boulevard relates to a larger market with different characteristics. Generally, the parcel sizes are much larger, the access to north-south arterials is better, and the ability to draw from a larger trade area results in greater development potentials. The catalytic projects anticipated for the Gateway and Five Points areas call for horizontally mixed use development, with a high level of emphasis on walkability, sustainable land use concepts, and synergistic qualities with existing land uses on the corridor. The projects anticipated for the western end are more autonomous, based on the scale, auto orientation, and industrial nature of current uses. The west mesa sites have the potential for large-scale retail, residential, and/or office uses, depending on the motivation of property owners and the ability to attract users from the western portion of the Albuquerque region. The sites in this area could also be integrated into larger Albuquerque Economic Development (AED) plans to leverage regional efforts.

### Market Concepts

Based on the research completed by EPS, the integration of primary and secondary data, and the economic drivers identified for the corridor, EPS has summarized development concepts for each of the nodes, as listed below.

### Authentic Albuquerque

Goal is to attract dollars from the larger metropolitan area (or out of state).

- Draw new/outside visitors to Bridge Boulevard to experience the 'real' Albuquerque.
- Leverage visitor traffic from the National Hispanic Center. This facility has an extensive event calendar and includes many civic events that already draws people from around the Albuquerque region.
- Create a collection of restaurants to serve as an activity anchor and destination for visitors from the entire region.
- A single site could have up to five to seven restaurants, with approximately 15,000 square feet.
- Conventional retail could be added, ranging from 15,000 to 30,000 square feet.
- Create a common plaza for outdoor dining to enhance the sense place and provide a critical mass of activity on the corridor

- Supplement potential activity node with ancillary space for retail and service businesses.
- Leverage the recently completed (to be completed) park at Bridge and Isleta as a regional attraction by creating a large farmer's market and authentic sense of place
- Support the emergent sector of local agriculture in the South Valley with the facilities needed for this sector to succeed.
- Enhance and promote access to the one of the best assets of the region -- the direct frontage on the Bosque.
- Develop market rate condominiums and townhomes to complement the retail node.
- Locate the core of activity on the far eastern edge of the corridor to simplify (and shorten) drive time for visitors and serve as a gateway to the rest of the corridor and South Valley.

### South Valley Node of Commerce

Goal is to keep South Valley dollars circulating in the community and reduce the current level of leakage.

- Serve local needs with merchants geared to the South Valley market.
- Create economic "barbell" with larger anchors supporting smaller local retailers
- Develop anchor consisting of a Hispanic grocer (25,000 square feet) and drug store (15,000 square feet).
- Incorporate a movie theatre complex for locals (four to six screens), as the South Valley is currently underserved given its population levels.
- Based on the number of screens, the building could range from 11,000 to 23,000 square feet, with a total site area of 73,000 to 150,000 square feet.
- Consider outdoor plaza between Five Points Road and Sunset Road that could be lined with micro-merchandizing and create a pedestrian core and sense of place
- Add 10,000(+) for larger stores and 10,000(+) for micro-retailing.
- Leverage the adjacent post office and bank to reinforce Five Points' market position as a node of commerce.
- If site design can accommodate, consider a senior low-income tax credit project in the rear portion of the site to provide for a greater mix of uses and enhance pedestrian accessibility.



**West Side Mesa**

Goal is to diversify the Bridge Boulevard market and consider more conventional development patterns that address market needs of the larger Southwest Mesa area.

- Recognize importance and growth potential of adjacent Southwest Mesa
- Work with AED to understand how local land supply fits with larger Albuquerque regional economic development strategy.
- Leverage adjacency to Southwest Mesa and direct frontage on New Coors Boulevard to capture regional retail market share.
- Locate a new shopping center on Bridge that draws from larger market support and requires less infrastructure cost than elsewhere in the South Valley
- Consider big box anchors within a power center.
- Leverage views from the southwest mesa and relatively larger development parcels to inject 450 to 850 units of attached housing at a range of densities
- Move senior housing to this site, in the event the central location does not have sufficient land supply, create senior housing development that provides the full continuum of care (independent living to critical care).
- Consider a social services campus, based on proximity to existing County services buildings.
- Other options include health care or an employment center.

## COMMUNITY FEEDBACK

Community members were involved in the charrette process from beginning to end. Wednesday evening began with an open house that included opportunities to contribute to the process through one-on-one dialog with the team, as well as a public forum for discussion.

Thursday and Friday were conducted with an open invitation for community member to check in on the team and provide comments and critiques. Both days included a short presentation of the day's work to discuss, compare, and critique developing concepts and designs.

By Saturday, all design scenarios had been defined, with illustrations of important concepts. The public was invited to an open house during the morning to review what had been accomplished and what was being proposed by the design team. Community member were invited to discuss concepts with design team members.

For the first half of the morning, community members were invited to review all design scenarios with individual team members. This enabled everyone to get a detailed understanding of the scenarios and talk in-depth on topics they were interested in. Mid-morning, community residents and team members convened for an overview of the process and to discuss the strengths and weaknesses of the respective scenarios. The informal tone created an atmosphere of team members and residents jointly discussing the relative merits of the ideas, rather than an atmosphere of the team trying to "sell" a recommended alternative. Comments were received in three ways: From individual discussions with team members; from comments during the discussion; and from a poll of participants' opinions on each of the roadway and district scenarios, respectively, using a 'gradients of agreement' scale. The scale allowed each participant to say how much they liked or disliked each scenario, from "1" (strong support) to "8" (strong opposition). (Each scenario assessment was independent of others; for example, a participant might strongly support or strongly oppose all scenarios.)

Comments:

### Gateway

- The Gateway ideas, particularly with new commercial and residential development on the north side, and

increased parking behind buildings on the south side, received unanimous support from community residents.

- There were a number of comments on how to improve the concepts, and how to integrate them with the roadway design scenarios. But overall, people appreciated the scenario concepts.
- Local residents expressed concern about absentee landlords that were not responsive to concerns about illicit activities and vandalism to properties.
- One particular community member wanted to see a more nuanced plan that reflected the potential change to individual properties.
- On the scale, nearly everyone rated it a "1", with outliers going no lower than "3".

### Five Points

- There was strong support for the Five Points concept of closing off Five Points to motorized traffic, and preserving it for pedestrian traffic.
- Nearly everyone also liked the rationale of a larger, more continuous commercial area that the pedestrian path would support.
- Comments differed on the variations for diverting traffic over to Sunset, the possibility of a housing development, and the idea of a movie theater, etc. The major concept, however, had strong support. In fact, a local neighborhood association president stated that this would limit speeding on Five Points, which would be a benefit to the neighborhood.
- Not many comments on the proposed movie theater
- On the scale, all ratings were a "1" or a "2".

### Tower Employment District

- There was strong support for the general concept of a more rational way of zoning and platting property, as well as for the various ideas for putting commercial, residential, health and other uses on contiguous parcels.
- Residents of adjacent Alamosa Neighborhood liked concept of closing Bridge west of Old Coors.
- Overall concepts for creating medical node and retail center were well-received.
- All ratings on the scale were either "1" or "2", except for one "8" (strong opposition).

community feedback

**Bridge as Main Street**

- Participants liked the small community feel that the “Main Street” scenario preserved, but were uncomfortable about the constraints on traffic that it imposed.
- In the poll, several people strongly supported the scenario, several expressed lukewarm support, and at least two people strongly opposed it.

**Flexible Lanes**

- Participants were lukewarm at best about this concept. While people appreciated the importance of keeping traffic flowing, the requirement that a left turn could only be done by turning right and doing a U-turn on a side street was deemed impractical.
- On the scale, most people rated it a “4” or “5”, meaning that they did not have a strong opinion, with at least one person strongly supporting and one person strongly opposing it.

**Boulevard**

- Participants were nearly unanimous in strongly opposing this scenario. While the wider roadway offers access to all transportation modes and increases roadway capacity, this scenario would alter the corridor beyond all recognition, as well as being extremely expensive and disruptive due to right-of-way acquisition.
- On the scale, nearly all participants rated it an “8” (strong opposition), although there were two “1s” and a couple “no opinions”.

**Applications/Roundabouts**

- There was strong support for roundabouts at Isleta and Five Points.
- On the scale, all participants rated it a “1”, “2”, or “3”, with two people opposing it with an “8”. This level of support was a surprise to the team. However, when community residents were shown all the constraints and scenarios, individually and in the whole group discussion, many people came to the conclusion on their own that roundabouts might be the best solution.
- Several people indicated a preference for roundabouts based on experience elsewhere, and an appreciation that the Bridge Corridor could have roundabouts as well.

positive. Participants expressed appreciation for the way the team tried to balance community ideas and roadway demands for the Corridor. There was lively discussion and debate on the individual ideas, and a number of suggestions for improvements. Also, community participants understood that the scenarios represent a “first draft” of ideas that must be further analyzed. However, everyone who participated had positive remarks about the process and the way that the team had interacted with the community. One community leader commended the County, saying that this process has been the most transparent he has been part of in over twenty years of community planning participation.

The overall tone of community feedback was quite



## APPENDIX

appendix

## **Livability Principles**

- Provide more transportation choices
- Expand location and energy-efficient housing choices
- Improve economic competitiveness of neighborhoods
- Target federal funding toward existing communities
- Align federal policies and funding
- Enhance the unique characteristics of all communities



## OPEN SPACE



GATHERING SPACE



AMENITIES



ART



LANDSCAPE

RECREATION



## STREETS

### STREET CONFIGURATION



### CROSSWALKS



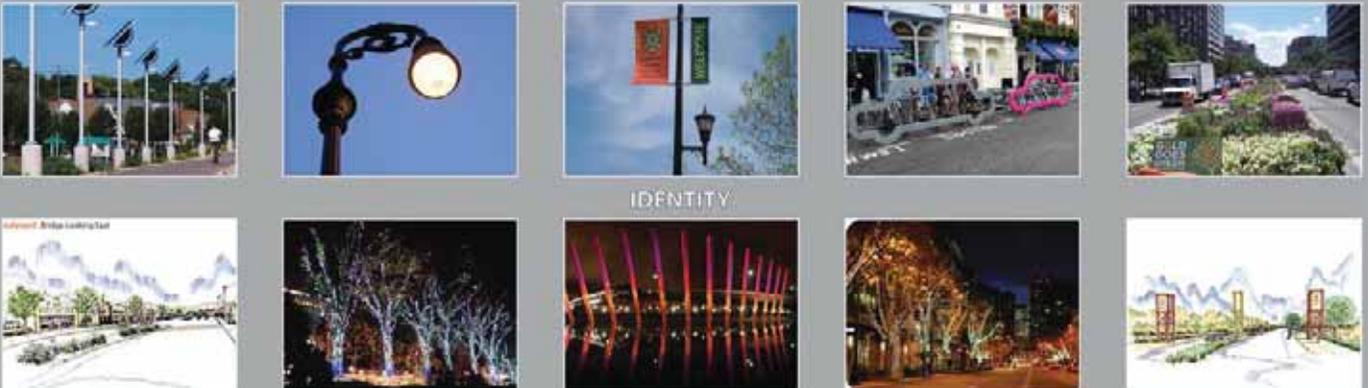
### SIDEWALKS



### FURNITURE



### IDENTITY



## BUILDINGS



VERTICAL MIXED-USE



MULTI-FAMILY



COMMERCIAL





## GATEWAY DISTRICT

~ 1,500 feet  
~ 24 acres



### Opportunities

- High visibility
- River access
- Route 66/84 history
- New Gateway Park
- Stronger existing urban fabric
- 100-foot Right-of-Way
- Acequia

### Constraints

- Busy intersection
- Functionally obsolete structures
- Many curb cuts
- Narrow sidewalks



## FIVE POINTS COMMERCIAL DISTRICT

~ 3,300 feet  
~ 72 acres



### Opportunities

- Large empty parcels
- Unique street configuration
- Community-scale public space
- Armijo acequia

### Constraints

- 80-foot ROW
- Lots of empty parking lots
- Busy intersection
- Narrow sidewalks
- Antiquated zoning



## GOFF DISTRICT

~ 1,350 feet  
~ 20 acres



### Opportunities

- City zoning
- Underdeveloped parcels
- Existing commercial center
- Arenal acequia

### Constraints

- Large parking lots that detract from walkability
- Busy intersection
- Underperforming commercial/vacancies
- 80-foot right-of-way

## ATRISCO RESIDENTIAL DISTRICT

~ 4,350 feet  
~ 104 acres



### Opportunities

- Agricultural heritage
- Acequias and drainages
- Underutilized parcels

### Constraints

- Antiquated housing stock
- Many curb cuts
- 80-foot right-of-way
- Lack of neighborhood commercial services



## TOWER EMPLOYMENT DISTRICT

~ 3,800 feet  
~ 103 acres



### Opportunities

- Large parcels
- Views to the east
- Coors Blvd access (high visibility)
- Underutilized/vacant parcels

### Constraints

- Tower/Bridge/Old Coors intersection
- Incompatible land uses
- Tower Road lacks pedestrian/bike infrastructure
- Dilapidated structures
- Lack of property maintainance



## DRAFT AGENDA

### Bridge Boulevard Charrette

May 9-12, 2012  
Bernalillo County Multi-Purpose Center  
2008 Larrazolo Lane  
South Valley

Wednesday, May 9<sup>th</sup>

- 6:00 Welcome from Commissioner
- 6:15 – 6:30 Why a Charrette? Will/Tim
  - How a charrette helps define the Corridor Plan for Bridge Boulevard
  - Deliverables: what we expect as outcomes from next two days of work
- 6:30 – 7:00 Overview of Bridge Corridor:
  - What we know to date
  - Market Trends – Andy/Chris
  - Key Transportation and Land Use Findings – Carlos/Will
- 7:00 – 7:30 Feedback/Discussion with Steering Committee/General Public
- 7:30 Call it a night.

Key Exhibits for the Wednesday Night Session:

- Overall Corridor
- Individual Districts
- Summary Market Trends
- Key Findings to date
- Study Purpose and Expected Outcome
- Precedent Boards: Isleta Blvd., Colfax Avenue, SugarHouse Transit

Thursday, May 10<sup>th</sup>

*Goal: For each District, develop alternative scenarios and explore range of options for catalytic projects and transformation of Bridge Boulevard. Divergent Thinking.....*

8:30: Get organized into teams and agree on process/outcomes

9:00 -11:30: Focus on the eastern portion: the River to Goff

- Key Issues:
  - Land Use/Zoning
  - Transportation/Traffic
  - Streetscape
  - Corridor Considerations: Transportation/Traffic/Streetscape
  - Livability
- What are key funding opportunities?
- What are short term actions that will improve the corridor?



11:30 -12:00: Review work

12:00 -1:00 Lunch – maybe visit/revisit key sections of corridor

1:00 – 3:30: Focus on the western portion: Goff to Coors

- Key Issues:
  - Land Use/Zoning
  - Transportation/Traffic
  - Streetscape
  - Corridor Considerations: Transportation/Traffic/Streetscape
  - Livability
- What are key funding opportunities?

3:30 – 4:00 Break

4:00- 5:00 Assess progress and discuss alternatives w/ Steering Committee

Friday, May 11<sup>th</sup>

*Goal: Convergent Thinking: Select Preferred Alternatives and Refine Work*

8:30 – 9:00 Agree on Preferred Alternatives

9:00 – 12:00 Work on refining alternatives for eastern half: River to Goff

12:00 -1:00 Lunch

1:00 – 1:30 Check in, ensure that work is on track

1:30 - 4:30 Work on refining alternatives for western half: Goff to Bridge

4:30 – 5:00 Wrap up and have exhibits ready for Saturday

Saturday, May 12<sup>th</sup>

9:00 - 12:00 Open House format; one board per concept and accompanying text

(one – three team members to represent the project)

Criteria for screening alternatives:

- Walkability
- Potential to increase Transit ridership
- Strengthen Neighborhoods: Compatibility with adjoining area context
- Economic Development: Potential to spur private investment



- Economic Development: Potential to generate jobs
- Potential to increase housing options
- Impact on Mobility
- Potential for funding

### **Charrette Team Members/Roles**

#### *HDR – Traffic and Overall Corridor considerations*

Dean Bressler

Ed Pothoff

#### *Van Citters Historic Preservation – Historical Context/Preservation*

Karen Van Citters

Sarah Payne

#### *DPS – Charrette Ring Leaders/Land Use/Overall Exhibit Production*

Tim Trujillo

Sergio Yamada

Will Gleason

Mimi Burns

#### F&P

Carlos Hernandez – *Transportation/Livability*

#### *EPS- Market Analysis/Reality Check*

Andy Knudtsen

Chris Leutzinger

#### *Karpoff Associates – Facilitation/Community Input*

Tim Karpoff

#### *Bernalillo County – Overall County Perspective/Traffic/Roadway/Housing*

Commissioner Art de la Cruz

Dolores Herrera

Roger Paul

Richard Meadows

Joe Luehring

Nolan Bennett

Betty Valdez



## Bridge Boulevard Redevelopment Plan

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### Comments Received at Kickoff Meeting and Open House

1. Create a place for people first.
2. Places to sit and corner parks – community first. Goff/Isleta Plaza as an example.
3. Bridge/Coors intersections
4. Noise is loud – buffer from Bridge from Goff to Atrisco.
5. Ground floor
  - Food/dining
  - Grocery store
  - Parking?
6. Can this happen?
7. Signs first?
8. Building improvements for signs and windows.
9. Police substations as crime deterrent – xeriscape park and gardens attached
10. Public parks and libraries – Connect gardens to elementary schools
11. A study is needed for parallel corridors and UNM and CNM growth
12. Valley as a “Garden District”
13. Bridge/Isleta as main street retail and higher density
14. SW slope (Coors/Tower) employment/commercial district with mass housing.
15. Senior housing at Five Points as opposed to west end of street; then it would be close to amenities.
16. Mixed housing – affordable/higher end in one unit helps to have a sense of pride, not just a project type.
17. Movie theater
18. Lots of green and landscape features, grasses
19. Ample public parking – eliminate street parking
20. Love the bridge (river) pedestrian idea and observation area.
21. Like roundabout Option 4.
22. Conflict between bikes and parked cars.
23. Be sure and nominate historical properties.
24. Safe pedestrian crossing.
25. Tower ideas – **NO! This is the “Bridge Development Plan” for Bridge Rd., NOT Tower! Problems with Tower and Bridge intersection just west of Old Coors.**
26. Bridge: westside is growing!! Thoroughfare is king! Option #2 – flexible lanes.
27. Redevelopment of business areas should be less about parking lots and more about walking and vegetation.
28. The many comments about Bridge as a transportation corridor often focused on cars. Looking to the future, I can’t imagine that auto transport as we currently live it can possibly be like this 15 years from now. Transportation must be forward thinking. I am not pie-in-the-sky, but if we only imagine individual cars, we are actually living in the past.
29. **Specific business to try to attract Trader Joe’s markets. Many in our area drive all the way to Louisiana to use this market. The two TJs in ABQ are busy all days, all hours, so they will not hurt those markets. TJs would also attract people to Bridge and can work better with farmers markets and other local businesses because of the type of people who shop there.**
30. Talk with our ABQ mayor to see how we can collaborate on river project at Bridge. He wants to focus some money and time on making the river trails more inviting and accessible for tourists



## Bridge Boulevard Redevelopment Plan

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and residents. Maybe some money to share. Also see what ABQ open space folks have planned for the area.

## Meeting Attendance

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Meeting Type: Public Open House  
Meeting Name: August 15, 2012 Public Meeting  
Date: 8/15/2012  
Time: 06:00 PM  
Location: Alamosa Community Center  
Attendee Count 66

Marco Acabal

Rachel Altobelli

Theresa Baca

Mike and Gloria Baros

Barbara Bell

Nolan Bennett; Construction and Engineering Manager - Bernalillo County Public Works Division

Stephen Benz

Victor and Diane Beserra; Los Altos Civic Association

Dean Bressler; Project Manager - HDR Engineering, Inc.

Elaine Briseno

Grant Brodehl

Carlos Caballero

Patricia Caballero

Al Candelaria

Adrienne Candelaria

Pat Cargill

Cara and Jim Chavez

Carlos and June Chavez

Emillio Chavez

Emillio Chavez

Barbara Chavez

William Cheyne

Sheri Crider

Lois Cunningham

Art De La Cruz

Christine Dixel

Zoe Economou; South Valley Alliance

Charlotte Flynn

Naomi Friedman; HUD

Jim Gannon

Ken and Leona Gingerich

Will Gleason; Senior Planner - Dekker Perich Sabatini

Elfigo and Margaret Gutierrez

H. Herbert

Dolores Herrera; Assistant to Commissioner De La Cruz - Bernalillo County Commission District 2

Dale Jarvis

Tim Karpoff; Meeting Facilitator - Karpoff & Associates

Jen Kepesh

Andy Knudtsen; Economic & Planning Systems, Inc.

Roger LaJoie

Catherine Lopez; Public Information Officer - Bernalillo County Public Works Division

Joe Luehring; Engineer - Bernalillo County Public Works Division

Rod and Jane Mahoney

Andy Martinez

Phil Martinez

Norm and Belinda Mason

Richard Meadows; Project Manager - Bernalillo County Public Works Division

Cory Meyer

Fernando Ortega

Clara Pena

Lisa and Steven Piatetsky

Ed Potthoff; Project Manager - HDR

Joe Romero

Richard Saylor; Saylor Family Trust LLC

Kelly Sims; Environmental Planner - HDR Engineering, Inc.

Dan Sosa

John Sparks

Julie Stephens; Rio Grande Community Development Center

Arnold Tachias

Julie Torres

Flavio Gil Torres

Tim Trujillo; Urban Planner - DPS

Frank Trusnovic

John Whitmore; NM Breeze

John Whitmore; NM Breeze

Kim Whitney

# JOIN US ON 8.15.2012

6:00 pm to 7:30 pm

## Alamosa Community Center

6900 Gonzales Rd SW  
(Corner and Bridge)



For more information, visit us online at:  
[www.bridgeblvd.com](http://www.bridgeblvd.com)

or email us at:  
[info@bridgeblvd.com](mailto:info@bridgeblvd.com)

We're looking to you to give us feedback  
as we develop the Corridor Plan.

# BRIDGE BLVD

## CORRIDOR REDEVELOPMENT PLAN

At a public workshop held in May, the project team asked for input from the public on what you would like to see in the corridor. Using that input, the team developed a range of alternatives intended to increase safety, reduce traffic congestion, revitalize local businesses, and improve housing availability and affordability. Since then, the project team has been reviewing the alternatives in greater detail to determine advantages and disadvantages of each.

**Commissioner De La Cruz and Bernalillo County** invite you to join us on August 15 to see the refined draft alternatives, offer your comments and feedback, and talk with staff. Your input will assist the project team with evaluating scenarios and choosing a preferred alternative.

Persons with a disability may request accommodations by calling 505.830.8846. Requests should be made as early as possible to allow time to arrange the accommodations.



# BRIDGE BLVD

## CORRIDOR REDEVELOPMENT PLAN

### Public Meeting

August 15, 2012

|             |              |
|-------------|--------------|
| 6:00 – 6:20 | Open House   |
| 6:20 – 6:40 | Presentation |
| 6:40 – 7:30 | Q&A          |



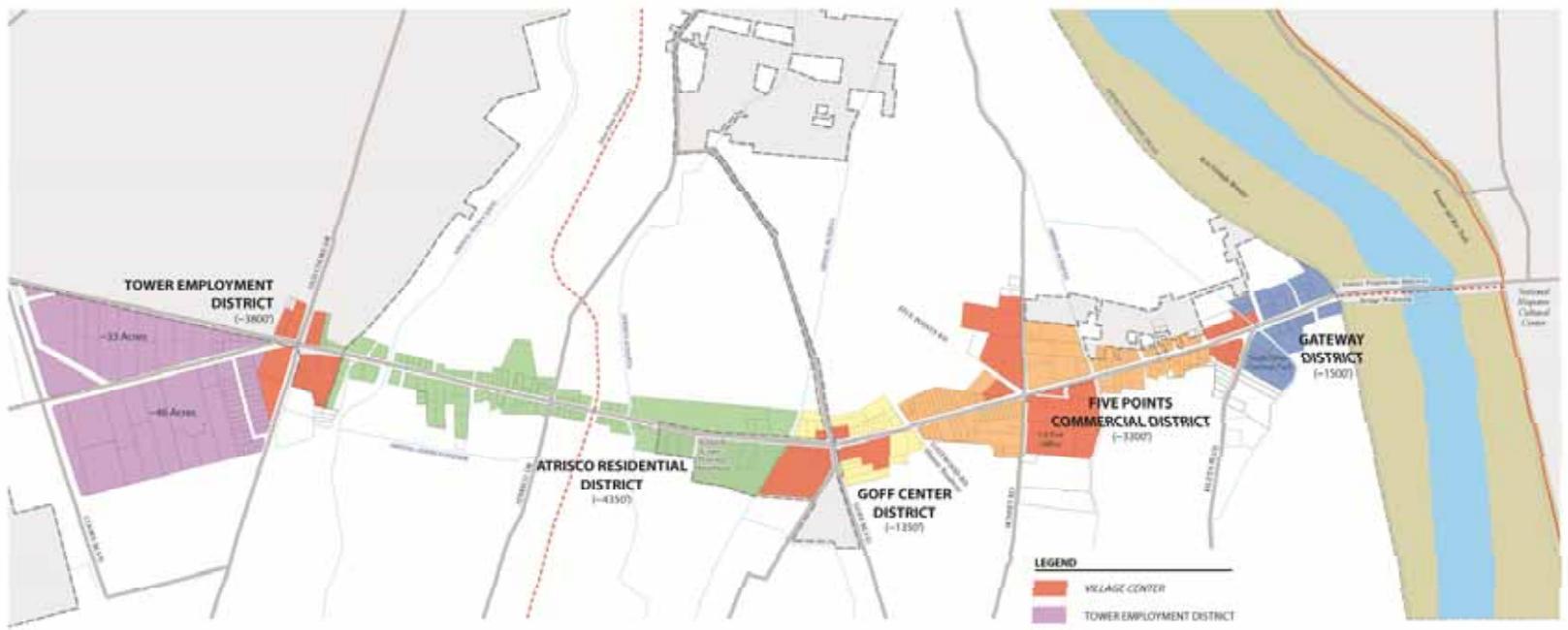
# Project Objectives

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- Revitalized neighborhood businesses
- Improved housing availability and affordability
- Reduced traffic congestion
- Increased safety
- Identification of specific redevelopment sites and projects on Corridor

How can new development enhance the *livability* of the Bridge Boulevard Corridor for residents and business owners?

# Project Area



**PROPOSED DISTRICTS AND CENTERS**  
**BRIDGE BOULEVARD**  
Bernalillo County, New Mexico

April 6, 2012

- LEGEND**
- VILLAGE CENTER
  - TOWER EMPLOYMENT DISTRICT
  - ATRISCO RESIDENTIAL DISTRICT
  - GOFF CENTER DISTRICT
  - FIVE POINTS COMMERCIAL DISTRICT
  - GATEWAY DISTRICT
  - CITY OF ALBUQUERQUE



# Process



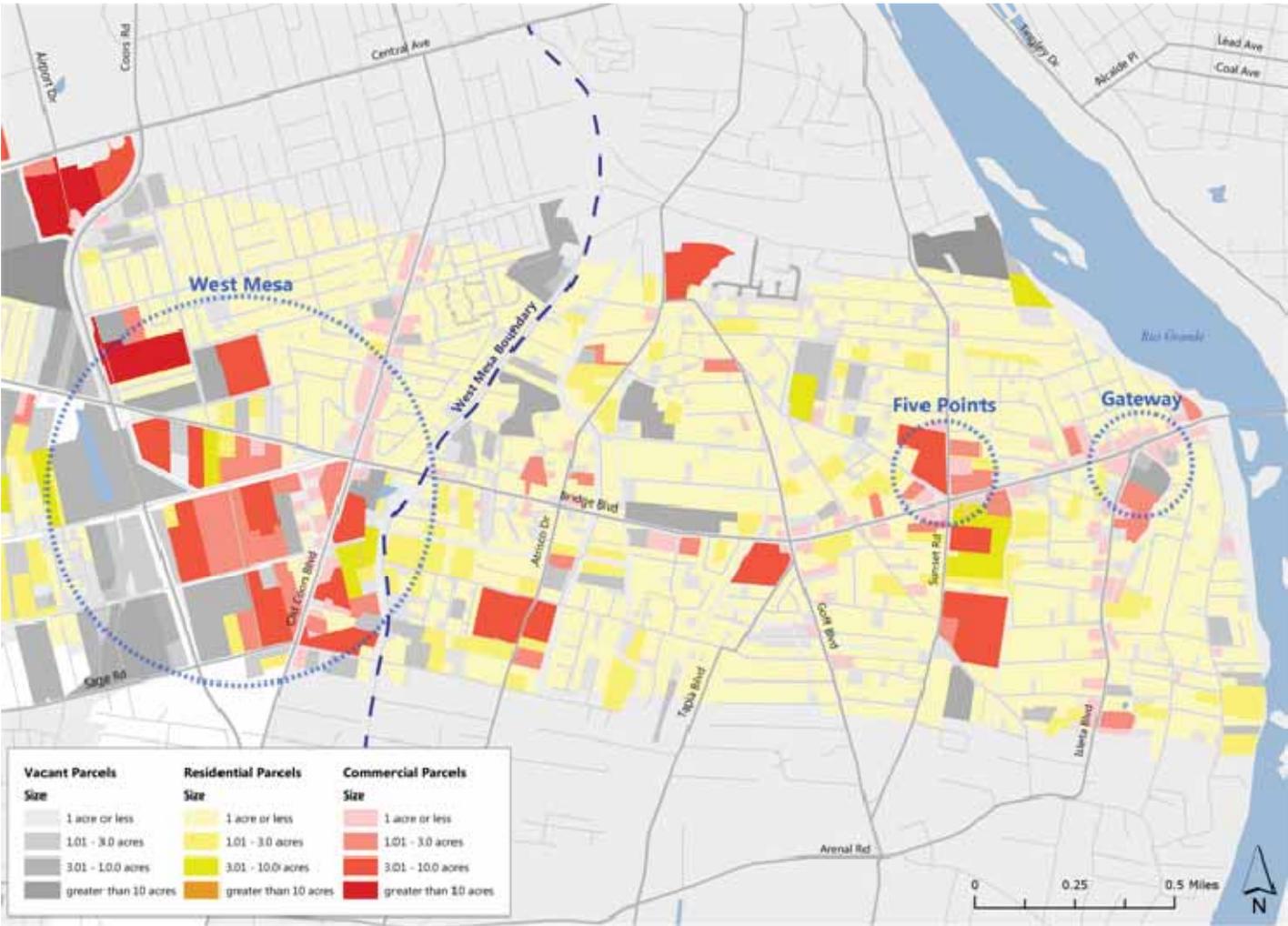
# Meeting Purpose

- Review refined concepts developed at workshop
- Obtain comments on concepts



# Market Analysis

## Bridge Boulevard Corridor Land Use



# Economic Drivers

- #1 Capture the **income that already exist in the South Valley** and enable greater circulation of those dollars, resulting in **greater economic activity and benefit** to South Valley businesses and residents;
- #2 **Import new economic activity** by positioning the South Valley as a compelling destination for residents of the larger Albuquerque area; and
- #3 Evaluate the breadth of market opportunities represented on the western end of the corridor, including the West Mesa and Tower Employment District and **tap into regional market interest for retail, office, and residential uses.**



# Potential Development Concepts

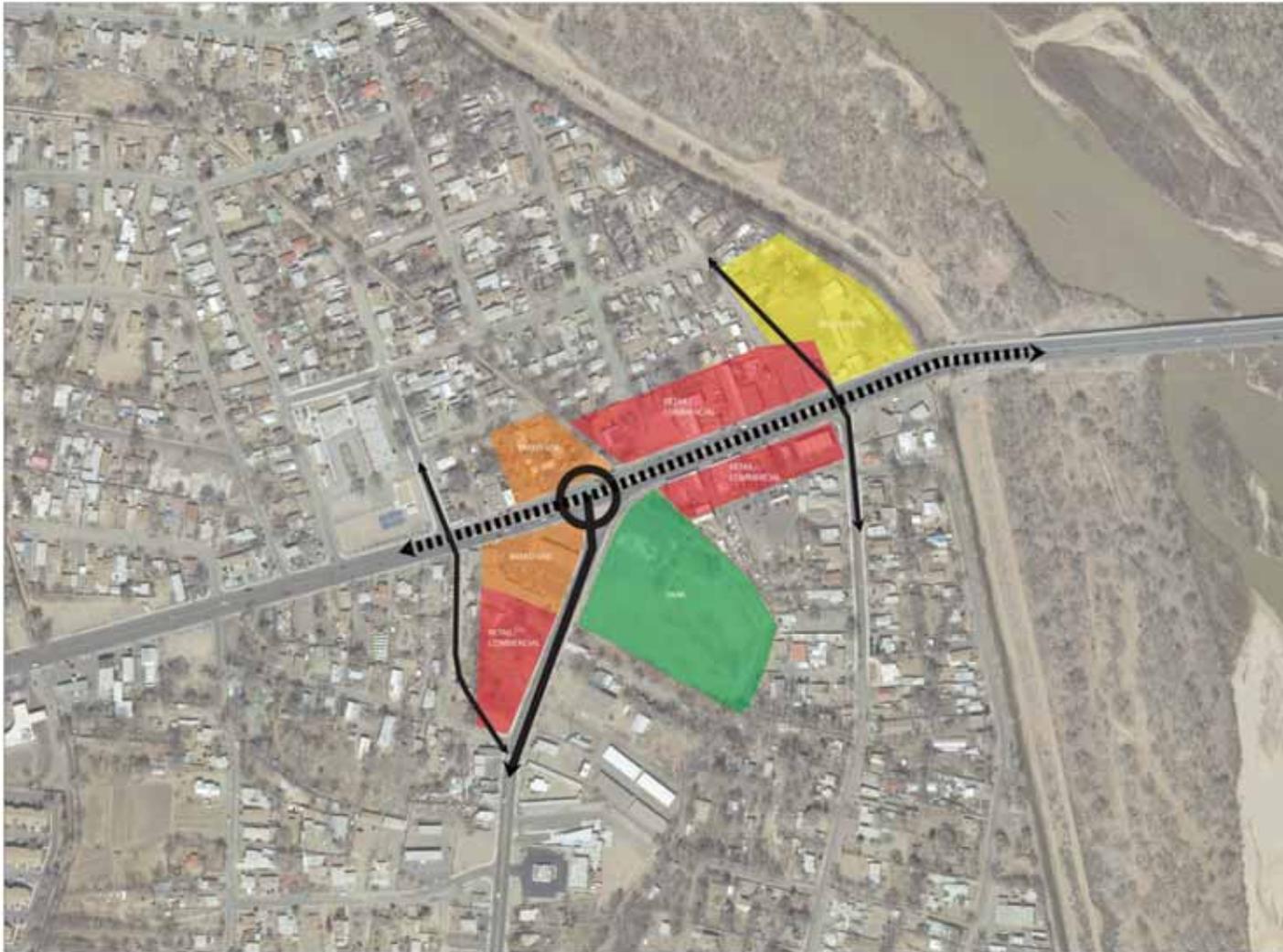
- Authentic Albuquerque
- South Valley Node of Commerce
- The West Mesa Regional Services and Employment District



# Development Potential

|                               | Residential | Retail  | Office  |
|-------------------------------|-------------|---------|---------|
| <b>Gateway</b>                |             |         |         |
| Low                           | 70          | 42,750  | 13,400  |
| High                          | 85          | 75,000  | 60,000  |
| <b>Five Points</b>            |             |         |         |
| Low                           | 135         | 100,000 | 25,000  |
| High                          | 140         | 110,000 | 25,000  |
| <b>West Mesa <sup>1</sup></b> |             |         |         |
| Low                           | 250         | 40,000  | tbd     |
| High                          | 500         | 60,000  | tbd     |
| <b>Total</b>                  |             |         |         |
| Low                           | 455         | 182,750 | tbd     |
| High                          | 725         | 245,000 | tbd     |
| <b>Regional Projections</b>   |             |         |         |
|                               | 1,277       | 665,000 | 923,250 |
| <b>Corridor Capture Rate</b>  |             |         |         |
| Low                           | 36%         | 27%     | tbd     |
| High                          | 57%         | 37%     | tbd     |

# Gateway – Authentic Albuquerque



0 50 100 200 Feet

# Gateway Concept 1



# Gateway Concept 2



# Gateway Concept 3



0 50 100 200 Feet

# Five Points – SV Node of Commerce



0 50 100 200 Feet

# Five Points Concept 1



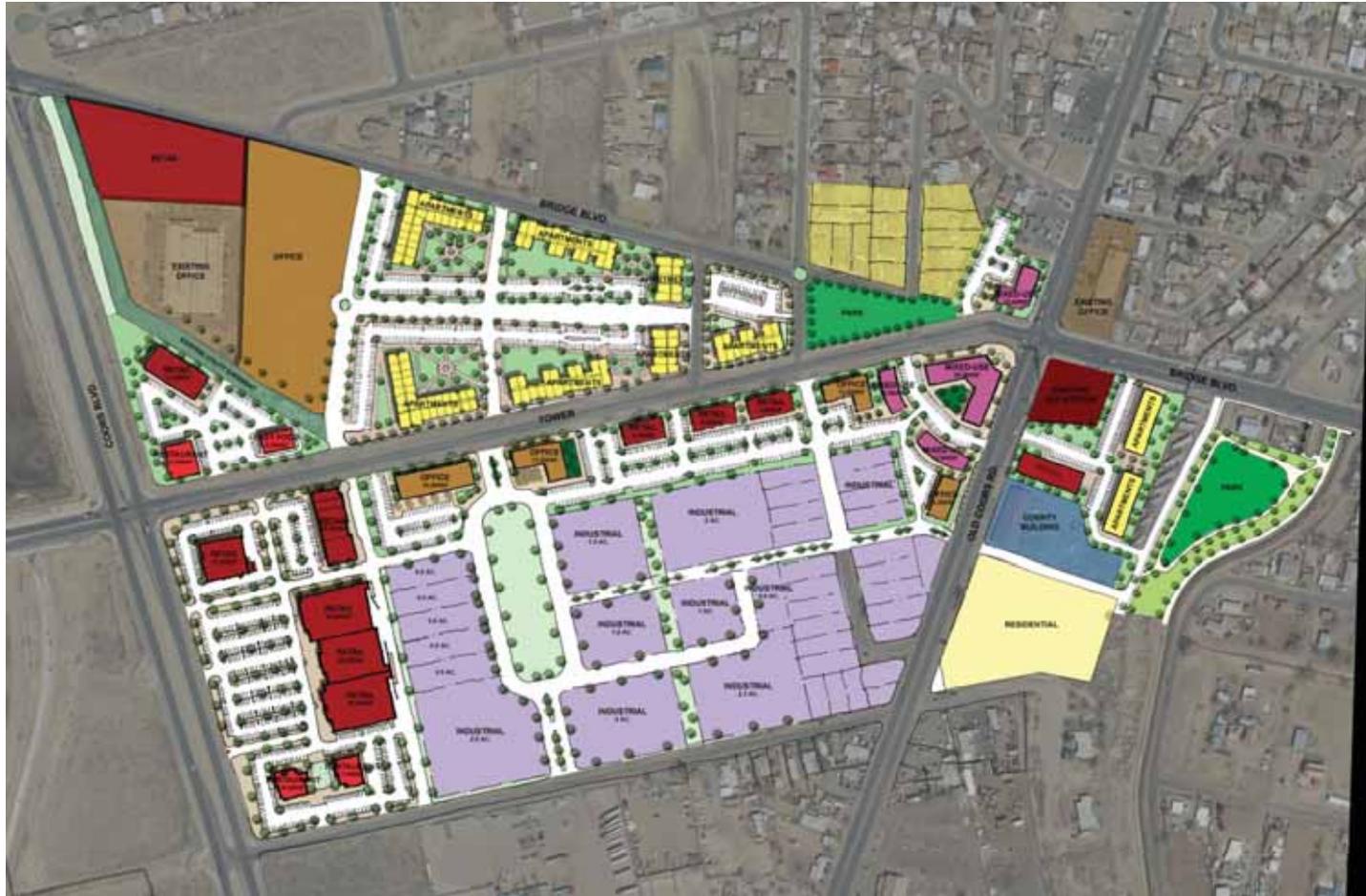
# Five Points Concept 2



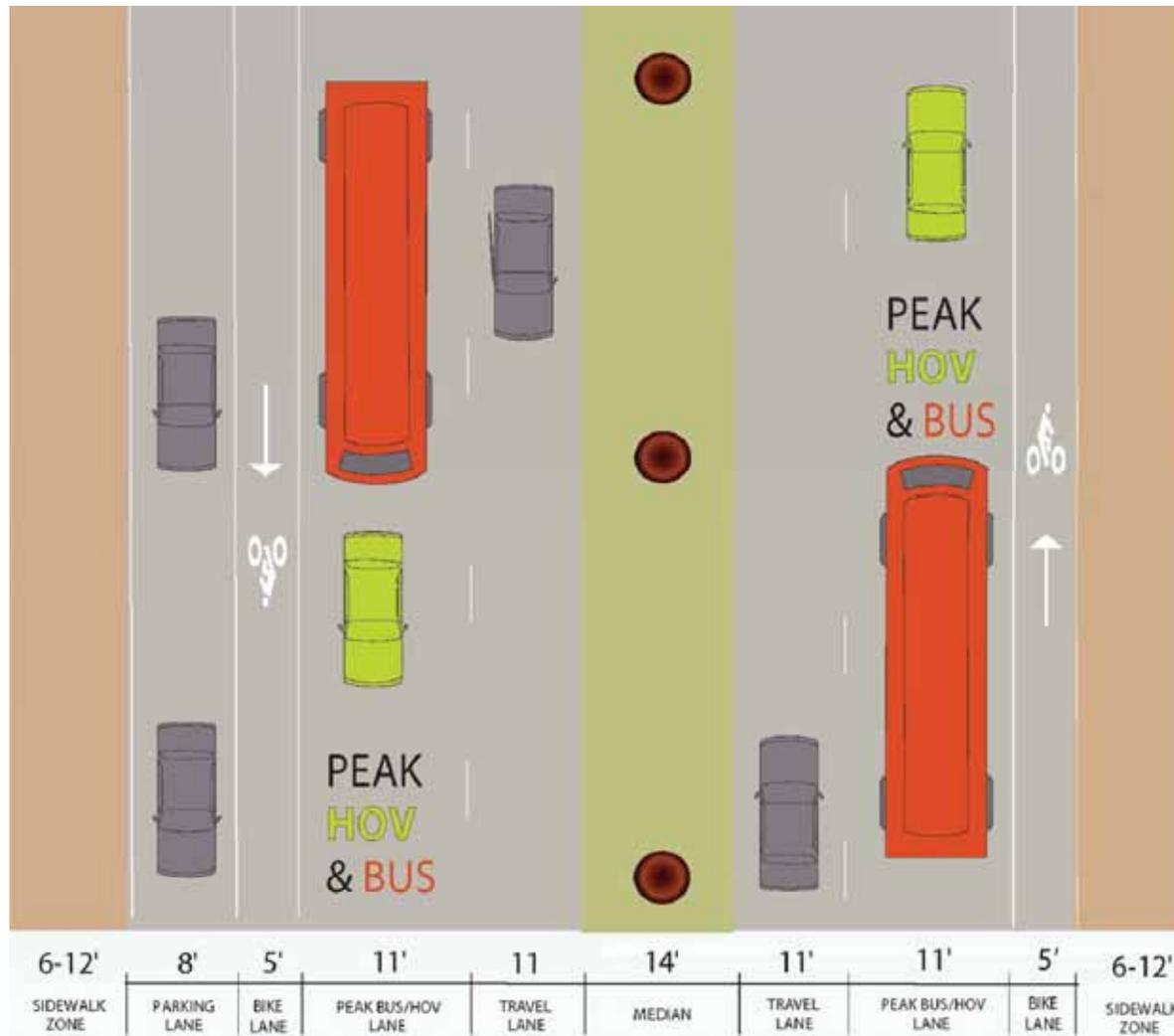
# Tower - West Mesa Regional Services and Employment District



# Tower Concept



# Roadway Concept 1: Mainstreet







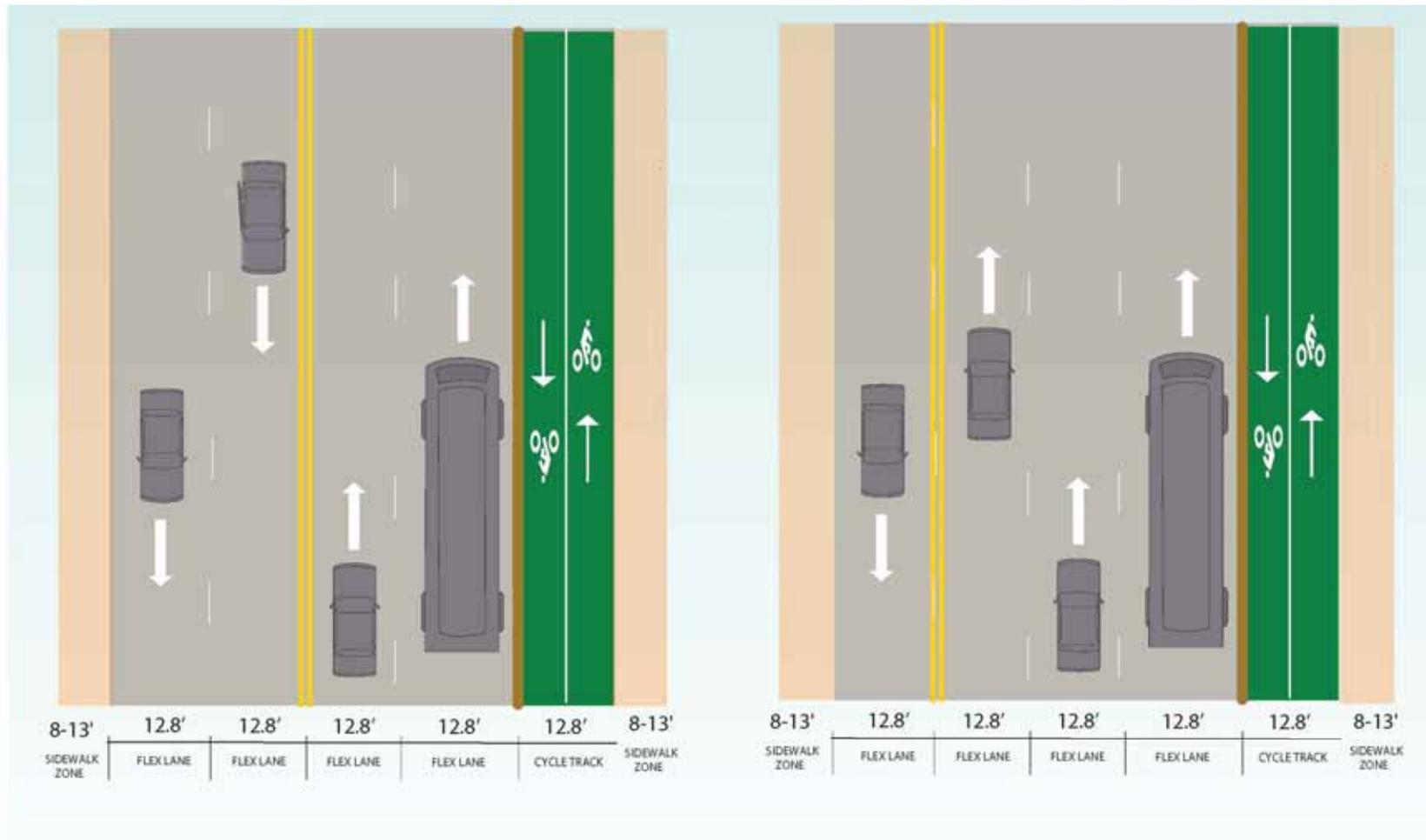




Bernalillo County NM  
 Bridge Boulevard  
 Corridor Redevelopment Plan  
 Option 1 - Bridge as a Mainstreet  
 Figure 1-1



# Roadway Concept 2: Flex Lanes

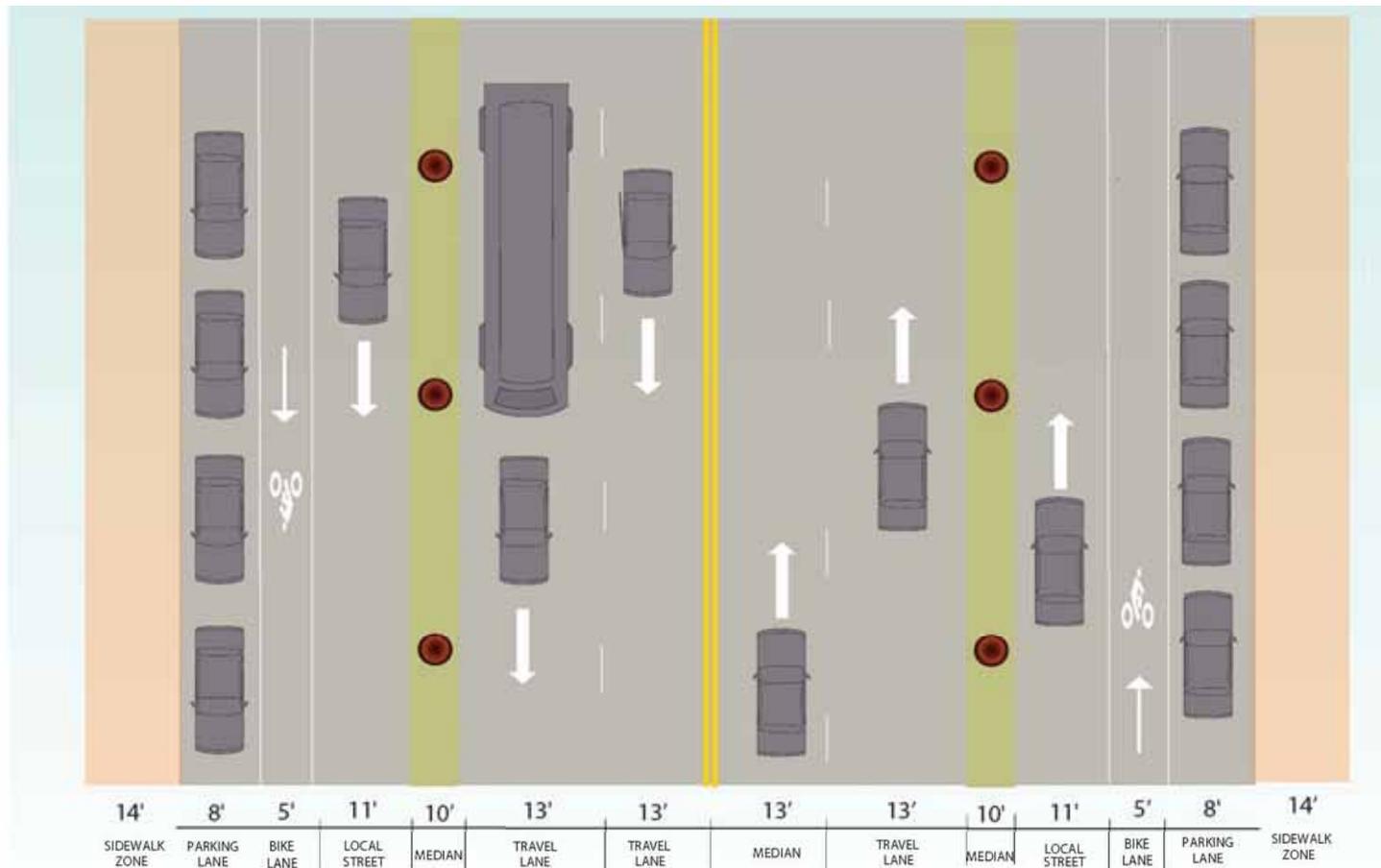


# Roadway Concept 2: Flex Lanes

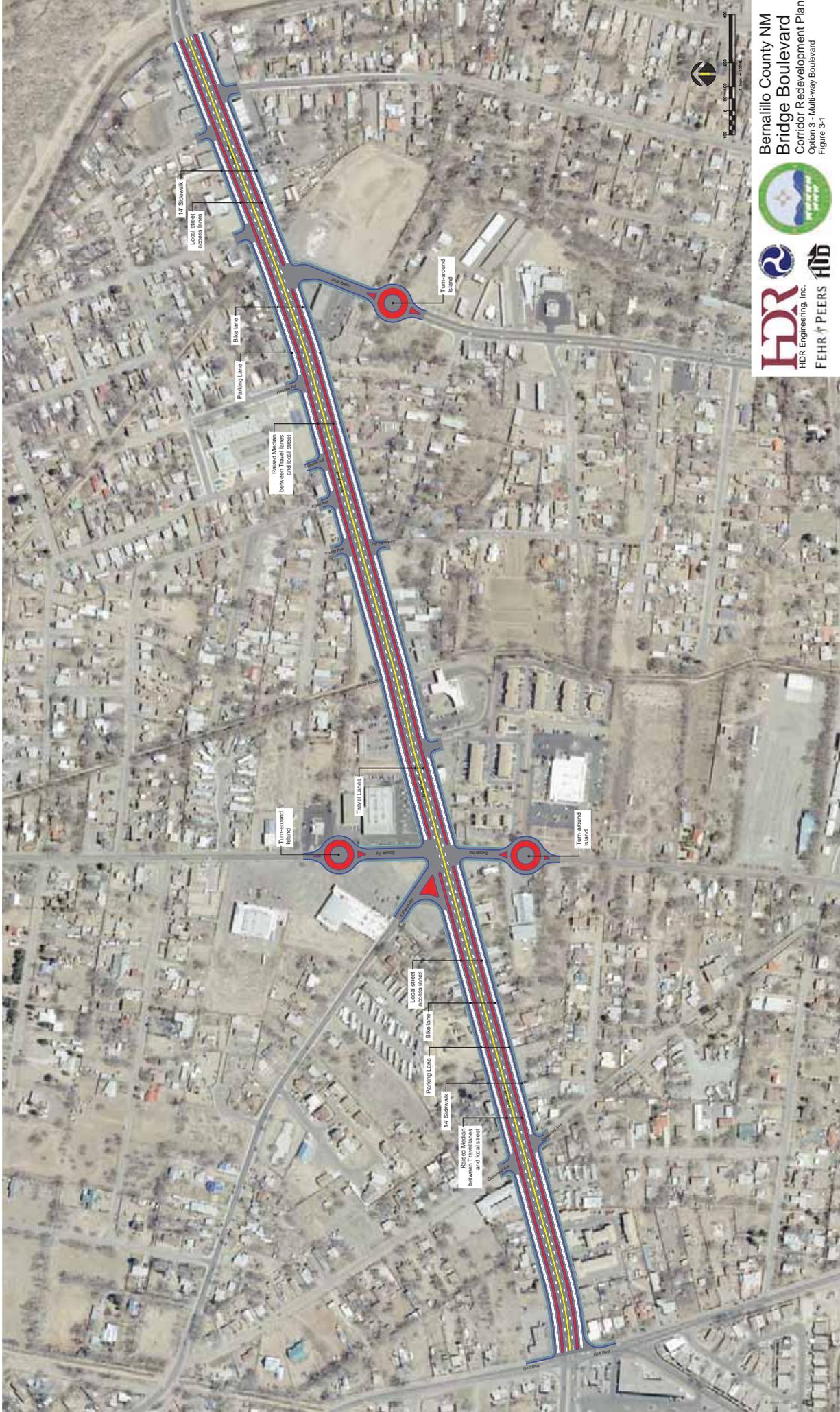




# Roadway Concept 3: Boulevard







Bernalillo County NM  
 Bridge Boulevard  
 Corridor Redevelopment Plan  
 Option 3 - Multi-way Boulevard  
 Figure 3-1





# Questions and Comments

# BRIDGE BLVD

## CORRIDOR REDEVELOPMENT PLAN

The Bridge Boulevard Corridor Redevelopment Plan project is a planning process that will make recommendations on appropriate improvements and areas for development in order to increase safety, reduce traffic congestion, revitalize local businesses, and improve housing availability and affordability.

### Progress to date

The project team began collecting data on traffic volumes and patterns, land use, businesses, demographics, and housing in September of 2011. The project team also sought input from community members and the public through monthly steering committee meetings, a public meeting held in February 2012, and residential and business surveys. Using the data collected and public input, the project team prepared draft conceptual plans and technical reports about existing conditions in the corridor that will help form the basis for recommendations in the Redevelopment Plan. The draft concepts and technical reports are available on the project website and include:

- Charrette Report
- Transportation Assessment
- Zoning Report
- Demographic, Economic, and Market Analysis



### Purpose of Meeting

At the public workshop held in May, the project team solicited input from the public on what you would like to see in the corridor and developed a range of concepts intended to meet the goals of the project. Since then, the project team has been reviewing the concepts in greater detail to determine advantages and disadvantages of each. The purpose of tonight's meeting is to review the refined concepts and get your feedback on each.

### How to submit comments

Your input will assist the project team with evaluating scenarios and choosing recommendations to be included in the draft Redevelopment Plan. Please complete a comment form and let us know what you think about the concepts you have seen here tonight. For additional project information or to submit comments after the meeting, please contact:

- Website: [www.bridgeboulevard.com](http://www.bridgeboulevard.com)
- Email: [info@bridgeboulevard.com](mailto:info@bridgeboulevard.com)
- Mail: Bridge Blvd Corridor Redevelopment Plan, c/o HDR Engineering, Inc. 2155 Louisiana Blvd NE, Suite 9500, Albuquerque, NM 87110
- Fax: 505.830.5454
- Telephone: Richard Meadows, Bernalillo County, 505.248.1508 or Kelly Sims, HDR Engineering, Inc., 505.830.8845

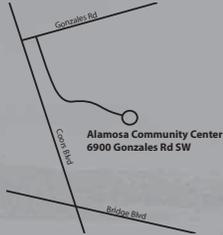


JOIN US ON

8.15.2012

6:00 pm to 7:30 pm

Alamosa Community Center  
6900 Gonzales Rd SW  
(Coors and Bridge)



For more information, visit us online at: [www.bridgeboulevard.com](http://www.bridgeboulevard.com)

or email us at: [info@bridgeboulevard.com](mailto:info@bridgeboulevard.com)

We're looking to you to give us feedback as we develop the Corridor Plan.

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CORRIDOR REDEVELOPMENT PLAN

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Commissioner De La Cruz and Bernalillo County invite you to join us on August 15 to see the refined draft concepts, offer your comments and feedback, and talk with staff. Your input will assist the project team with evaluating scenarios and choosing a preferred alternative.

Persons with a disability may request accommodations by calling 505.830.8845. Requests should be made as early as possible to allow time to arrange the accommodations.

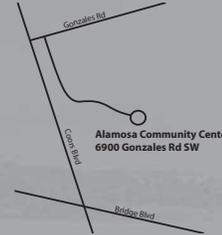


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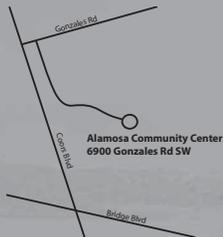


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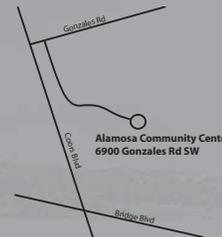


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Bernalillo County  
Public Works Division  
2400 Broadway SE  
Albuquerque, NM 87107

## Public Meeting

Alamosa  
Community  
Center

Wednesday,  
August 15  
6:00 p.m.



Bernalillo County  
Public Works Division  
2400 Broadway SE  
Albuquerque, NM 87107

## Public Meeting

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Community  
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Wednesday,  
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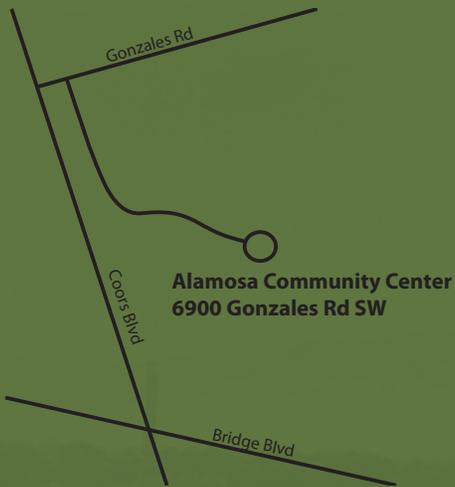
# ÚNASE A NOSOTROS

## 8.15.2012

6:00 pm a 7:30 pm

### Centro Comunitario Alamosa

6900 Gonzales Rd SW  
(Coors y Bridge)



Para más información, visítenos en línea al:  
[www.bridgeboulevard.com](http://www.bridgeboulevard.com)

o escribanos un correo electrónico al:  
[info@bridgeboulevard.com](mailto:info@bridgeboulevard.com)

Lo estamos buscando para que nos dé su retroalimentación a medida que desarrollamos el Plan del Corredor.

# BRIDGE BLVD

## PLAN DE REURBANIZACIÓN DEL CORREDOR

En un taller público llevado a cabo en mayo, el equipo del proyecto pidió la opinión del público sobre lo que le gustaría ver en el corredor. Usando esas opiniones, el equipo desarrolló una variedad de conceptos intencionados para aumentar la seguridad, reducir la congestión de tráfico, estimular los negocios locales y mejorar la disponibilidad y asequibilidad de viviendas. Desde entonces, el equipo del proyecto ha estado revisando los conceptos con más detalle para determinar las ventajas y desventajas de cada uno.

**El Comisario De La Cruz y el Condado de Bernalillo** lo invitan a unirse con nosotros el 15 de agosto para ver los borradores refinados de los conceptos, para ofrecer sus comentarios y retroalimentación, y para hablar con el personal. Su opinión ayudará al equipo del proyecto con los escenarios de evaluación y al escoger una alternativa preferida.

Las personas con discapacidad pueden solicitar arreglos al llamar al 505.830.8845. Las solicitudes deben hacerse lo más temprano posible para permitir tiempo para hacer los arreglos.



## Meeting Attendance

---

Meeting Type: Public Open House  
Meeting Name: Public Meeting Number 4  
Date: 12/5/2012  
Time: 05:15 PM  
Location: Westside Community Center  
Attendee Count 114

Mr. G's Paint and Body  
Julie Reichert and Bill Moar  
Patricia Allaire; President - Sunset Neighborhood Association  
Harrison (Taz) Alley  
Gilbert Almager  
Jean Anderson  
Salomon and Rose Avilo  
Sheila Ayals  
Carmen Baca  
Mary Ann Baer  
Mike and Gloria Baros  
Nolan Bennett; Construction and Engineering Manager - Bernalillo County Public Works Division  
Elaine Briseno  
Eugene Burditt  
Kathi Caldwell; Rio Grande Nurseries  
Charles Canham  
Pat Cargill  
Louie Carrillo  
Esther Castillo  
Anthony Castillo  
Eloy Castillo  
Ivan Castillo  
Brad Catanach; Bernalillo County  
Bradley Champion  
Peggy Chavez; Chavez Kickboxing

Jerry Chavez  
Dorothy Chavez  
Joe O. Chavez  
Waylon Chavez  
Joe Chavez  
Melcor Chavez; Chavez Kickboxing  
Dianne Cress  
Lisa Davis  
Glenda Dawson  
Art De La Cruz  
Twila Donaldson  
Leroy Duarte; UNM Student  
Zoe Economou; South Valley Alliance  
Stephanie Espinoza  
Charlotte Flynn  
Tony Gallegos; Director - Rio Grande Community Development Center  
Jim Gannon  
Gerard and Becky Garcia  
Matthew Garcia-Sierra  
Kay Giles  
Will Gleason; Senior Planner - Dekker Perich Sabatini  
Will Gleason; Senior Planner - Dekker Perich Sabatini  
Marcos Gonzales; Bernalillo County Economic Development  
Marcos Gonzales  
Enrico Gradi; Planner - Bernalillo County  
Ryan Henel

Dolores Herrera; Assistant to Commissioner De La Cruz - Bernalillo County  
Commission District 2

Terri Hertwick

John Hoffman

Julie Jaynes

Sara Juarez

Tim Karpoff; Meeting Facilitator - Karpoff & Associates

Sara Keeney

Andy Knudtsen; Economic & Planning Systems, Inc.

Rob Leutheuser

Ariana Leyba

Catherine Lopez; Public Information Officer - Bernalillo County Public Works  
Division

Joseph Lucero

Annette Lucero

Joe Luehring

Rod and Jane Mahoney

Norm and Belinda Mason

Elise McConnell; HUD

Richard Meadows; Project Manager - Bernalillo County Public Works Division

Steve Miller; Infrastructure Planning Director - Bernalillo County Public Works  
Division

Ignacita Montoya

Evelyn Morrow

Elizabeth Murphy

Eric Murphy

Lisa Neie

Adriel Orozco

Fernando Ortega

Michelle Otero

Ronald Paiz

Roger Paul; Director - Bernalillo County Public Works Division

Clara Pena

Jimmy Petill

Rick Plenge; Fehr & Peers

Michael Pohl

D Pohl

Kim Pophal

Ed Potthoff; Project Manager - HDR

Henry Rael

Diane Reese

Joe Risbeck

Jay Rodgers

Cyndi Rojo

Joe Romero

Lee Romero

Ramon Saiz

Curtis Sanchez

Jennifer Sanchez

Raymond Sanchez

Barbara Sanchez

Richard Saylor; Saylor Family Trust LLC

Alma Rosa Silva-Banuelos

Kelly Sims; Environmental Planner - HDR Engineering, Inc.

Dan Sosa

Julie Stephens; Rio Grande Community Development Center

Carol Sullivan

Arnold Tachias

Flavio Gil Torres

Ralph Trimneu

Adam Triolo

Tim Trujillo; Urban Planner - DPS

Alonzo Twitty

Ernest and Doreena Valdez

Edna Whitaker



# JOIN US ON 12.05.2012

5:15 pm to 7:30 pm

Westside Community Center  
1250 Isleta Blvd SW



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## BRIDGE BLVD CORRIDOR REDEVELOPMENT PLAN

The project team has developed recommendations intended to increase safety, reduce traffic congestion, revitalize local businesses, and improve housing availability and affordability along Bridge Boulevard from Coors Boulevard to the Barelvas Bridge.

Commissioner De La Cruz and Bernalillo County invite you to join us on December 5 to see the recommendations, offer your comments, and talk with staff.

### Open House at 5:15 pm Presentation at 5:45 pm

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# BRIDGE BLVD

## CORRIDOR REDEVELOPMENT PLAN

December 5, 2012

# Welcome and Introductions



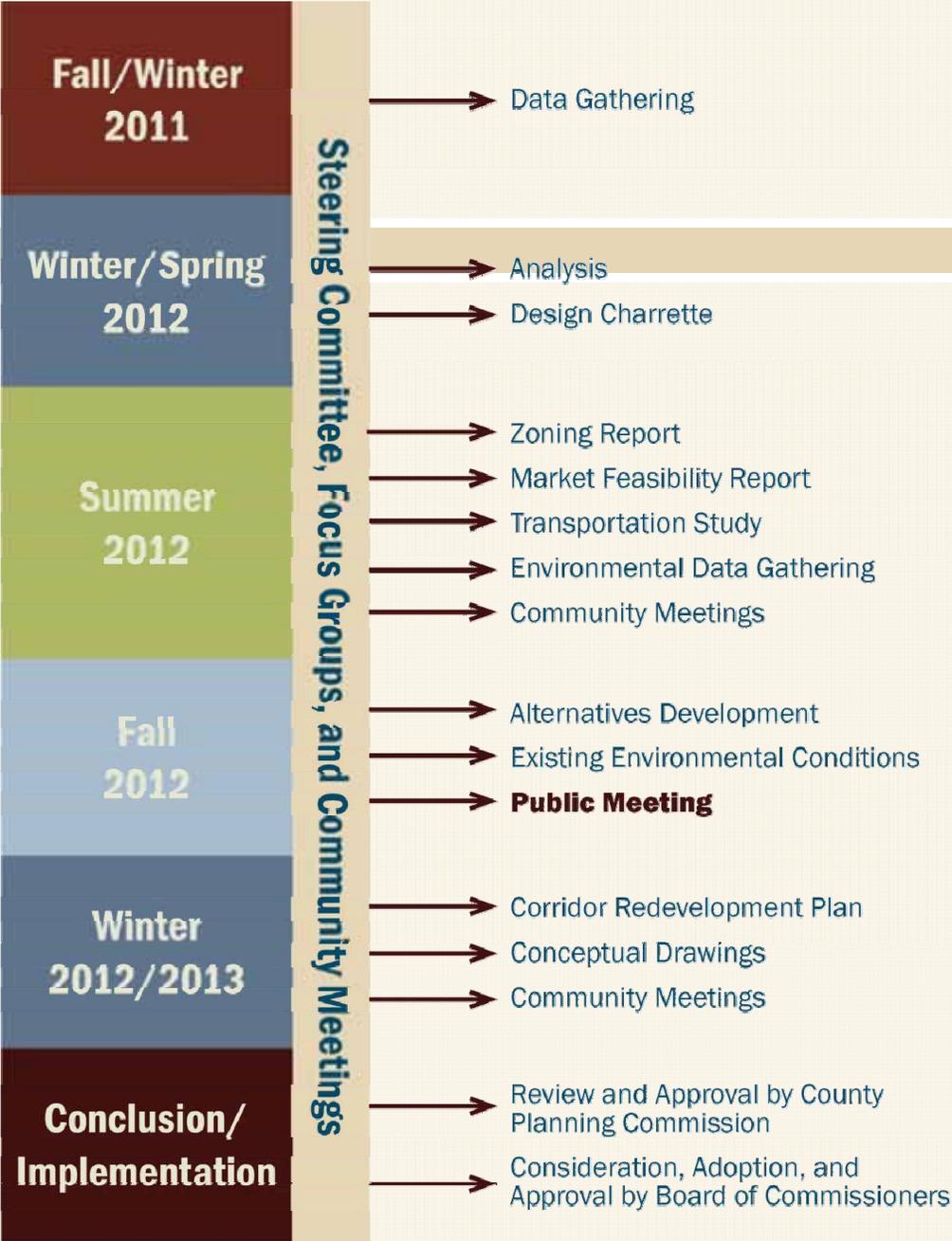
# Project Objectives

- Revitalized neighborhood businesses
- Improved housing availability and affordability
- Reduced traffic congestion
- Increased multi-modal transportation - walking, biking, and bus ridership
- Increased safety
- Identification of specific redevelopment sites and projects on Corridor

How can new development enhance the *livability* of the Bridge Boulevard Corridor for residents and business owners?

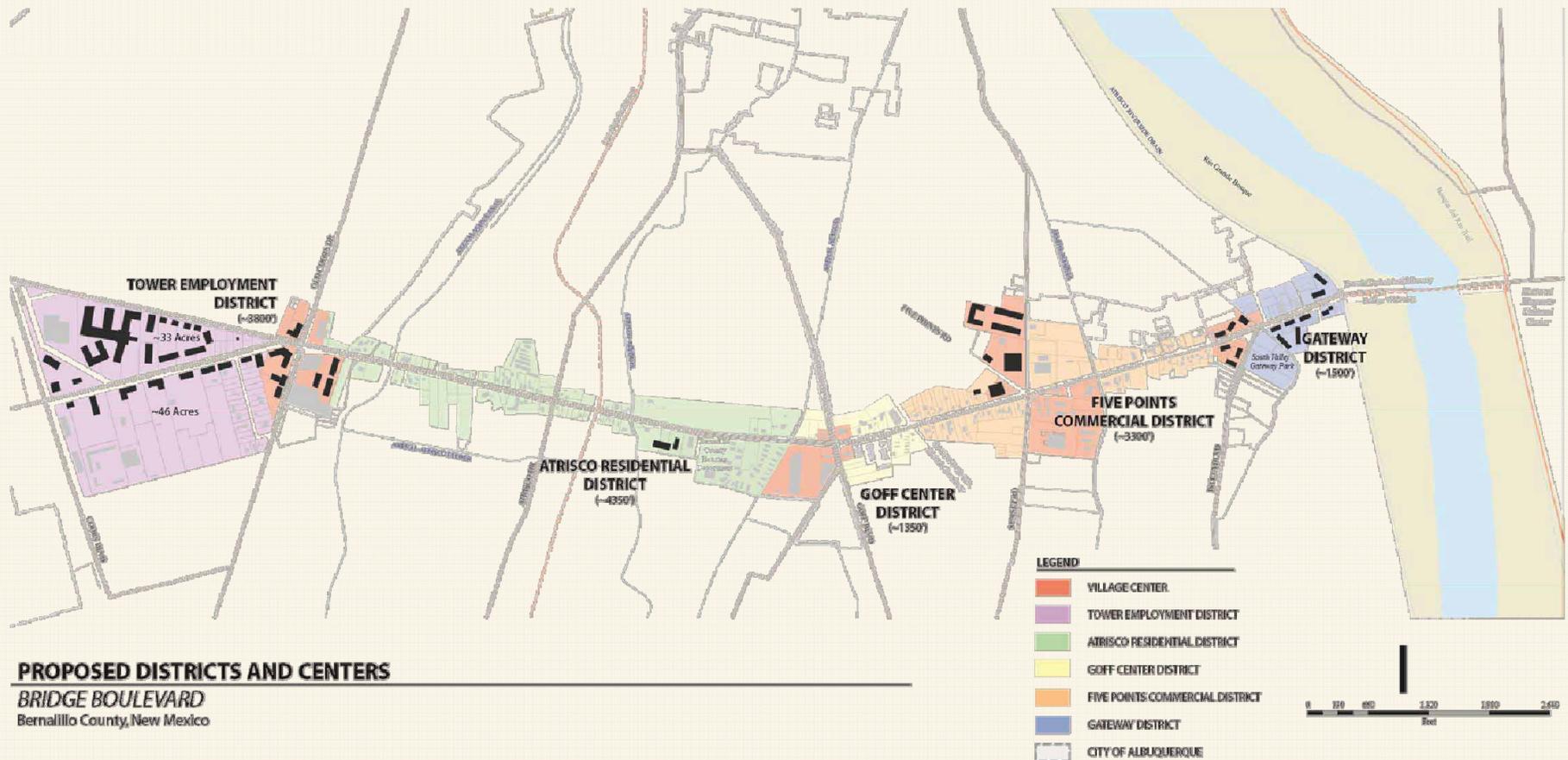
# Timeline

We are here: 

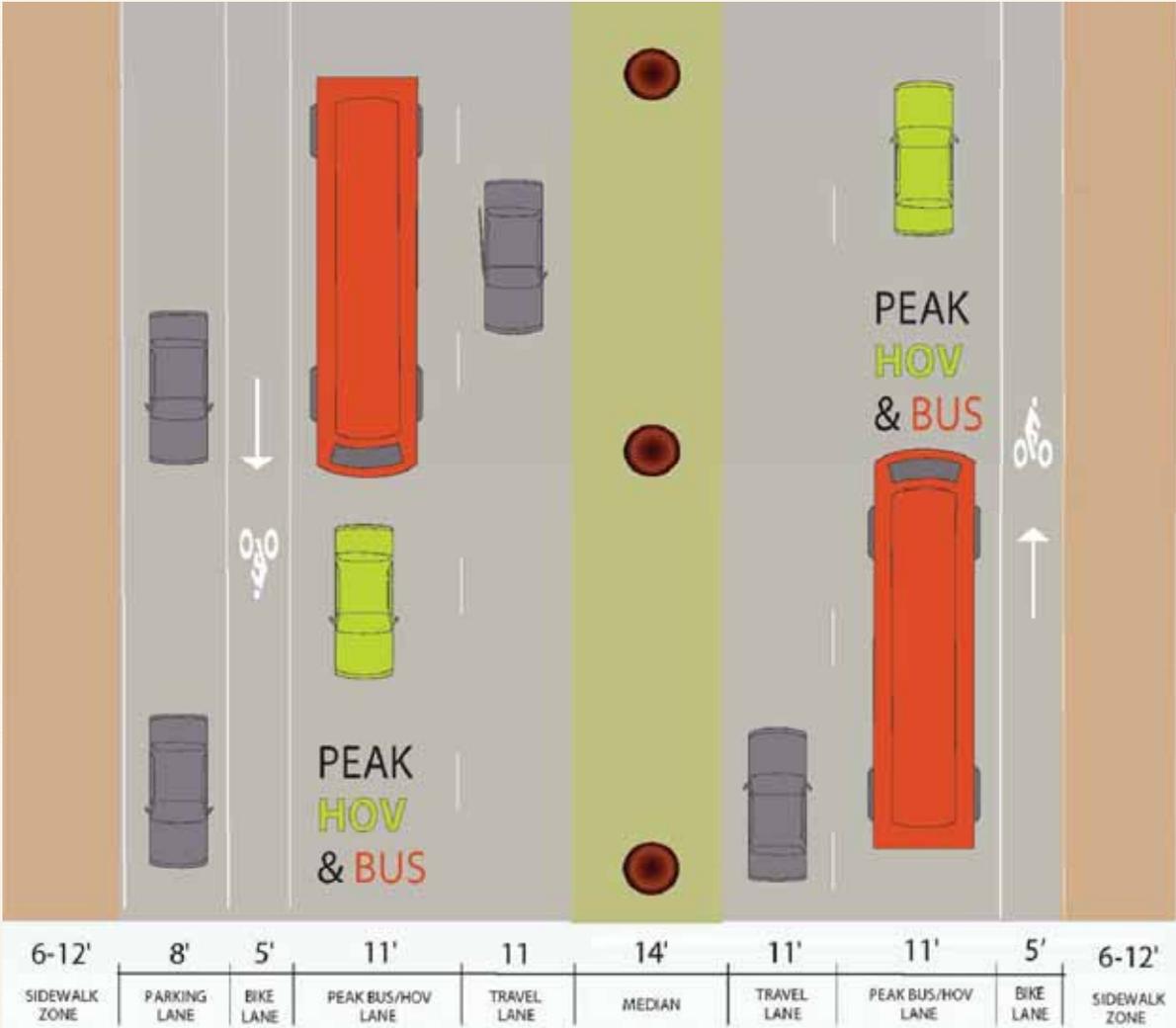


Public Meetings: ■ Feb 2012 ■ May 2012 ■ Aug 2012 ■ Dec 2012

# Integrated Corridor Plan



# Mainstreet Roadway Concept



# Benefits of Main Street Concept

## 1. Increased safety

- Pedestrian Lighting
- Pedestrian Crossings
- Enhanced Drainage
- Reduced Vehicle Speeds
- Reduced Crash Severity

## 2. Reduced Congestion

- Improved Traffic flow
- Interconnected Signals
- Access Control
- Reduced Intersection Delay



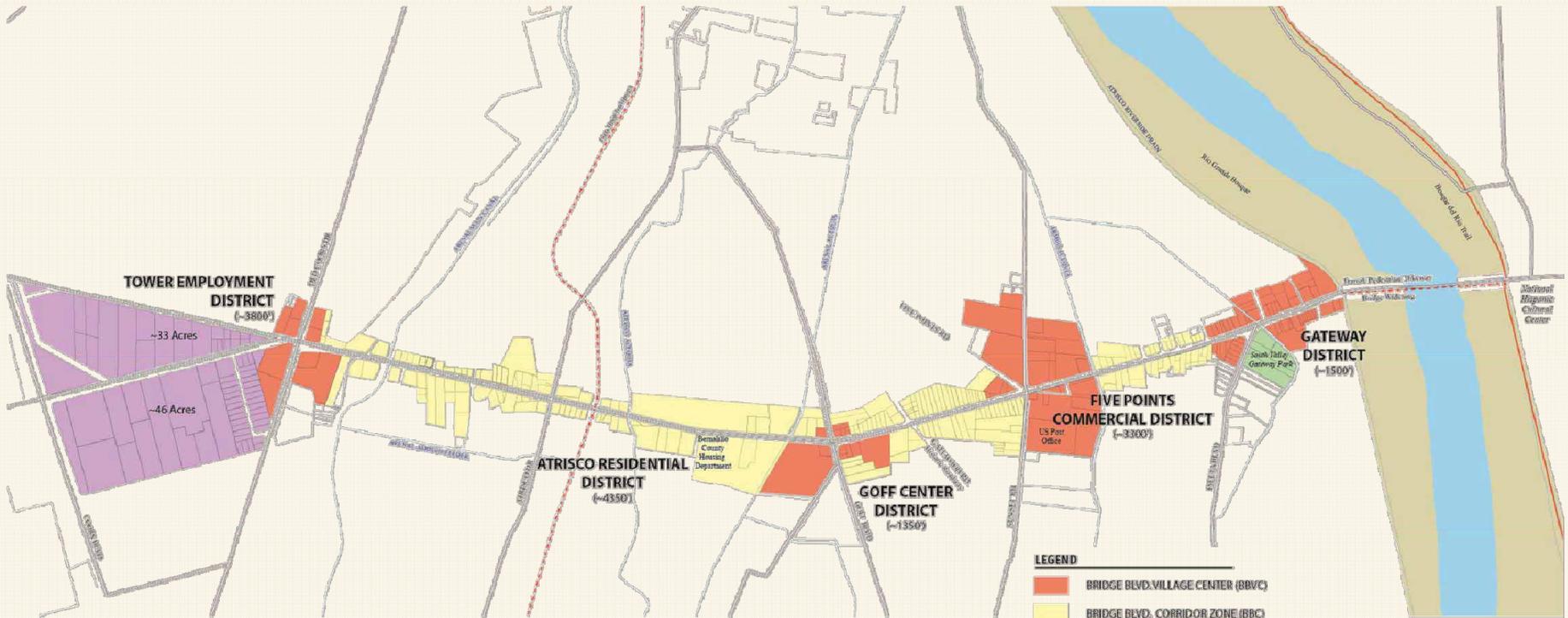
# Benefits of Main Street Concept (Cont'd)

## 1. Increased Mode share

- Improved ADA/Pedestrian Access
- Enhanced Transit Stops
- Increased Transit Service
- Enhanced Bike Facilities



# Proposed Zoning



- LEGEND**
- BRIDGE BLVD. VILLAGE CENTER (BBVC)
  - BRIDGE BLVD. CORRIDOR ZONE (BBC)
  - GATEWAY PARK
  - TOWER EMPLOYMENT CENTER



**PROPOSED DISTRICTS**  
**BRIDGE BOULEVARD**  
 Bernalillo County, New Mexico

# Proposed Zoning Strategies

- Consistency along corridor
- Allow range of uses
- “Opt-in” Zoning Overlay
- Mix of Commercial and Residential Uses
- Reduce need for Special Use Permits
- Promote Livability Concepts

# Proposed Zoning Strategies

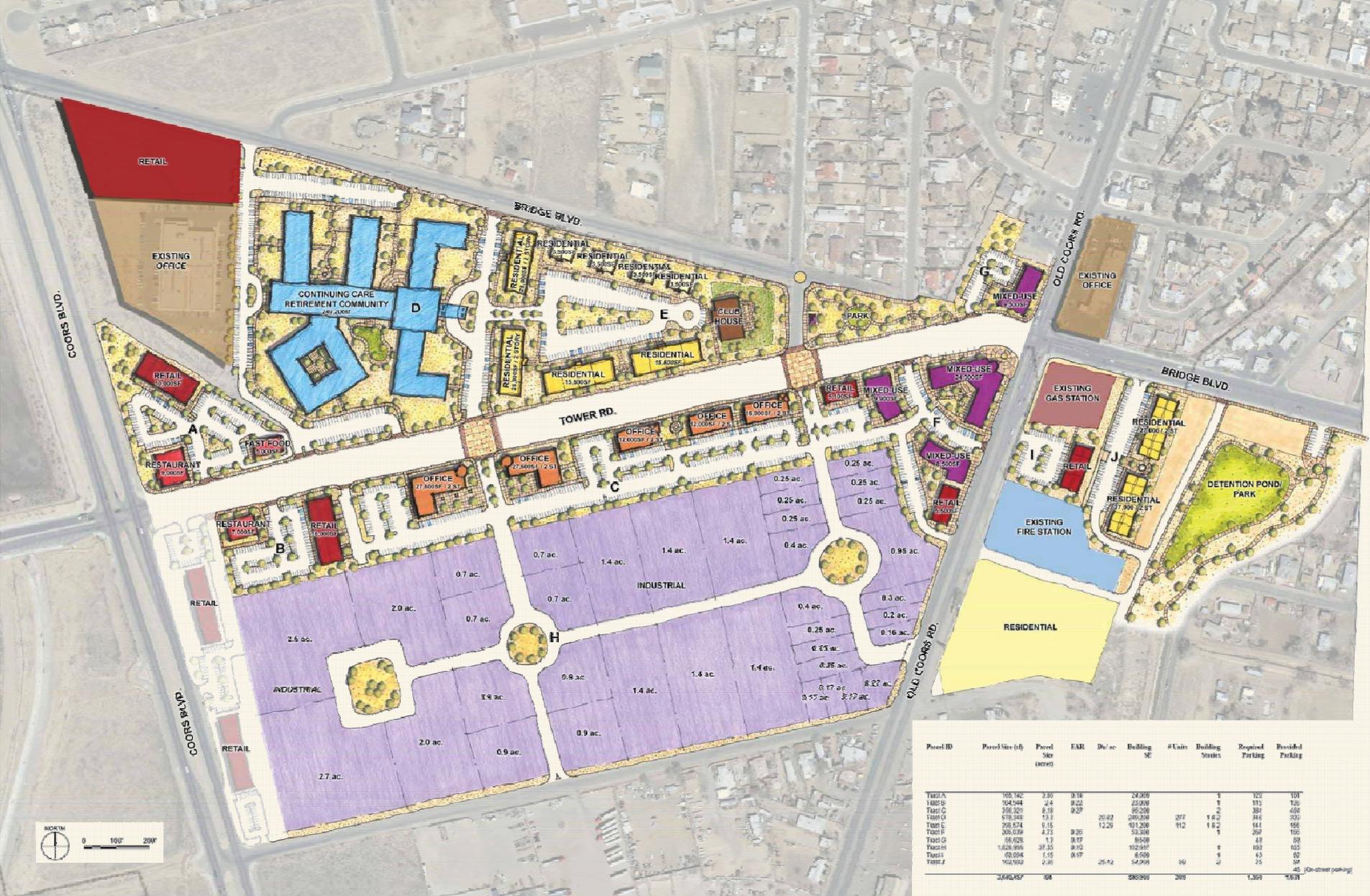
- Goal: Reduce risk associated with improving property along Bridge
  - Objective: Allow more permissive uses “by right”.
  - Objective: Streamline approval process
- Goal: Create a more walkable, human scale environment
  - Objective: Create consistent front setbacks

# Proposed Design Standards

- Goal: Encourage new building that activates Bridge Boulevard
  - Allow flexibility with parking standards
  - Allow up to three stories in height along corridor
  - Require basic level of site amenities
  - Limit drive-through facilities



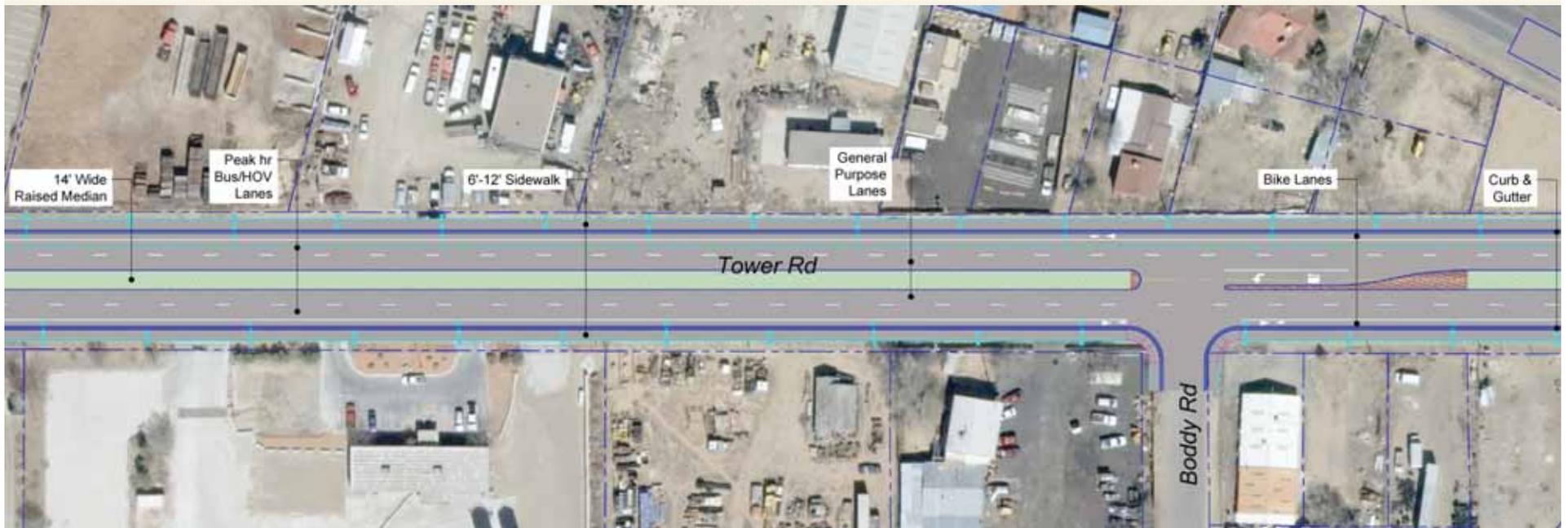
# Tower District



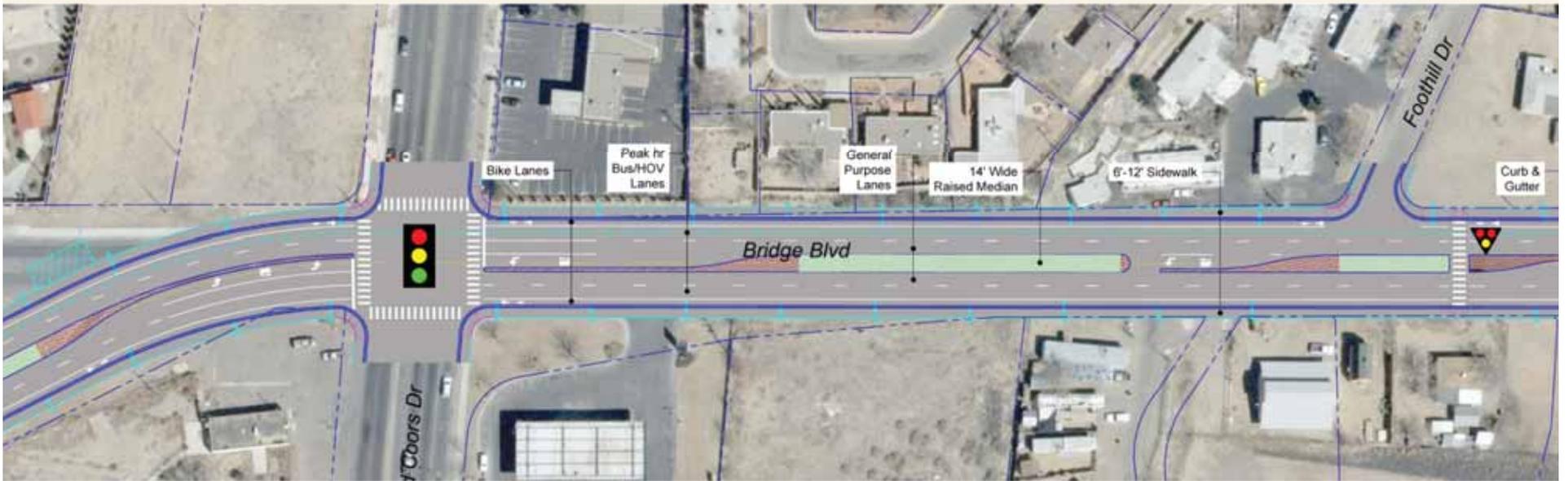
| Parcel ID    | Parcel Size (sf) | Parcel Size (acres) | FAR  | Du/ac | Building SF    | # Units    | Building Stories | Required Parking | Residual Parking |
|--------------|------------------|---------------------|------|-------|----------------|------------|------------------|------------------|------------------|
| Tower A      | 105,140          | 2.35                | 0.16 |       | 24,000         |            | 1                | 120              | 120              |
| Tower B      | 104,244          | 2.4                 | 0.22 |       | 23,000         |            | 1                | 110              | 120              |
| Tower C      | 340,321          | 7.78                | 0.27 |       | 92,000         |            | 2                | 360              | 400              |
| Tower D      | 678,244          | 15.5                |      | 20.02 | 200,000        | 207        | 1 & 2            | 346              | 200              |
| Tower E      | 268,674          | 6.15                |      | 12.25 | 111,200        | 912        | 1 & 2            | 141              | 166              |
| Tower F      | 265,039          | 6.13                |      |       | 53,000         |            | 1                | 260              | 150              |
| Tower G      | 59,628           | 1.37                | 0.17 |       | 80,000         |            | 1                | 40               | 60               |
| Tower H      | 1,625,896        | 37.35               | 0.12 |       | 102,000        |            | 1                | 600              | 103              |
| Tower I      | 40,044           | 0.92                | 0.17 |       | 8,000          |            | 1                | 40               | 60               |
| Tower J      | 702,102          | 16.05               | 0.17 | 25.42 | 54,000         | 36         | 2                | 75               | 64               |
| <b>TOTAL</b> | <b>3,642,457</b> | <b>84</b>           |      |       | <b>582,000</b> | <b>206</b> |                  | <b>1,301</b>     | <b>1,631</b>     |



# Tower District



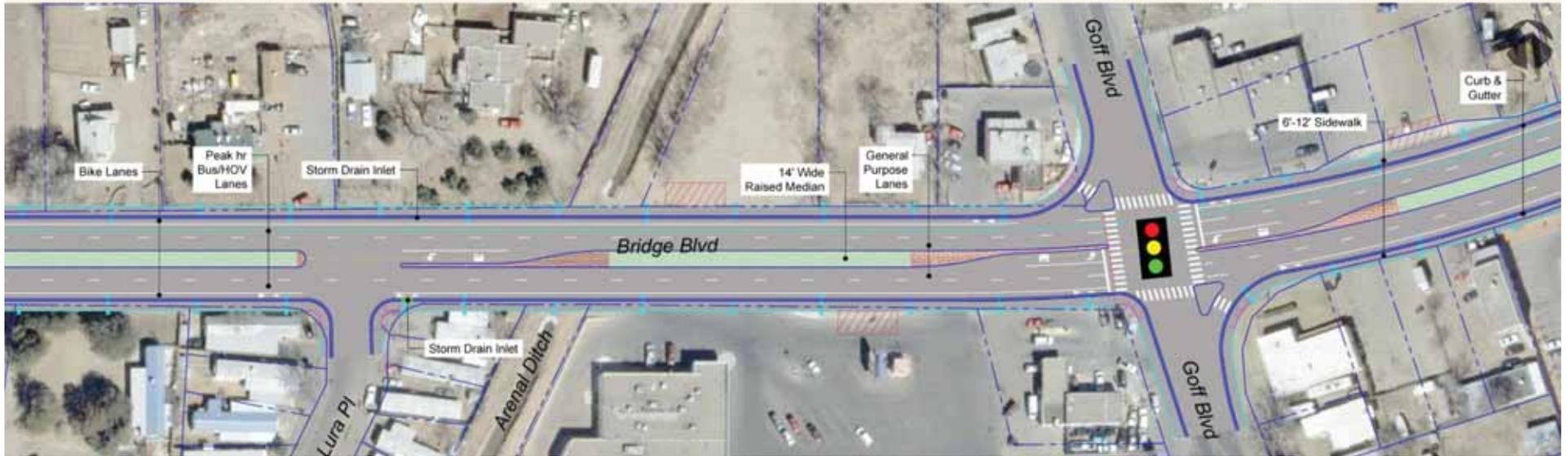
# Tower District



# Atrisco Residential District

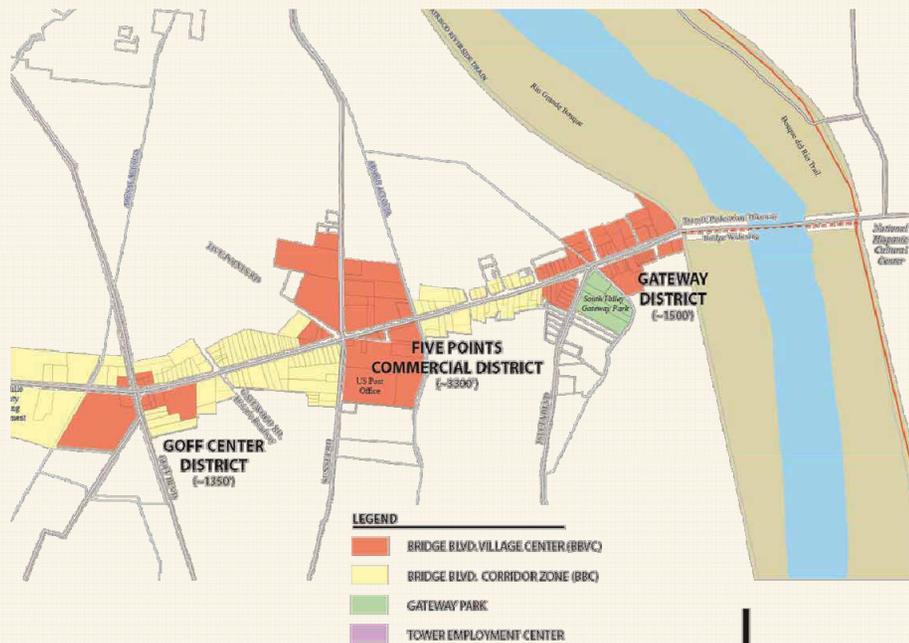


# Goff Center District



# Village Centers Proposed Zoning

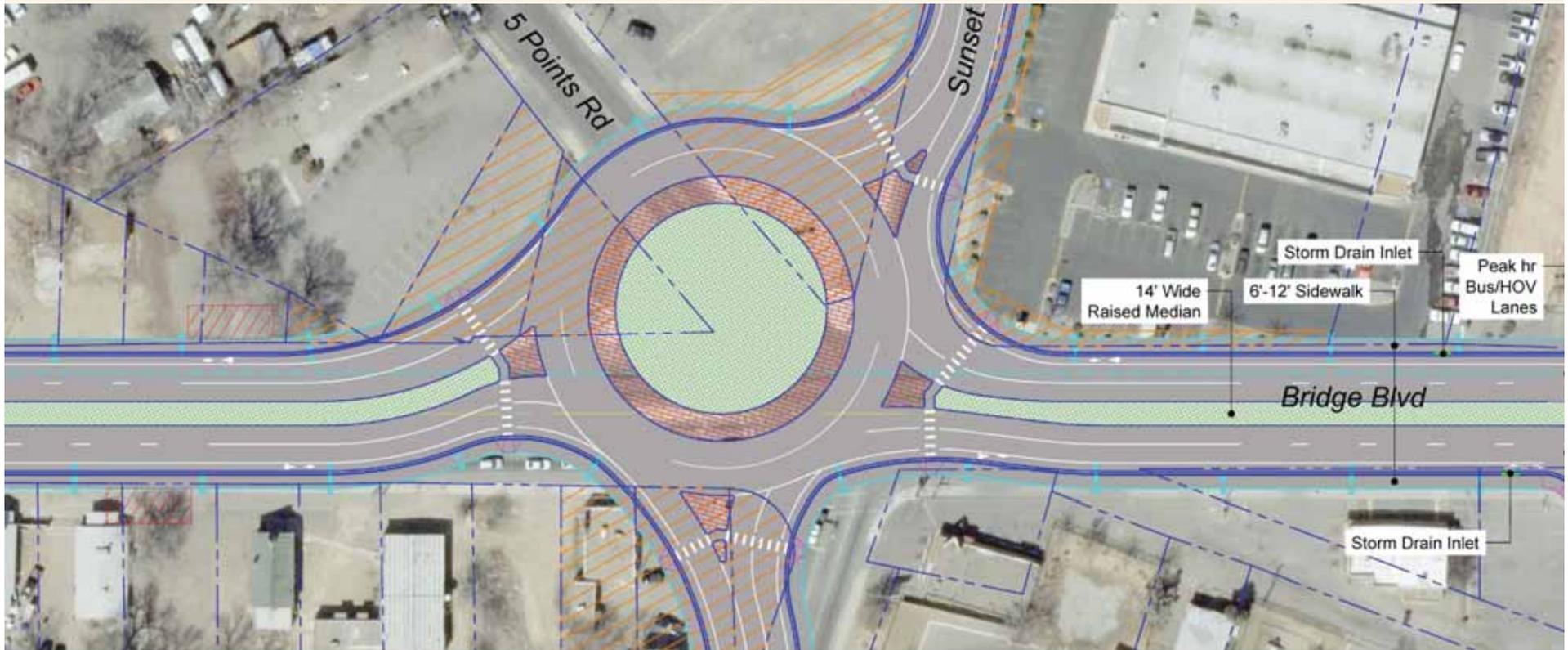
- Allow more permissive uses
- Higher densities
- Flexibility with parking standards
- Encourage mix of uses



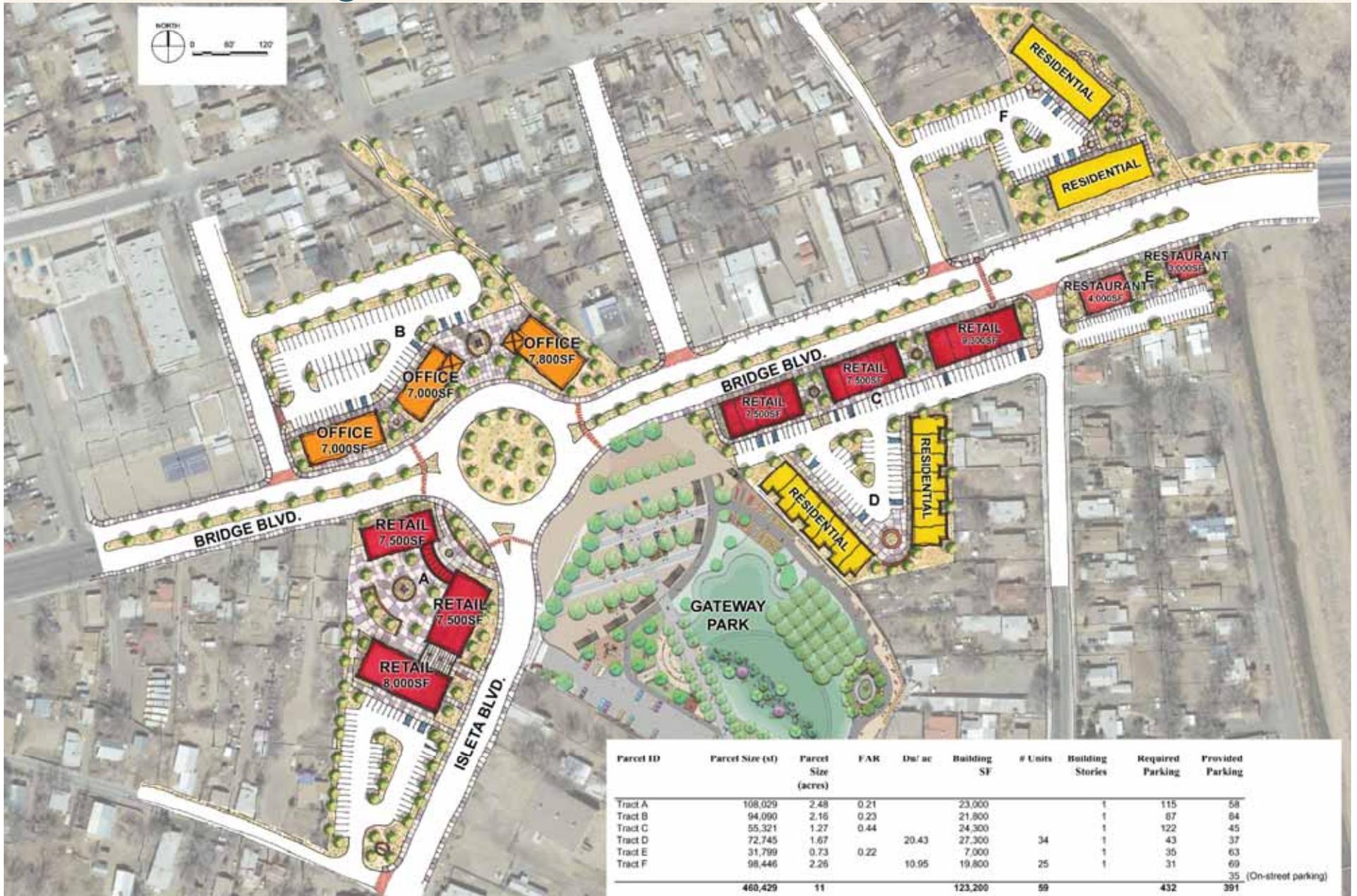
# Five Points District



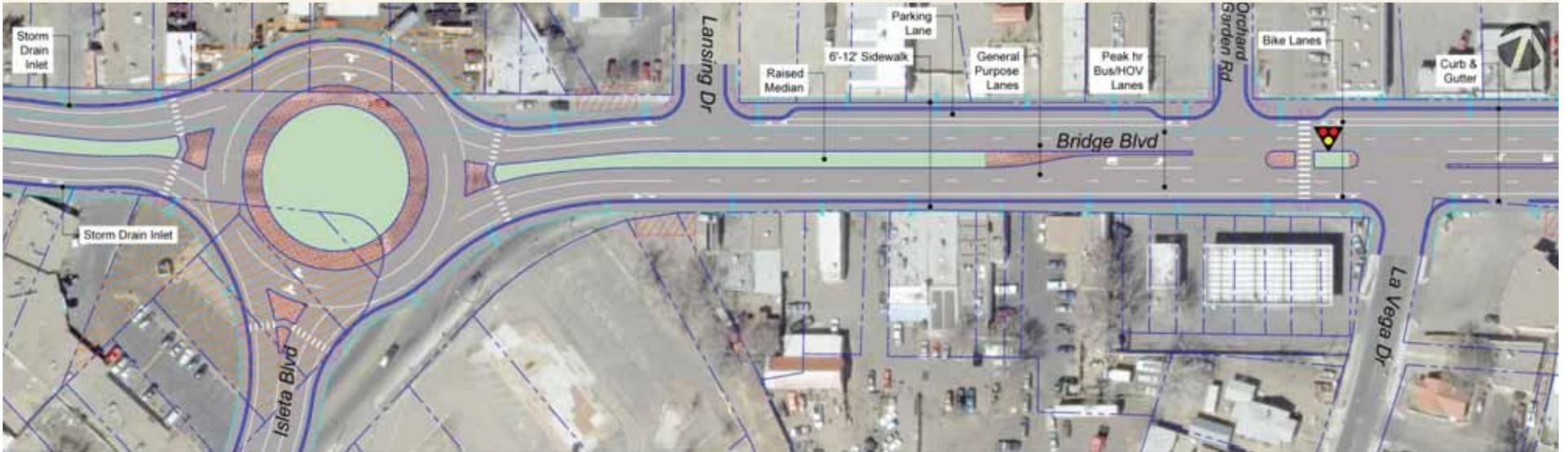
# Five Points District



# Gateway District



# Gateway District



# Potential Public Financing Tools

- Local Redevelopment Act (LEDA)
- New Mexico MainStreet Program (NMMP)
- Tax Increment Development Districts (TIDD)
- Metropolitan Redevelopment Agency (MRA)
- Infrastructure Development Zone (IDZ)
- Business Improvement District (BID)
- Low-Income Housing Tax Credits (LIHTC)
- New Markets Tax Credits (NMTC)
- HUD 221(d4) Loan Guarantee (221d4)

# Potential Public Finance Tools

---

| Item  | Gateway | Five Points<br>Village<br>Center | Tower<br>Emplyment/<br>West Mesa |
|-------|---------|----------------------------------|----------------------------------|
| LEDA  |         |                                  | X                                |
| NMMP  | X       |                                  |                                  |
| TIDD  |         |                                  | X                                |
| MRA   | X       | X                                |                                  |
| IDZ   |         |                                  | X                                |
| BID   |         |                                  |                                  |
| LIHTC |         | X                                | X                                |
| NMTC  | X       | X                                | X                                |
| 221d4 | X       | X                                | X                                |

---

Source: Economic & Planning Systems

# Anticipated Implementation Phasing

- Enact financing mechanisms (1 –2 years)
- Bridge/Gateway enhancements and pedestrian and transit improvements (1-5 years)
- Five Points development and reconfiguration (3 - 7 years)
- Roadway improvements in Tower area (3 - 7 years)
- Gateway development and Isleta intersection reconfiguration (8 – 12 years)



Questions?

JOIN US ON  
12.05.2012

5:15 pm to 7:30 pm

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at: [www.bridgeboulevard.com](http://www.bridgeboulevard.com)  
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Open House at 5:15 pm  
Presentation at 5:45 pm

Persons with a disability may request accommodations by calling 505.830.8845. Requests should be made as early as possible to allow time to arrange the accommodations.



JOIN US ON  
12.05.2012

5:15 pm to 7:30 pm

Westside Community Center  
1250 Isleta Blvd SW



For more information, visit us online  
at: [www.bridgeboulevard.com](http://www.bridgeboulevard.com)  
or email us at:  
[info@bridgeboulevard.com](mailto:info@bridgeboulevard.com)

## BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

The project team has developed recommendations intended to increase safety, reduce traffic congestion, revitalize local businesses, and improve housing availability and affordability along Bridge Boulevard from Coors Boulevard to the Barelas Bridge.

Commissioner De La Cruz and Bernalillo County invite you to join us on December 5 to see the recommendations, offer your comments, and talk with staff.

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Bernalillo County  
Public Works Division  
2400 Broadway SE  
Albuquerque, NM 87102

## Public Meeting

Westside  
Community  
Center

Wednesday,  
December 5  
5:15 p.m.



Bernalillo County  
Public Works Division  
2400 Broadway SE  
Albuquerque, NM 87102

## Public Meeting

Westside  
Community  
Center

Wednesday,  
December 5  
5:15 p.m.



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Wednesday,  
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5:15 p.m.

# BRIDGE BLVD

## CORRIDOR REDEVELOPMENT PLAN

### *Vision*

*The Bridge Boulevard Corridor is a sustainable main street where residents, visitors, and businesses are able to enjoy a safe, pedestrian-friendly environment that celebrates the agricultural tradition and authenticity of the area.*

### *What is the Bridge Boulevard Corridor Redevelopment Plan?*

It's the process to study transportation, market conditions, and land use along the Bridge Boulevard Corridor. Using the data collected and public input, the project team has developed recommendations for sustainable transportation system improvements and zoning changes and identified catalytic areas for affordable housing and business development.

### *What are the goals of the Bridge Boulevard Corridor Plan?*

The plan identifies strategies and improvements aimed to increase safety, reduce traffic congestion as traffic volumes increase, revitalize local businesses, and improve housing availability and affordability. The key principles that form the basis of this plan are:

- 1 Provide more transportation choices
- 2 Promote equitable, affordable housing
- 3 Enhance economic competitiveness
- 4 Support existing communities
- 5 Coordinate and leverage federal policies and investment
- 6 Value communities and neighborhoods

### *Why now?*

Bernalillo County was awarded a \$500,000 TIGER II/Community Challenge Planning grant from the U.S. Department of Housing and Urban Development (HUD) and U.S. Department of Transportation (DOT), Federal Highway Administration (FHWA), to develop this long-range integrated redevelopment plan.



## *Do the recommendations capture your goals and vision?*

**Please tell us if the recommendations for the roadway and catalytic areas reflect what you would like to see as part of redevelopment along Bridge Boulevard.**

# RECOMMENDATIONS

The Bridge Blvd. Corridor Plan is now being finalized with a number of recommendations to go forward to the Bernalillo County Commission. The main recommendations are:

## A “Main Street” roadway alternative

The intent is to make roadway improvements that reduce congestion, improve safety and maintain a local neighborhood ‘feel’ by:

- Working within the existing right-of-way
- Adding landscaped medians
- Enhancing pedestrian areas with wider sidewalks and improved lighting
- Improving transit (bus) frequency
- Improving traffic flow and reducing speeds with roundabouts and more access control



## Three redevelopment sites

The intent is to focus new investment to revitalize local businesses, and possibly provide additional housing, in three geographic areas:

- Gateway Village Center—with a mix of uses that make the South Valley a destination
- Five Points Village Center—with a mix of uses that serve the daily needs of neighborhoods, such as grocery shopping, small shops, entertainment, restaurants, and others
- Tower Center (between Old Coors and New Coors)—with uses that, primarily, will increase South Valley employment

## Supportive zoning strategies

The intent is to streamline the zoning approval process by:

- Allowing a range of permissive uses, that is, uses that are permitted “by right”
- Reducing the need for special use permits
- Allowing an “opt-in” overlay zone with a mix of commercial and residential uses
- Creating a more walkable environment with design standards

## Financing strategies for implementation

The intent is to assure positive action through:

- The County’s Transportation Improvement Plan:
  - There is a substantial amount of funding already committed to begin roadway improvements
- Public-private partnerships using tools such as:
  - Local Economic Development Act
  - A new Main Street Program
  - Tax Increment Development Districts

## How to submit comments

Please complete a comment form and let us know what you think about the recommendations you have seen here tonight. For additional project information or to submit comments after the meeting, please contact:

- Website: [www.bridgeboulevard.com](http://www.bridgeboulevard.com)
- Email: [info@bridgeboulevard.com](mailto:info@bridgeboulevard.com)
- Mail: Bridge Blvd Corridor Redevelopment Plan, c/o HDR Engineering, Inc. 2155 Louisiana Blvd NE, Suite 9500, Albuquerque, NM 87110
- Fax: 505.830.5454
- Telephone: Richard Meadows, Bernalillo County, 505.248.1508 or Kelly Sims, HDR Engineering, Inc., 505.830.8845



## Bernalillo County • Bridge Blvd. Corridor Redevelopment Plan

Public Meeting • December 5, 2012

### General Discussion: Comments and Questions

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The fourth public meeting for the Bridge Blvd. Corridor Redevelopment Plan was held at the Westside Community Center, 1250 Isleta Boulevard, from 5:15 pm to 7:30 p.m. The agenda included:

- Open House: Participants were invited to review the project map graphics, showing integrated land use and roadway recommendations
- Welcoming remarks by Commissioner Art De La Cruz
- Introduction of the project team
- Project Overview and Recommendations
- General Discussion

The notes below include documented questions and comments from the general discussion. Indented remarks are responses to individual comments or questions.

#### *Comments and Questions*

- ✓ What about the impact on property owners?
  - The right-of-way (ROW) for the roadway in the preferred alternative is proposed to stay the same. The larger ROW footprint shown at a previous meeting was for an alternative that was not moved forward for more detailed study.
- ✓ Why a bike route at Five Points?
  - The intent of the proposal is to provide a new purpose for the fifth leg of the intersection while keeping its historic nature. It would provide non-motorized access point (walking, biking) to a civic plaza focused on micro-retailing and a grocery. The plaza would create a sense of place.
- ✓ Are roundabouts for sure?
  - <sup>1</sup>\*Roundabouts are an idea but nothing has finalized. Property that would be required for roundabouts would have to be purchased. The County is talking about roadway changes prior to businesses being created. There is currently no money to purchase property for roundabouts. The plan to change Bridge to curve into Tower is planned. I encourage the public to go to website for information.
- ✓ How do you keep traffic moving and create a destination?
  - Traffic will double by 2025. A drive that currently takes about 7 minutes is projected to take between 11-14 minutes by 2025. Traffic will be constricted at both ends and there

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<sup>1</sup> \*Comment by Steering Committee member

will be congestion. In order to make it accessible and move traffic through as best as possible, left turns need to be eliminated. Roundabouts will keep traffic moving. The recommendations are a best balance option.

- ✓ Roundabouts are a bad idea.
- ✓ What about agriculture?
  - The team talked to merchants, including local farmers. There has been discussion about bundling local efforts to compete at a higher level, i.e., wholesale distribution. Part of the concept is an anchor focused on local product to serve as a greater draw. By focusing new activity on the Corridor [itself], it increases the chances of preserving active agricultural fields in the area [off the Corridor].
- ✓ Why change traffic to Tower?
  - Using Tower as the main corridor keeps the spacing of the transportation network at 1 mile. The spacing allows for better distribution of traffic.
- ✓ Will Tower have more lanes?
  - Tower is already a 4-lane existing arterial and would be rebuilt with 4 lanes.
- ✓ Concern with Unser and proposed Unser crossing. It leads nowhere. What would happen to the west section of Bridge?
  - No improvements are planned to the west section of Bridge.
- ✓ Will the City annex the area?
  - There is no annexation plan.
- ✓ Why does the plan stop at the Bridge? Why doesn't it go all the way to I-40?
  - The project termini (ends) are focused on the County portion of the Corridor.
- ✓ The street used to be named Bridge all the way to Yale Blvd. It should be called Bridge all the way to I-40.
- ✓ I don't understand the objection to roundabouts! Roundabouts contribute to less emissions! The hard facts show that roundabouts are safer and contribute to clean air, food, water, and soil. There is more than 50% fewer emissions, due to less idling [where there are roundabouts].
- ✓ If you care about farming, start with farmers and the land. Will zoning protect A-1? It's needed to protect farming and the South Valley. We need community gardens and farmers, not farmers markets.
- ✓ There is too much dense low-income housing and the housing area at Five Points will change Sunset. We want houses with casitas to allow extended families to live together. Housing developments aren't selling downtown, why would it work here?
- ✓ Trucks can't drive through roundabouts without damaging tires and cars. Los Alamos has reverse lanes – would that work here?

- The proposed roundabouts are larger to accommodate a large semi with no problem.
- ✓ Can traffic signals be used to increase capacity?
  - The City and County can help manage traffic with coordinated peak hour signal timing.
- ✓ Retail MUST have direct access! Goff Plaza Shopping Center needs direct access to Bridge Boulevard. If the City wants 300 feet before the first access, would traffic be routed through Tapia? Lowered traffic counts, signage, and visibility will kill property values.
  - These are just concepts and nothing is finalized. The team will work with property owners during preliminary and final design to look at access.
- ✓ Business owners want more input.
- ✓ Bridge Blvd. should be maintained at Old Coors.
- ✓ I would like to speak for the trees! We need shade trees for pedestrians; they should have equal spacing and be consistent.
- ✓ Zoning needs to protect adjacent neighborhoods.
- ✓ The lighting should be "night sky compliant".
- ✓ What about increased noise in the Tower area and Los Altos neighborhood?
  - There is an opportunity for buffering. The intent is to make a safer, more operational intersection. Trees, elevations and new pavement types that damper noise could be employed.
- ✓ What are "appropriate" densities? Neighborhoods need to participate in discussions about high-density housing.
- ✓ How will traffic issues be mitigated?
- ✓ Consider secondary impacts from increased residential density. (That is, consider the increased traffic on the Corridor from increasing residential density).
- ✓ What will happen with traffic during construction?
  - Phasing construction in segments, with logical termini (ends) will help with congestion. There will be some detour plans and other plans to maintain access.
  - The whole Corridor will not be under construction at once—it will be done in segments. However, there will be some disruption of normal traffic.
- ✓ Traffic counts are about 20,000 to 35,000 daily.
- ✓ If there will be a roundabout at Isleta, was the Isleta-Bridge reconstruction for nothing?
  - The intersection reconstruction was a safety improvement. It made the intersection smaller and safer for pedestrians. The roundabout would not be scheduled for 15 years or so as a part of this 20 year plan. It would be the last piece of the roadway to be constructed.

- ✓ What is does “fail” mean? (A team member had indicated that, at some point, Bridge will “fail” as a roadway.)
  - It’s the transportation term for excessive delay or gridlock. When a road “fails,” that means that it is not doing its intended job of moving traffic along.
- ✓ What happens to Bridge after (west of) Old Coors?
  - Access to Bridge would be provided west of the Tower-Bridge/Old Coors intersection.
- ✓ What happens to property values from Bridge changes?
  - This plan, including access changes, is intended to improve property values.
- ✓ What about drainage improvements?
- ✓ Safety improvements and transit improvements in the Tower area are necessary.
- ✓ Public transit improvements need to happen concurrently.
  - Bus service is under review and they are looking at transit route changes.
- ✓ This plan needs community agreement with more participation from students, farmers, elders! How are concerns addressed?
  - Comments received are posted on the website for review by the public. Comments are reviewed and considered by the project team. There has been an effort to make this a plan for the people of the community, bringing the community vision. There have been several public meetings, a design charrette, residential surveys, business surveys, and focus groups with high school classes, business owners, and Spanish-speaking residents.
  - \*Steering committee meetings have been going on for over a year. There is a lack of participation on the issues but the community has been invited to meetings. People weren’t showing up. The project team has taken comments of the steering committee members seriously and has addressed their concerns.
  - \*It’s good that there was a community meeting at the Westside Community Center. The plan needs input from all areas. The steering committee is a selected group of participants.
  - \*Continue open communication.
  - \*The project team is using their skills to listen and help the community. It’s a good project that would create jobs and be an asset to the South Valley.
- ✓ What if roundabouts fail? Who can guarantee? Can the construction contractor provide a guarantee? The roundabout at Sunset/Osage is a mess.
  - We don’t know who will design the roundabouts but they will have to follow strict guidelines for design. There are clear directions on best practices for roundabouts. They are designed for a best guess of volumes based on population and employment projections. Of course, this could change in 20 years. But the roundabout would only fail

from a volume perspective, that is, only if all of our best estimates of traffic volume are way off.

- ✓ There is a lack of understanding of roundabouts. The Sunset roundabout has no bike lanes. Traffic should keep moving and it only stops when people stop. People don't know how to drive in a roundabout. Encourage community members to educate themselves.
- ✓ Slow change is good. Don't change just for change's sake.
- ✓ Preserve agriculture and protect the character of the area. There are concerns about the character and look about the area but there are still a lot of steps to complete before anything will happen.
- ✓ Regarding the ideas of "through corridor" vs. "business district" – Bridge is NOT a business district! Development on the west side has forced Bridge to be a through street. It should be developed as a through corridor to move traffic and build a business district somewhere else. It's absurd to try to do both. It won't work in the long term.
  - \*Business owner chose to stay on Bridge and has invested his life there. He doesn't want to let money go elsewhere. Keep money local. Keep as a main street for local businesses.
- ✓ From a long term viewpoint, there needs to be another Bridge crossing.
- ✓ Spruce up the area to make it nicer and make it part of economic development to benefit the community.
- ✓ The area needed work and input 10 years ago. It didn't happen then but is happening now. Pay attention to it now!
- ✓ Bridge is congested only twice per day: at 8 a.m. and at 5 p.m.

### *Written Comments*

- ✓ No roundabout at all on Bridge. Back up traffic too high.
- ✓ Tower should not be thru-fare. Bridge should be used to Central.
- ✓ Gateway development and Isleta intersection reconfiguration needs to be improved before 8 to 12 years. Maybe six lanes on Bridge to increase the flow of traffic to and from the Bridge itself.
- ✓ Roundabouts will increase congestion and slow commuters on their way into and out of town at rush hour, which in turn, will back-up traffic all the way to dead man's curve. Also, dislike Five Points Road being cut off and Bridge cut off at Old Coors.
- ✓ Thank you for deviating from your agenda and starting at 5:30. We all thought the presentation would start at the published meeting time of 5:15.
- ✓ Mention pharmacy need? Please not another Walgreens, and if so, not one selling liquor. There are pharmacies at Isleta and Bridge (Pill Box) and Isleta and Atrisco, Smiths, Albertsons, Walgreens at Rio Bravo and Isleta.
- ✓ Thank you for staying away from South Valley agricultural lands!

- ✓ A boulevard – i.e. Bridge – should be lined with large shade trees that would encourage walking, biking, livability. Would make a big impression, draw people to the area, provide a human scale. Could give a sense of place (Cottonwoods!) and bring a sense of history as Mr. Gleason proposed.
- ✓ Zoning – will it protect A-1? Again – KEY to showing a sense of place. Will it protect residential to not repeat the encroachment as has been done with the post office, the car wash on Sunshine off Isleta, and the Price Rite that was built to replace an existing Smiths.
- ✓ Hello, I was able to partially attend the December 5th meeting. I noticed that there was quite a bit of contention regarding the proposed roundabouts- I am a community member that fully supports the use of the roundabouts and think that they are one of the most compelling components of the plan. Also, one element that I do not believe was really covered is the access to and incorporation of the Bosque into the plan for the boulevard. I would hope to possibly see more attention put towards access to the river- this park is a well-used and a significant part of the life of residents in this area. Thank you for your time and effort.

# ÚNASE A NOSOTROS EN 12.05.2012

5:15 pm a 7:30 pm

Centro Comunitario Westside  
1250 Isleta Blvd SW



Para más información, visitenos en línea al:

[www.bridgeboulevard.com](http://www.bridgeboulevard.com)

o por correo electrónico al:

[info@bridgeboulevard.com](mailto:info@bridgeboulevard.com)

## BRIDGE BLVD

PLAN DE REURBANIZACIÓN DEL CORREDOR

El equipo del proyecto ha desarrollado recomendaciones intencionadas para aumentar la seguridad, reducir la congestión de tráfico, vigorizar los negocios locales y mejorar la disponibilidad y asequibilidad de viviendas a lo largo de Bridge Boulevard de Coors Boulevard al Puente Barelás.

El Comisario De la Cruz y el Condado Bernalillo lo invita a unirse a nosotros el 5 de diciembre para ve las recomendaciones, ofrecer sus comentarios y hablar con el personal.

Horas para visitar a las 5:15 pm  
Presentación a las 5:45 pm

Las personas con discapacidad pueden solicitar arreglos al llamar al 505.830.8845. Las solicitudes deberán hacerse lo más temprano posible para permitir tiempo para hacer los arreglos.





# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

## APPENDIX E: INTERESTED PARTIES LIST

# Interested Parties



| L_Name                                  | F_Name                        | Organization       |
|---|-------------------------------|--------------------|
|   |                               |                    |
|   | COORS-TOWER LLC               | COORS-TOWER LLC    |
|   | Julie Reichert and Bill Moar  |                    |
|   | Michelle Otero and Henry Rael |                    |
|   | Mr. G's Paint and Body        |                    |
|   | Ozzie and Theresa Winter      |                    |
|   | Stephen Benz and Jen Kepesh   |                    |
| 2007 Chavez Family Trust                |                               |                    |
| 303 Coors LLC                           |                               |                    |
| 918 Gatewood Ave Sw LLC                 |                               |                    |
| Abe's Glass & Glazing Inc               |                               |                    |
| Abeyta                                  | Santos                        | Holy Family Parish |
| Abeyta Santos G & Viola J % Munoz Jaim  |                               |                    |
| Abq South LLC                           |                               |                    |
| Abreus Amparo S & Barrueta Sarria Angel |                               |                    |
| Abts Tammy A & Schneier Kate E          |                               |                    |
| Acabal                                  | Marco                         |                    |
| Acabal Marco A & Blanca M               |                               |                    |
| Acabal Marco Antonio & Blanca           |                               |                    |
| Acosta Jesus Jose & Morayma T           |                               |                    |
| Adams Dennis L & Janice E               |                               |                    |
| Aguilar Mary Nellie                     |                               |                    |
| Aguilar Richard P                       |                               |                    |
| Aguilar Rita Mae & Andy                 |                               |                    |
| Aguilar Rutilia                         |                               |                    |
| Aguilar Sam R & Mary H                  |                               |                    |
| Agullera Lorenzo M & Martha             |                               |                    |
| Ainsworth Richard                       |                               |                    |
| Albers Baer                             | Mary Ann                      |                    |
| Aldridge Carlton L & Viola              |                               |                    |

| L_Name                                  | F_Name              | Organization                       |
|---|---------------------|------------------------------------|
| Alfaros Margarita & Helen Alfaros       |                     |                                    |
| Allaire                                 | Patricia            | Sunset Neighborhood Association    |
| Alley                                   | Harrison (Taz)      |                                    |
| Allrunner Cedric R Jr                   |                     |                                    |
| Almager                                 | Gilbert             |                                    |
| Almager Gilbert & Therese D             |                     |                                    |
| Alme Marvin L                           |                     |                                    |
| Al's Ridge LLC                          |                     |                                    |
| Altobelli                               | Rachel              |                                    |
| Aluto                                   | Kyle                | Rio Grande High School             |
| Alvarado Heriberto                      |                     |                                    |
| Alvarado Linda C                        |                     |                                    |
| Alvarado Victor M                       |                     |                                    |
| Alvarez Nina                            |                     |                                    |
| Alvidrez Javier & Leticia               |                     |                                    |
| Alvidrez Teresa                         |                     |                                    |
| Alvis Kenneth W                         |                     |                                    |
| Alwajel                                 | Rokia and Omalbanin |                                    |
| Aly Robert L                            |                     |                                    |
| Anaya Jesus Javier & Lopez Maria Guadal |                     |                                    |
| Anaya Julia B                           |                     |                                    |
| Anaya Ralph Joe & Carol                 |                     |                                    |
| Anaya Robbie Lee                        |                     |                                    |
| Anaya Sofia E                           |                     |                                    |
| Anay-rehberg Magdalena                  |                     |                                    |
| Anderson                                | Jean                |                                    |
| Anderson                                | Rip                 | Sunset SW Neighborhood Association |
| Anderson                                | Sandra              | Indian Arts and Crafts Association |
| Anderson Edwin L                        |                     |                                    |
| Anderson Michael J & Garcia Stephanie A |                     |                                    |
| Andrade                                 | Nelson              |                                    |
| Andrade Elizabeth M                     |                     |                                    |
| Andrade Fernando & Huerta Angelina      |                     |                                    |
| Andrade Lilia                           |                     |                                    |

| L_Name                                | F_Name            | Organization               |
|---------------------------------------|-------------------|----------------------------|
| Andrade Veronica                      |                   |                            |
| Andrade Xochitl                       |                   |                            |
| Andrew John III & Sharon Shorty       |                   |                            |
| Ansures                               | Jesus             |                            |
| Anzures                               | Jesus             | Town of Atrisco Land Grant |
| Apodaca Damacio Sr                    |                   |                            |
| Apodaca Dora                          |                   |                            |
| Apodaca Ismael & Maria                |                   |                            |
| Apodaca Pauline                       |                   |                            |
| Apodaca Tomas & Phyllis & Apodaca Fra |                   |                            |
| Aragon                                | Dennis            |                            |
| Aragon                                | Gabriel           |                            |
| Aragon Aaron & Gabriela               |                   |                            |
| Aragon Andy & Carol                   |                   |                            |
| Aragon Anna                           |                   |                            |
| Aragon B M                            |                   |                            |
| Aragon Charles J                      |                   |                            |
| Aragon Claudia                        |                   |                            |
| Aragon Fernando                       |                   |                            |
| Aragon Fernando & Norma               |                   |                            |
| Aragon Gilbert Joe & Irma I           |                   |                            |
| Aragon Gloria                         |                   |                            |
| Aragon Ismael & Martha E              |                   |                            |
| Aragon James T                        |                   |                            |
| Aragon Joe R & Roberta A              |                   |                            |
| Aragon John E & Elizabeth T           |                   |                            |
| Aragon Jose A                         |                   |                            |
| Aragon Norma Fabiola                  |                   |                            |
| Aragon Roberta A                      |                   |                            |
| Aragonez Abdiel & Alejandra           |                   |                            |
| Arambula Jesus M & Trinidad R         |                   |                            |
| Aranda                                | James and Melanie |                            |
| Aranda Adelicia J & Anthony Manuel    |                   |                            |
| Archibeque Benny Trustee Archibeque L |                   |                            |

| L_Name                                  | F_Name             | Organization |
|---|--------------------|--------------|
| Archibeque Julio & Clorinda             |                    |              |
| Archibeque Priscilla                    |                    |              |
| Archibeque Rosemary I                   |                    |              |
| Archuleta Amelia M & Aragon Marshall L  |                    |              |
| Archuleta Chris                         |                    |              |
| Archuleta Frank                         |                    |              |
| Archuleta Herman & Archuleta Roberta    |                    |              |
| Archuleta Priscilla                     |                    |              |
| Archuleta Ted                           |                    |              |
| Archuleta Ted A                         |                    |              |
| Arellano                                | Mary               |              |
| Arenivas Felipe J & Maria Teresa        |                    |              |
| Arguelles Mary E & Joaquin Jr           |                    |              |
| Arguelles Mary E & Murphy Barbara E     |                    |              |
| Arias Francisco J & Anita               |                    |              |
| Armijo Frank L                          |                    |              |
| Armijo Fred Jr & Margie                 |                    |              |
| Armijo Gary & Renee                     |                    |              |
| Armijo Gory R & Michael J               |                    |              |
| Armijo Jake V & Emelda M                |                    |              |
| Armijo Juan J                           |                    |              |
| Arreloa Carlos Leonel & Concepcion      |                    |              |
| Arroyo Juan                             |                    |              |
| Artiaga George & Madelene               |                    |              |
| Arzola Santiago Rodriguez & Minerva F R |                    |              |
| Ashley Willard                          |                    |              |
| Askew Roger A                           |                    |              |
| Atchison Don & Leiah K                  |                    |              |
| Atencio                                 | Charles and Gloria |              |
| Atencio Charles A & Gloria              |                    |              |
| Atencio Michael P & Carmen R Trustees A |                    |              |
| Atencio Virginia                        |                    |              |
| Atkinson Angie G & Carver Sondra K      |                    |              |
| Atler Michael A & Antoinette            |                    |              |

| L_Name                            | F_Name           | Organization |
|-----------------------------------|------------------|--------------|
| Avila Salomon & Avila Rosa Estela |                  |              |
| Avila Yessica P                   |                  |              |
| Avilo                             | Salomon and Rose |              |
| Avilucea Belen L                  |                  |              |
| Ayals                             | Sheila           |              |
| Ayon                              | Dominic          |              |
| Babington Brian                   |                  |              |
| Baca                              | Angelo           |              |
| Baca                              | Carmen           |              |
| Baca                              | J.F.             |              |
| Baca                              | Jessic           |              |
| Baca                              | Shirley          |              |
| Baca                              | Theresa          |              |
| Baca Albert M & Linda Lee         |                  |              |
| Baca Alfred R                     |                  |              |
| Baca Baltazar C/o Rose Romero     |                  |              |
| Baca Benny V & Flaviola V         |                  |              |
| Baca Bert & Guadalupe C           |                  |              |
| Baca Carlos C & Henderson Maria C |                  |              |
| Baca Carol E & Alderete Laura M   |                  |              |
| Baca Corina T                     |                  |              |
| Baca Eddie J & Annie              |                  |              |
| Baca Elaine                       |                  |              |
| Baca Florencio & Demesia          |                  |              |
| Baca Francisco & Nadine           |                  |              |
| Baca Frank & Alicia R             |                  |              |
| Baca Ismael B Jr & Katherine M    |                  |              |
| Baca Joe B Sr                     |                  |              |
| Baca Joe R & Nea M                |                  |              |
| Baca John F                       |                  |              |
| Baca Justin J & Paula Michelle    |                  |              |
| Baca Louie & Delfinia             |                  |              |
| Baca Max                          |                  |              |
| Baca Maxine                       |                  |              |

| L_Name                                  | F_Name       | Organization |
|---|--------------|--------------|
| Baca Maxine                             |              |              |
| Baca Nathan & Sanchez-Baca Sadie C      |              |              |
| Baca Pamela                             |              |              |
| Baca Pete & Prescilla Ann               |              |              |
| Baca Philbert X Lupe                    |              |              |
| Baca Remijio                            |              |              |
| Baca Rita & Mary Soila                  |              |              |
| Baca Robert Joseph                      |              |              |
| Baca Ronald & Maria A                   |              |              |
| Baca Rudy I                             |              |              |
| Baca Samantha Valerie Renee & Alderete  |              |              |
| Baca Sylvia De Leon & Carmen            |              |              |
| Bachicha Aaron & Bachicha Floyd & Aur   |              |              |
| Bachicha Floyd & Aurora E               |              |              |
| Bachicha Pablo                          |              |              |
| Badillo Dolores                         |              |              |
| Baer                                    | Mary Ann     |              |
| Baird Dorothy Shaw & James S            |              |              |
| Baird Ralph J                           |              |              |
| Baker David                             |              |              |
| Balderrama Miguel A                     |              |              |
| Baldonado Pat Felix & Eutimia           |              |              |
| Baldonado Tina                          |              |              |
| Baldwin David W & Cynthia Kay           |              |              |
| Ballastero Marcelino Contreras & Amada  |              |              |
| Ballesteros Manuel Alderete             |              |              |
| Baray Antonio & Veronica                |              |              |
| Barboa Charles                          |              |              |
| Barboa David & Margaret A               |              |              |
| Barboa Saturnino Estate                 |              |              |
| Barela                                  | Eddie & Mela |              |
| Barela                                  | Mela         |              |
| Barela Eddie R & Mela M Trustees Barela |              |              |
| Barela Nellie                           |              |              |

| L_Name                                    | F_Name           | Organization                           |
|---|------------------|--|
| Barela Ruben L                            |                  |  |
| Barkhurst                                 | Carrie           | City of Albuquerque                    |
| Baros                                     | Mike and Gloria  |  |
| Baros Benjamin I & Yvette C               |                  |  |
| Baros Mike R & Gloria E                   |                  |  |
| Baros Viola L & Lucero George             |                  |  |
| Barraza Arturo J & Matilde & Barraza Jua  |                  |  |
| Barraza Azucena                           |                  |  |
| Barraza Floricela                         |                  |  |
| Barreras                                  | Laura            |  |
| Barreras Bertha & Manuel P                |                  |  |
| Barreras Mary C                           |                  |  |
| Barros Anthony L                          |                  |  |
| Barros Casandra C & Barros Marina M       |                  |  |
| Batista Angel Martin & Carrasco-cClis Nor |                  |  |
| Baudoin Alison F                          |                  |  |
| Beaman                                    | Dan              | Bernalillo County                      |
| Becerra Victor                            |                  |  |
| Belitz Monique Therese                    |                  |  |
| Bell                                      | Barbara          |  |
| Beltran                                   | Francisco        |  |
| Benavidez Ben                             |                  |  |
| Benavidez Benny J                         |                  |  |
| Benavidez Bernardino Mrs                  |                  |  |
| Benavidez Rose A & Lopez Angela M         |                  |  |
| Bencomo Ramon & Delma                     |                  |  |
| Bennett                                   | Nancy            |  |
| Bennett                                   | Nolan            | Bernalillo County Public Works Divisio |
| Benz                                      | Stephen          |  |
| Benz Stephen Lee                          |                  |  |
| Berman Rebecca E                          |                  |  |
| Bernaldez Ralph                           |                  |  |
| Beserra                                   | Victor and Diane | Los Altos Civic Association            |
| Beserra Victor E & Diane                  |                  |  |

| L_Name                                  | F_Name  | Organization          |
|---|---------|-----------------------|
| Bishop Janie Ann                        |         |                       |
| Blake Daniel & Mary Jane                |         |                       |
| Blakes Lotaburger LLC                   |         |                       |
| Bland                                   | Tia     | Bernalillo County     |
| Blea Isabel                             |         |                       |
| Blea Jennie M                           |         |                       |
| Blue Note Properties Llc                |         |                       |
| Blue Thomas A & Lisa G                  |         |                       |
| Blueridge                               |         |                       |
| Board Of Education                      |         |                       |
| Bob Turner's Ford Country Inc NM Corpo  |         |                       |
| Bolas Martin % Bailon Hector & Angelica |         |                       |
| Bolivar Cruz & Francisca M              |         |                       |
| Bonney Rick A & Lisa A                  |         |                       |
| Bonney Vicki O & William J              |         |                       |
| Booth Judy Trustee James Kraft Testame  |         |                       |
| Borunda Sam & Rue Connie                |         |                       |
| Borunda Sammie Jr & Rue Connie          |         |                       |
| Bouquet Mary M                          |         |                       |
| Bowen                                   |         |                       |
| Brackbill                               | Rachel  |                       |
| Bran Reyna I                            |         |                       |
| Brandt                                  | Richard |                       |
| Braught J L                             |         |                       |
| Breceda Leticia                         |         |                       |
| Brem Kathleen & Joseph L                |         |                       |
| Bressler                                | Dean    | HDR Engineering, Inc. |
| Brink Bridget H                         |         |                       |
| Briseno                                 | Elaine  |                       |
| Brister James H                         |         |                       |
| Brito Edward W                          |         |                       |
| Brock Elvin R & Karen M                 |         |                       |
| Brodehl                                 | Grant   |                       |
| Brown Versie M                          |         |                       |

| L_Name                                   | F_Name   | Organization         |
|--|----------|----------------------|
| Brunk                                    | Tami     |                      |
| Brunson Ernest O & Helen J Trustees Livi |          |                      |
| Buckley Elizabeth J & Stegeman Sandra L  |          |                      |
| Buckner Henry                            |          |                      |
| Buckner Linda R                          |          |                      |
| Buerk                                    | Leslie   |                      |
| Burciaga Manuel & Burciaga Maria L       |          |                      |
| Burditt                                  | Eugene   |                      |
| Burkins                                  | Anthony  |                      |
| Bush                                     | Dolores  |                      |
| Bustillos Jose Maria & Maria Lidia       |          |                      |
| Caballero                                | Carlos   |                      |
| Caballero                                | Patricia |                      |
| Cabera Dolores & Maria                   |          |                      |
| Cabrera John Felix & Lila May            |          |                      |
| Cabrera Rocio G                          |          |                      |
| Cain Luanne D                            |          |                      |
| Caire Ray W & E Rosaline                 |          |                      |
| Cala Luis E & Graciela                   |          |                      |
| Caldwell                                 | Kathi    | Rio Grande Nurseries |
| Calvillo Ramiro N                        |          |                      |
| Cameron Allen                            |          |                      |
| Campbell Kathleen T                      |          |                      |
| Campos Braulio L                         |          |                      |
| Campos Federico & Bertha                 |          |                      |
| Candelaria                               | Adrienne |                      |
| Candelaria                               | Al       |                      |
| Candelaria                               | Al       |                      |
| Candelaria Jerry & Mary I                |          |                      |
| Candelaria Juan De Dios                  |          |                      |
| Candelaria Nellie B                      |          |                      |
| Canham                                   | Charles  |                      |
| Cano Jose & Lillian                      |          |                      |
| Cargill                                  | Pat      |                      |

| L_Name                                      | F_Name  | Organization |
|---|---------|--------------|
| Carley Henry B                              |         |              |
| Carmichael Melissa I                        |         |              |
| Carmona- Young Barbara & Young Rosco        |         |              |
| Caro Manuel & Amilia & Miriam               |         |              |
| Carpenter                                   | Lynne   |              |
| Carrete Joe & Carrete Alfonso               |         |              |
| Carrillo                                    | Louie   |              |
| Carrillo David & Leticia                    |         |              |
| Carrillo Gabino & Carrillo Maglyn           |         |              |
| Carrillo Luis E & Baca-Carrillo Cathy J     |         |              |
| Carroll James & Elizabeth                   |         |              |
| Carter Claudina                             |         |              |
| Cas   |         |              |
| Casares Abel & Abbie                        |         |              |
| Casias Albert                               |         |              |
| Casias Louis S & Isabel D Trustees Casias L |         |              |
| Cassidy                                     | Shane   |              |
| Castaneda Chapa Edgar D                     |         |              |
| Castillo                                    | Anthony |              |
| Castillo                                    | Eloy    |              |
| Castillo                                    | Esther  |              |
| Castillo                                    | Ivan    |              |
| Castillo Abenago                            |         |              |
| Castillo Carlos & Eugenia                   |         |              |
| Castillo Ivan & Esther                      |         |              |
| Castillo Jennifer                           |         |              |
| Castillo Joe Ray                            |         |              |
| Castillo Lorena                             |         |              |
| Castillo Martha M % Adriana Lasso-costell   |         |              |
| Castillo Rosa B Gayle                       |         |              |
| Castillo Ted R                              |         |              |
| Castrellon Hector M & Maria Graciela        |         |              |
| Castro Felix & Julia Landeros               |         |              |
| Castro Manuel                               |         |              |

| L_Name                                    | F_Name          | Organization           |
|---|-----------------|------------------------|
| Castro Richard J                          |                 |                        |
| Catanach                                  | Brad            | Bernalillo County      |
| Catholic Charities                        |                 |                        |
| Catholic Social Service Of Albuquerque I  |                 |                        |
| Ceballos Carlos & Ceballos Karla & Ceball |                 |                        |
| Center For Action & Contemplation Inc     |                 |                        |
| Cervantes Cesar                           |                 |                        |
| Cervantes Martha L                        |                 |                        |
| Cervantes Ruben & Olivia                  |                 |                        |
| Champion                                  | Bradley         |                        |
| Champion Bradley                          |                 |                        |
| Chapman Katherine Anne                    |                 |                        |
| Chavez                                    | Albert          |                        |
| Chavez                                    | Arlene          |                        |
| Chavez                                    | Barbara         |                        |
| Chavez                                    | Cara and Jim    |                        |
| Chavez                                    | Carlos and June |                        |
| Chavez                                    | Dorothy         |                        |
| Chavez                                    | Emillio         |                        |
| Chavez                                    | Henry           |                        |
| Chavez                                    | Jerry           |                        |
| Chavez                                    | JoAnne          |                        |
| Chavez                                    | Joe             |                        |
| Chavez                                    | Joe O.          |                        |
| Chavez                                    | Luis            |                        |
| Chavez                                    | Mary            |                        |
| Chavez                                    | Melcor          | Chavez Kickboxing      |
| Chavez                                    | Melinda         |                        |
| Chavez                                    | Michael         | New World Energy       |
| Chavez                                    | N.              |                        |
| Chavez                                    | Nicholas        | Rio Grande High School |
| Chavez                                    | Peggy           | Chavez Kickboxing      |
| Chavez                                    | Ray             | J-Town Barber Shop     |
| Chavez                                    | Sefe            |                        |

| L_Name                                  | F_Name   | Organization |
|---|----------|--------------|
| Chavez                                  | Veronica |              |
| Chavez                                  | Waylon   |              |
| Chavez Adela & Ronald R Chavez          |          |              |
| Chavez Alice D                          |          |              |
| Chavez Amado U & Emily C                |          |              |
| Chavez Andrea M                         |          |              |
| Chavez Benny J & Linda L                |          |              |
| Chavez Bernie W & Frances R             |          |              |
| Chavez Carlos & Maria                   |          |              |
| Chavez Carlos Gene & June Ann           |          |              |
| Chavez Celina                           |          |              |
| Chavez- Chavez Arcelia                  |          |              |
| Chavez Chris L                          |          |              |
| Chavez Christine M                      |          |              |
| Chavez Consuelo Or Chavez Ba            |          |              |
| Chavez Dennis & Vargas Angela           |          |              |
| Chavez Eddie A                          |          |              |
| Chavez Eddie A & Chavez Terri M         |          |              |
| Chavez Eliseo                           |          |              |
| Chavez Elvira                           |          |              |
| Chavez Ernest Henry & Rosanna           |          |              |
| Chavez Frank A Jr                       |          |              |
| Chavez Frank T & Myrna J                |          |              |
| Chavez Fred E                           |          |              |
| Chavez Fred E & Viola D                 |          |              |
| Chavez Genoveva L                       |          |              |
| Chavez Gregorio S                       |          |              |
| Chavez Henry & Margaret C               |          |              |
| Chavez Henry & Margaret C Trustees Cha  |          |              |
| Chavez James C & Cora G                 |          |              |
| Chavez Jason C & Josephine S Chavez     |          |              |
| Chavez Jerry L                          |          |              |
| Chavez Jesus Guzman                     |          |              |
| Chavez Joe & Ida Tr Chavez Family Trust |          |              |

| L_Name                                  | F_Name | Organization |
|---|--------|--------------|
| Chavez Joe Ray & Molly L                |        |              |
| Chavez Joseph                           |        |              |
| Chavez Joseph                           |        |              |
| Chavez Joseph D & Yvonne D & Monica T   |        |              |
| Chavez Leonard & Dolores J              |        |              |
| Chavez Leonard C Sr & Mary R            |        |              |
| Chavez Lisa K & Filomeno G Iii          |        |              |
| Chavez Louis P & Ida                    |        |              |
| Chavez Luis A & Mary P Trustees Chavez  |        |              |
| Chavez Lupe & Jennie                    |        |              |
| Chavez Lydia & Lee Ann & Lori Ann       |        |              |
| Chavez Manuel A                         |        |              |
| Chavez Manuel C                         |        |              |
| Chavez Manuel C/o Chavez Paul Anthon    |        |              |
| Chavez Maria                            |        |              |
| Chavez Mario B                          |        |              |
| Chavez Mark                             |        |              |
| Chavez Mary C                           |        |              |
| Chavez Mary Ernestine & Miguel          |        |              |
| Chavez Mary H & Louie Chavez            |        |              |
| Chavez Mel & Peggy                      |        |              |
| Chavez Melcor D & Peggy J               |        |              |
| Chavez Melcor D & Peggy Joann           |        |              |
| Chavez Melinda C & Eugenio              |        |              |
| Chavez Orlando E & Jane Cathy           |        |              |
| Chavez Oscar And Lucero Sandra F        |        |              |
| Chavez Patsy P                          |        |              |
| Chavez Paul A & Julie A                 |        |              |
| Chavez Paul A & Julie A & Mario B Chave |        |              |
| Chavez Paul G & Diane M                 |        |              |
| Chavez Phillip G & Barbara A Thomas     |        |              |
| Chavez Ray Irrevocable Qtip             |        |              |
| Chavez Reynaldo & Elizabeth M           |        |              |
| Chavez Richard E                        |        |              |

| L_Name                                    | F_Name  | Organization |
|---|---------|--------------|
| Chavez Robert & Loretta E                 |         |              |
| Chavez Rosendo R                          |         |              |
| Chavez Tesa Mae Rvt                       |         |              |
| Chee Paul                                 |         |              |
| Cheyne                                    | William |              |
| Cheyne William B & Roger J Lajoie         |         |              |
| Chung Investment Inc                      |         |              |
| Ciccarello Edmund L And Elsie K           |         |              |
| City Of Albuquerque                       |         |              |
| City Of Albuquerque Real Estate Office    |         |              |
| Clover                                    | Walter  |              |
| Coffelt Bobby Ray Sr & Agnes R Garcia     |         |              |
| Coffelt Lisa Denise & John Thomas Coffelt |         |              |
| Cohen Rufus                               |         |              |
| Colunga-Carrizales Humberto               |         |              |
| Conrad Melody F                           |         |              |
| Contreras Josephine                       |         |              |
| Contreras Sam & Veronica                  |         |              |
| Conway                                    | Pat     |              |
| Cook Ivan R & Patricia M                  |         |              |
| Cooper Joseph J Jr & Delayne E & Coope    |         |              |
| Coors-Tower LLC                           |         |              |
| Cordova Amy T                             |         |              |
| Cordova                                   | Matthew |              |
| Cordova                                   | Pat     |              |
| Cordova Arturo R Etux                     |         |              |
| Cordova Daniel G & Irene M                |         |              |
| Cordova Eloy                              |         |              |
| Cordova Erlinda A & Arturo R              |         |              |
| Cordova Felipe G                          |         |              |
| Cordova Gregory                           |         |              |
| Cordova Jerry T & Emily R                 |         |              |
| Cordova Jose E                            |         |              |
| Cordova Leo F & Lydia G                   |         |              |

| L_Name                                   | F_Name | Organization |
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| Cordova Randy I                          |        |              |
| Cordova Raymond A & Loretta F            |        |              |
| Cordova Raymond A Etux                   |        |              |
| Cordova Toby A & Cecilia A Trustees Of T |        |              |
| Cordova Vincent & Yvette                 |        |              |
| Corey Robert L Trustee Corey Rvt         |        |              |
| Cornucopia                               |        |              |
| Corona Jennie L & Jose                   |        |              |
| Corona-Fisk Patricia Y & Wesley M Fisk   |        |              |
| Corral Gustavo E & Juana & Gonzalez Jor  |        |              |
| Corral Veronica                          |        |              |
| Corriz Dennis Frank & Eloisa A           |        |              |
| Cortez Gary L                            |        |              |
| Cortez Inez & Martin Alcala              |        |              |
| Cortinas Frank J                         |        |              |
| Corwell Sophia Elizabeth                 |        |              |
| Cota Elsa A                              |        |              |
| Cotter R Hugo C                          |        |              |
| Cox Bruce A                              |        |              |
| Cox Juanita V                            |        |              |
| Cress                                    | Dianne |              |
| Cress                                    | Dianne |              |
| Crider                                   | Sheri  |              |
| Crider Sheri                             |        |              |
| Critchfield Rita                         |        |              |
| Cruz Dora & Yolanda De Cruz              |        |              |
| Cruz Larry M & Miranda-Cano Hugo & M     |        |              |
| Cruz Mary Lou                            |        |              |
| Culler                                   | Gary   |              |
| Culler Gary W & Teresa M Jordan-culler   |        |              |
| Cunningham                               | Lois   |              |
| Cunningham Robert F & Lois T             |        |              |
| Davis                                    | Jason  |              |
| Davis                                    | Lisa   |              |

| L_Name                                    | F_Name    | Organization |
|---|-----------|--------------|
| Davis                                     | Mary      |              |
| Davis Charles Douglas                     |           |              |
| Davis Janet I & Olguin Nellie P & Davis M |           |              |
| Davis Lisa Anne                           |           |              |
| Davis Mary Sharp                          |           |              |
| Davis Theresa M                           |           |              |
| Davis-gonzales Betty                      |           |              |
| Dawson                                    | Glenda    |              |
| De Baros Luisa Sedillo Baros Clorinda & J |           |              |
| De Bary Debby E                           |           |              |
| De Ibarra Teresa Moreno                   |           |              |
| De Jesus Ramirez Jose & Patricia Ramirez  |           |              |
| De La Cruz                                | Art       |              |
| De La Cruz Jose Luis & Alex De La Cruz &  |           |              |
| De La Cruz Manuel                         |           |              |
| De Leon Juan                              |           |              |
| De Witt Viola M                           |           |              |
| Deaguero Angelica M                       |           |              |
| Debassige Geneva L                        |           |              |
| deGarmo                                   | Andrew    | ABQ Ride     |
| Delarosa Javier & Elvira                  |           |              |
| Delfeld Kenneth H Jr & Diana Kite         |           |              |
| Delgado Cesar Lechuga & Delgado Bren      |           |              |
| Delgado Emilio                            |           |              |
| Delgado Gerardo & Gladys                  |           |              |
| Delgado Jose & Olga                       |           |              |
| Delgado Mario J                           |           |              |
| Delgado Salvador & Martha                 |           |              |
| Deme Alan & Deme Eileen M                 |           |              |
| Designer's Choice Intl Inc C/o Edmundo    |           |              |
| Devereaux                                 | Janice    |              |
| Dewitt Eugene                             |           |              |
| Dexel                                     | Christine |              |
| Diaz Jesus Ramon Payan                    |           |              |

| L_Name                                   | F_Name   | Organization |
|--|----------|--------------|
| Diaz Manuel & Maria E                    |          |              |
| Diaz-sepulveda Mario & Diaz-bustamante   |          |              |
| Diehl Eddie                              |          |              |
| Dimas Paul A & Marie E                   |          |              |
| Dixon Carl W                             |          |              |
| Dodge Mary                               |          |              |
| Dominguez                                | Julio    |              |
| Dominguez                                | Patricia |              |
| Dominguez Enrique & Olma                 |          |              |
| Dominguez Jesus                          |          |              |
| Dominguez Joe R & Betty J                |          |              |
| Dominguez Martha E & Alvaro G            |          |              |
| Dominguez Panfilo & Elia                 |          |              |
| Donald Danny P                           |          |              |
| Donaldson                                | Twila    |              |
| Dotson Richard D C/o Corner Post Co      |          |              |
| Doyle Marvin J & Dorothy H Doyle Family  |          |              |
| Dozal Gonzalo                            |          |              |
| Dozal- Leyva Antonia & Reyes A Dozal-ras |          |              |
| Draughon Christopher                     |          |              |
| Duarte                                   | Doris    |              |
| Duarte                                   | Judy     |              |
| Duarte                                   | Leroy    | UNM Student  |
| Dubin David Steven                       |          |              |
| Dumas Carol Jean                         |          |              |
| Dupree Thomas B                          |          |              |
| Duquette Fred E                          |          |              |
| Duran Annette Marie & Leonard Anthon     |          |              |
| Duran Cruz & Dolores                     |          |              |
| Duran Cruz & Dolores                     |          |              |
| Duran Ernest Christy                     |          |              |
| Duran Patricia Nieto & Yolanda           |          |              |
| Dutcher Juanita & Dutcher Ralph T        |          |              |
| Echeverria Pearl B                       |          |              |

| L_Name                                  | F_Name           | Organization           |
|---|------------------|------------------------|
| Economou                                | Zoe              | South Valley Alliance  |
| Economou                                | Zoe              |                        |
| Edwell Cristino                         |                  |                        |
| El Ghawaby Andrew                       |                  |                        |
| Elizalde Ana                            |                  |                        |
| Emblem Jane E & Kurt R                  |                  |                        |
| Enriquez Ambrosio                       |                  |                        |
| Enriquez Andres                         |                  |                        |
| Enriquez Juan M Jr & Vivian             |                  |                        |
| Enriquez Maria Dolores & Juana Enriquez |                  |                        |
| Erives Donna E & Edna Marquez & Eddie   |                  |                        |
| Eschman                                 | Pete             |                        |
| Escobedo Marcos & Epolita Eunice Escob  |                  |                        |
| Espalin Jose Ricardo & Jeanne M         |                  |                        |
| Espinosa Frank                          |                  |                        |
| Espinosa Frank & Vivian Z               |                  |                        |
| Espinosa Joe                            |                  |                        |
| Espinoza                                | Stephanie        |                        |
| Esquibel Arthur E & Marie V             |                  |                        |
| Esquibel Beatrice                       |                  |                        |
| Euler                                   | Renee            | Dekker Perich Sabatini |
| Fajardo Andrew                          |                  |                        |
| Falcon Luis                             |                  |                        |
| Fava                                    | Arthur and Helen |                        |
| Fava Arthur & Helen Apt B               |                  |                        |
| Fegan Darby G                           |                  |                        |
| Felix Gloria Trustee Felix Rvt          |                  |                        |
| Felix Mary Jane                         |                  |                        |
| Feng AI H & Sparks Mary E               |                  |                        |
| Fernandez Alejandro                     |                  |                        |
| Fernandez Evelyn Pr Estate Of Joe Cande |                  |                        |
| Fernandez Jose L Jr                     |                  |                        |
| Fernandez Jose S And Guadalupe          |                  |                        |
| Fierro-delgado Socorro                  |                  |                        |

| L_Name                                   | F_Name             | Organization                     |
|--|--------------------|----------------------------------|
| Fishel John D & Nancy Cm Salas Fishel    |                    |                                  |
| Flavio Gil Torres                        |                    |                                  |
| Flores Daniel & Bush Dolores             |                    |                                  |
| Flores Esteban                           |                    |                                  |
| Flores Israel Robles & Braulio Leon Camp |                    |                                  |
| Flores Jaun L & Rosemary                 |                    |                                  |
| Flores Jorge & Cruz                      |                    |                                  |
| Flores Jr                                | Daniel             |                                  |
| Flores Juan L & Rosemary                 |                    |                                  |
| Flores Leonardo                          |                    |                                  |
| Flores Linda                             |                    |                                  |
| Flynn                                    | Charlotte          |                                  |
| Flynn Charlotte J                        |                    |                                  |
| Foreman Tillie Irene                     |                    |                                  |
| Fowles Lisa R                            |                    |                                  |
| Franks Lisa M & Charles                  |                    |                                  |
| Frausto                                  | Corky              |                                  |
| Frayjo Elizabeth                         |                    |                                  |
| Freccia Sirpa                            |                    |                                  |
| Frias Maria G                            |                    |                                  |
| Friedman                                 | Naomi              | HUD                              |
| Friendship Baptist Church                |                    |                                  |
| Fuentas-de-morales Cynthia & Morales Ju  |                    |                                  |
| Fulford                                  |                    |                                  |
| Gabaldon Angelina                        |                    |                                  |
| Gabaldon Norbert P & Mary Lou            |                    |                                  |
| Gabaldon Property Partners               |                    |                                  |
| Gabaldon Telesfor                        |                    |                                  |
| Galaviz                                  | David              |                                  |
| Gallegos                                 | Anthony and LeLani |                                  |
| Gallegos                                 | Larry              |                                  |
| Gallegos                                 | Phillip            |                                  |
| Gallegos                                 | Tony               | Rio Grande Community Development |
| Gallegos Anthony P & Lelani              |                    |                                  |

| L_Name                              | F_Name              | Organization |
|-------------------------------------|---------------------|--------------|
| Gallegos Benceslado                 |                     |              |
| Gallegos Charlie R                  |                     |              |
| Gallegos Cipriano & Balbina         |                     |              |
| Gallegos David & Lucy               |                     |              |
| Gallegos Juanita & Mable A Gonzales |                     |              |
| Gallegos Lorrie M                   |                     |              |
| Gallegos Louie A & Rosemary A       |                     |              |
| Gallegos Marcelo                    |                     |              |
| Gallegos Phillip L                  |                     |              |
| Gallegos Priscilla Marie & Joey M   |                     |              |
| Gallegos Ramiro                     |                     |              |
| Gallegos Robert E & Rita Y          |                     |              |
| Gallegos Robert G                   |                     |              |
| Gallegos Ronald & Elizabeth         |                     |              |
| Gallegos Rudolfo & Gomez Alice      |                     |              |
| Gallegos Tobias                     |                     |              |
| Galloway Cedric                     |                     |              |
| Gamboa Presiliano                   |                     |              |
| Gamez Martina & Oscar               |                     |              |
| Gandara Joseph Mark                 |                     |              |
| Gannon                              | Jim                 |              |
| Garcia                              | Anthony             |              |
| Garcia                              | Calistro B          |              |
| Garcia                              | Darlene             |              |
| Garcia                              | Fernando            |              |
| Garcia                              | Francisca           |              |
| Garcia                              | Gerard              |              |
| Garcia                              | Gerard and Becky    |              |
| Garcia                              | Michael and Darlene |              |
| Garcia                              | S.                  |              |
| Garcia Adolfo S & Lugie C           |                     |              |
| Garcia Albert M & Yvonne J          |                     |              |
| Garcia Angie & Trujillo Edwina      |                     |              |
| Garcia Anthony J & Yvette R         |                     |              |

| L_Name                                 | F_Name | Organization |
|--|--------|--------------|
| Garcia Antonio R & Emily M             |        |              |
| Garcia Bernadette L                    |        |              |
| Garcia Bert C & Garcia Brenda T        |        |              |
| Garcia Calistro B                      |        |              |
| Garcia Carmen V & Maria C              |        |              |
| Garcia Cruz J                          |        |              |
| Garcia Daniel F & Judy Mae             |        |              |
| Garcia David & Peggy                   |        |              |
| Garcia Diane                           |        |              |
| Garcia Earl P Sr                       |        |              |
| Garcia Elroy & Priscilla M             |        |              |
| Garcia Filiberto A                     |        |              |
| Garcia Francisca M                     |        |              |
| Garcia Francisco & Silvestra           |        |              |
| Garcia Frank V & Esther                |        |              |
| Garcia Gerard                          |        |              |
| Garcia Gina                            |        |              |
| Garcia Joe M , Richard D & Lucille     |        |              |
| Garcia John & Loretta & Garcia John Jr |        |              |
| Garcia Juan                            |        |              |
| Garcia Leonardo A                      |        |              |
| Garcia Louie J & Brenda E              |        |              |
| Garcia Luis S Jr & Claudia E           |        |              |
| Garcia Lutgarda & Adolfo               |        |              |
| Garcia Manuel & Soila                  |        |              |
| Garcia Manuela                         |        |              |
| Garcia Maria A & Delgado Servando Rami |        |              |
| Garcia Mary M                          |        |              |
| Garcia Michael M & Florinda A          |        |              |
| Garcia Nora S                          |        |              |
| Garcia Robert F                        |        |              |
| Garcia Robert F                        |        |              |
| Garcia Rogelio & Cynthia L Ibarra      |        |              |
| Garcia Romona & Louis A                |        |              |

| L_Name                               | F_Name        | Organization           |
|--------------------------------------|---------------|------------------------|
| Garcia Rosalyn D                     |               |                        |
| Garcia Ruth & Gallegos Jenny E       |               |                        |
| Garcia Salomon R & Vera              |               |                        |
| Garcia Sandra Joann Lujan            |               |                        |
| Garcia Teodoro A & Esther J          |               |                        |
| Garcia Theodore                      |               |                        |
| Garcia Tranquilino & Marcella        |               |                        |
| Garcia Veronica Torres               |               |                        |
| Garcia-Sierra                        | Matthew       |                        |
| Garza Rose Ann & Raul C              |               |                        |
| Garza Rosie                          |               |                        |
| Gaspar Jorge L & Tomasa              |               |                        |
| Gaylord Daniel E & Marilyn J         |               |                        |
| Giallombardo Angelo & Lombardo David |               |                        |
| Gilbert Mary Stephanie               |               |                        |
| Giles                                | Kay           |                        |
| Gingerich                            | Ken and Leona |                        |
| Gingerich Kenneth D & Leona F        |               |                        |
| Giraud George & Caterina D           |               |                        |
| Giron Patrick A & Grace              |               |                        |
| Givens Lenora                        |               |                        |
| Glauner                              | CJ            | West Mesa High School  |
| Gleason                              | Will          | Dekker Perich Sabatini |
| Godinez Paul And Ruth                |               |                        |
| Goff                                 | Elsie         |                        |
| Goff Elsie A Trustee Goff Rev Trust  |               |                        |
| Goff Elsie A Trustee Goff Rvt        |               |                        |
| Gomez                                | Mario         | J-Town                 |
| Gomez                                | Ray           | MRGCD                  |
| Gomez Amado & Adela                  |               |                        |
| Gomez Edwina                         |               |                        |
| Gomez Emma                           |               |                        |
| Gomez Julia                          |               |                        |
| Gomez Luciano                        |               |                        |

| L_Name                                  | F_Name    | Organization                        |
|---|-----------|-------------------------------------|
| Gomez Miguel & Rafaela                  |           |                                     |
| Gomez Miguel L & Rafaela D              |           |                                     |
| Gonzales                                | Marcos    | Bernalillo County Economic Developm |
| Gonzales                                | Marcos    |                                     |
| Gonzales Arturo                         |           |                                     |
| Gonzales Bernadette J & Irene L Miller  |           |                                     |
| Gonzales Bessie                         |           |                                     |
| Gonzales Elaine M & Gallegos Dana A     |           |                                     |
| Gonzales Javier & Maria R               |           |                                     |
| Gonzales Jose A & Martha                |           |                                     |
| Gonzales Jose Antonio                   |           |                                     |
| Gonzales Joseph                         |           |                                     |
| Gonzales Juanita M & Juan Ramon         |           |                                     |
| Gonzales Michael A & Padilla Edward L   |           |                                     |
| Gonzales Miguel R                       |           |                                     |
| Gonzales Stephen & Beulah L Trustees Of |           |                                     |
| Gonzales Veronica M                     |           |                                     |
| Gonzalez Victor M & Erica Martinez      |           |                                     |
| Gonzinga                                | Addy      |                                     |
| Gordon Anthony & Julie                  |           |                                     |
| Gouett Charles Sidney & Sue Ann         |           |                                     |
| Gould                                   | John      |                                     |
| Gradi                                   | Enrico    | Bernalillo County                   |
| Grado Guadalupe & Eva                   |           |                                     |
| Grado Guadalupe & Villa Daniel          |           |                                     |
| Grado Humberto & Nancy Carrillo         |           |                                     |
| Grado Jesus Jose Flores & Caro Luz Grad |           |                                     |
| Graham Zane L & Brenda L                |           |                                     |
| Granados Yvette & Jose Granados Jr      |           |                                     |
| Grantz Sue C/o Trillo Rodolfo & Marquez |           |                                     |
| Griego                                  | Albert    |                                     |
| Griego                                  | Charles   |                                     |
| Griego                                  | Christine |                                     |
| Griego                                  | Helen     |                                     |

| L_Name                                    | F_Name              | Organization                      |
|---|---------------------|-----------------------------------|
| Griego                                    | Mandy               | HUD                               |
| Griego Albert & Helen                     |                     |                                   |
| Griego Anthony Steve                      |                     |                                   |
| Griego Carla                              |                     |                                   |
| Griego David T                            |                     |                                   |
| Griego Elias                              |                     |                                   |
| Griego Jose T                             |                     |                                   |
| Griego Joseph M & Delores Linda           |                     |                                   |
| Griego Lawrence G & K Denise              |                     |                                   |
| Griego Leo D                              |                     |                                   |
| Griego Leroy                              |                     |                                   |
| Griego Max                                |                     |                                   |
| Griego Max                                |                     |                                   |
| Griego Rosa                               |                     |                                   |
| Griego Rosendo And Janet                  |                     |                                   |
| Griego Sadie & Doris H Felix              |                     |                                   |
| Griego Yvette G                           |                     |                                   |
| Guerrero Manuel & Rosa A                  |                     |                                   |
| Guerrero Manuel & Rosa Alba               |                     |                                   |
| Guimond                                   | Dan                 | Economic & Planning Systems, Inc. |
| Guinn Susan Luna                          |                     |                                   |
| Gurule Felicita L                         |                     |                                   |
| Gurule Mary Rosalie                       |                     |                                   |
| Gutierrez                                 | Elfigo and Margaret |                                   |
| Gutierrez Anthony P & Priscilla           |                     |                                   |
| Gutierrez Carol Y                         |                     |                                   |
| Gutierrez Carol Y                         |                     |                                   |
| Gutierrez Dorothy & Donald                |                     |                                   |
| Gutierrez Edward G                        |                     |                                   |
| Gutierrez Elfigo & Crespín-Gutierrez Marg |                     |                                   |
| Gutierrez Ernest Vicente                  |                     |                                   |
| Gutierrez Felix M & Maria G               |                     |                                   |
| Gutierrez Gabriel                         |                     |                                   |
| Gutierrez James L & Tammy R               |                     |                                   |

| L_Name                               | F_Name  | Organization |
|--------------------------------------|---------|--------------|
| Gutierrez Javier & Portillo Carmen   |         |              |
| Gutierrez Jen                        |         |              |
| Gutierrez Jose & Rocio Garcia        |         |              |
| Gutierrez Manuel J                   |         |              |
| Gutierrez Maria G & Nick B & Sarah V |         |              |
| Gutierrez Mary                       |         |              |
| Gutierrez Mary L                     |         |              |
| Gutierrez Pete & Estella D           |         |              |
| Gutierrez Ricky & Isabel Z           |         |              |
| Gutierrez Tony & Myra                |         |              |
| Guzman Brenda                        |         |              |
| Guzman Jorge & Norma                 |         |              |
| Guzman Luis I & Natoli Wendy M       |         |              |
| Hahn Belinda                         |         |              |
| Hall                                 | Tracy   |              |
| Ham Kenneth Trustee Ham Trust        |         |              |
| Hanley Anna M Byrd                   |         |              |
| Harling Christopher A                |         |              |
| Harling Curtis E                     |         |              |
| Harmon Thomas P & Keeney Sara        |         |              |
| Harrington William T                 |         |              |
| Harrison                             | Mariah  | UNM          |
| Hasse LLC                            |         |              |
| Hebard                               | Elaine  |              |
| Helvie                               | Kelly   |              |
| Hendrickson Michael G                |         |              |
| Henel                                | Ryan    |              |
| Herbert                              | H.      |              |
| Herbert Barbara L Trustee Etal       |         |              |
| Herbert Family L L C                 |         |              |
| Hernandez                            | Carlos  | Fehr & Peers |
| Hernandez                            | Panfila |              |
| Hernandez Agustin & Sharon K         |         |              |
| Hernandez Hector                     |         |              |

| L_Name                                  | F_Name  | Organization                          |
|---|---------|---------------------------------------|
| Hernandez Herb                          |         |                                       |
| Hernandez Inez                          |         |                                       |
| Hernandez Jorge & Silvia M              |         |                                       |
| Hernandez Joseph B & Anna Lee           |         |                                       |
| Hernandez Juan A & Stephanie M          |         |                                       |
| Hernandez Pablo & Andrea & Jacob Hern   |         |                                       |
| Hernandez Pablo & Teresa                |         |                                       |
| Hernandez Ramon & Panfila               |         |                                       |
| Hernandez Rodrigo                       |         |                                       |
| Hernandez Romulo & Hernandez Diana      |         |                                       |
| Hernandez-Flores Mauricia & Flores Anto |         |                                       |
| Herrera                                 | Daniel  |                                       |
| Herrera                                 | Dolores | Bernalillo County Commission District |
| Herrera                                 | Melissa |                                       |
| Herrera                                 | Nanette |                                       |
| Herrera Cecilla                         |         |                                       |
| Herrera Christopher & Arleen            |         |                                       |
| Herrera Christoval Christopher & Arleen |         |                                       |
| Herrera Clovis & Priscilla              |         |                                       |
| Herrera Darlene A & Bernardo C          |         |                                       |
| Herrera Earnest P & Judy E              |         |                                       |
| Herrera Family LLC                      |         |                                       |
| Herrera Jose                            |         |                                       |
| Herrera Juan & Barbara Murphy           |         |                                       |
| Herrera Nestor                          |         |                                       |
| Herrera Nestor & Patsy                  |         |                                       |
| Herrera Nestor O                        |         |                                       |
| Herrera Nestor O & Erwin A Herrera      |         |                                       |
| Herrera Phillip R                       |         |                                       |
| Herrera Ramon C                         |         |                                       |
| Hertwick                                | Terri   |                                       |
| Hessing Peggy F                         |         |                                       |
| Hettinga                                | Ana     |                                       |
| Hettinga Michael J & Ana C Wallace      |         |                                       |

| L_Name                                     | F_Name   | Organization |
|--|----------|--------------|
| Hettinga Michael J & Wallace Ana C         |          |              |
| Higgins                                    | Jennifer |              |
| Higgins Jennifer                           |          |              |
| Hoagstrom                                  | Erin     |              |
| Hodell Ted                                 |          |              |
| Hodgden Dulcinea V                         |          |              |
| Hoecker                                    | Mary     |              |
| Hoffman                                    | John     |              |
| Hoffman John C Trustee Hoffman             |          |              |
| Holbrook James Russell                     |          |              |
| Holguin Pablo & Guadalupe                  |          |              |
| Holguin Rafael & Juana                     |          |              |
| Howard Stephen M                           |          |              |
| Howton Raule E                             |          |              |
| Hrc Investments LlC                        |          |              |
| Huelsmann Kevin J & Amarryn                |          |              |
| Hughes David G                             |          |              |
| Ibarra Armando & Teresa                    |          |              |
| Ibarra Hector & Enelia                     |          |              |
| Iglesia Cristiana Monte De Sion            |          |              |
| Iglesia De Cristo Miel-Albuquerque         |          |              |
| Iglesia Evangelica De Dios En Cristo Jesus |          |              |
| Inlow Michael D And Shirley J              |          |              |
| Inskeep Cheryl C & James H                 |          |              |
| Isidron Rosabel                            |          |              |
| Island Enterprises Ltd Co                  |          |              |
| J & I Investments LLC                      |          |              |
| Jacobs Jacqueline Ann                      |          |              |
| Jacquez Armando                            |          |              |
| Jacquez Juan M & Norma Rojas               |          |              |
| James Manuel & Maria                       |          |              |
| James Richard L                            |          |              |
| Jaquez Luz Del Carmen & Jaquez Trinida     |          |              |
| Jaramill                                   | Liz      |              |

| L_Name                                    | F_Name   | Organization |
|---|----------|--------------|
| Jaramillo                                 | Rudolpho |              |
| Jaramillo                                 | Tina     |              |
| Jaramillo Andrew F                        |          |              |
| Jaramillo Annette M                       |          |              |
| Jaramillo Devon                           |          |              |
| Jaramillo Donaciano C                     |          |              |
| Jaramillo Epimenio L                      |          |              |
| Jaramillo Fileberto & Dora                |          |              |
| Jaramillo Geronimo                        |          |              |
| Jaramillo Helen & Lujan Aurelia           |          |              |
| Jaramillo Joann                           |          |              |
| Jaramillo Jonathan P                      |          |              |
| Jaramillo Jose L & Luz E                  |          |              |
| Jaramillo Jose M                          |          |              |
| Jaramillo Joseph                          |          |              |
| Jaramillo Kristopher                      |          |              |
| Jaramillo Lupe                            |          |              |
| Jaramillo Mabel                           |          |              |
| Jaramillo Maria Luisa                     |          |              |
| Jaramillo Marisela                        |          |              |
| Jaramillo Rubel                           |          |              |
| Jaramillo Sandra M                        |          |              |
| Jaramillo Simon & Josie                   |          |              |
| Jaramillo Victor & Flora                  |          |              |
| Jarvis                                    | Dale     |              |
| Jarvis Dale                               |          |              |
| Jaynes                                    | Julie    |              |
| Jenkins Francis C & M M                   |          |              |
| Jenkins Francis C & Maxine & Jenkins Rick |          |              |
| Jimenez Martin                            |          |              |
| Jinzo Luciano Jr & Joann                  |          |              |
| Johns Carolyn I & Dewayne John            |          |              |
| Johns Dewayne J & Carolyn I               |          |              |
| Johnson                                   | Marshall |              |

| L_Name                        | F_Name   | Organization                      |
|-------------------------------|----------|-----------------------------------|
| Johnson Casey P & Yolanda     |          |                                   |
| Johnson James J               |          |                                   |
| Johnson Jennifer Lynn         |          |                                   |
| Jojola Joe A                  |          |                                   |
| Jojola Jose                   |          |                                   |
| Jojola Steven                 |          |                                   |
| Jones Anthony Lee             |          |                                   |
| Jones Michael A & Celina      |          |                                   |
| Juarez                        | Sara     |                                   |
| Juarez M Magdalena H          |          |                                   |
| Juarez Rafael                 |          |                                   |
| Jude Martin                   |          |                                   |
| Jurado                        | Maria    |                                   |
| Jurado Eulogio & Maria        |          |                                   |
| Kahn Yasmin                   |          |                                   |
| Kambour Kenneth               |          |                                   |
| Karlstrum Paul Michael        |          |                                   |
| Karpoff                       | Tim      | Karpoff & Associates              |
| Katz                          | Rosanne  |                                   |
| Kauyedauly Ronald E & Carol J |          |                                   |
| Keeney                        | Sara     |                                   |
| Kennedy Nancy                 |          |                                   |
| Kent                          | Brian    |                                   |
| Kenton Bobby L                |          |                                   |
| Kenton Bobbyl & Helen         |          |                                   |
| Kepesh                        | Jen      |                                   |
| Kephart Marguerite            |          |                                   |
| Kern Joan E                   |          |                                   |
| Kersting                      | Irene    |                                   |
| King Leonard                  |          |                                   |
| Kline                         | Lawrence | City of Albuquerque               |
| Knave Of All Trades Llc       |          |                                   |
| Knowles Paul N                |          |                                   |
| Knudtsen                      | Andy     | Economic & Planning Systems, Inc. |

| L_Name                         | F_Name  | Organization                      |
|--------------------------------|---------|-----------------------------------|
| Kramer Petrita M               |         |                                   |
| Kuhstoss Daniel J              |         |                                   |
| Lage Rosario                   |         |                                   |
| Laing Keith                    |         |                                   |
| Lajeuenesse Dolores            |         |                                   |
| LaJoie                         | Roger   |                                   |
| Lam Ruben & Concepcion         |         |                                   |
| Lamb                           | Sioni   |                                   |
| Landavazo Ronald E             |         |                                   |
| Lara Victor J & Reyes Martha   |         |                                   |
| Lariat Land Llc                |         |                                   |
| Larranaga Severo & Rozella     |         |                                   |
| Lasky Dora C                   |         |                                   |
| Lasky John L & Julia           |         |                                   |
| Lattanza Billie Dee            |         |                                   |
| Lattanza Victoria Love         |         |                                   |
| Law                            | Amy     |                                   |
| Lazo                           | Andres  |                                   |
| Le Khanh V & Sau T Tran        |         |                                   |
| Leathers                       | Juanita |                                   |
| Leathers David C & Juanita G   |         |                                   |
| Leathers Martin D & Wendy      |         |                                   |
| Lee                            | L.M.    |                                   |
| Lee Laura J                    |         |                                   |
| Lee Lewis M                    |         |                                   |
| Legarda-Armendariz Marcelino A |         |                                   |
| Legarreta Ventura K & Mary     |         |                                   |
| Lente Mary V                   |         |                                   |
| Lesperance Charles Edward      |         |                                   |
| Leutheuser                     | Rob     |                                   |
| Leutheuser Robert              |         |                                   |
| Leutzinger                     | Chris   | Economic & Planning Systems, Inc. |
| Lewis Darlene D & Lewis Frank  |         |                                   |
| Leyba                          | Ariana  |                                   |

| L_Name                                 | F_Name           | Organization                           |
|--|------------------|--|
| Leyba Henrietta Rosalie                |                  |  |
| Leyba Petrita                          |                  |  |
| Leyba Ralph S                          |                  |  |
| Libby Dale D & Fischer Denise          |                  |  |
| Lightburn                              | Marlene          | HUD                                    |
| Lindsay                                | Holly            |  |
| Lingnau Betty                          |                  |  |
| Lingneu                                | Betty            |  |
| Lingneu                                | Raynaldo         |  |
| Lira Rene                              |                  |  |
| Lloyd Bernadette                       |                  |  |
| Lofstrom Rod                           |                  |  |
| Lopez                                  | Catherine        | Bernalillo County Public Works Divisio |
| Lopez                                  | Pablo and Andrea |  |
| Lopez                                  | Phyllis          |  |
| Lopez Abraham Trustee Lopez            |                  |  |
| Lopez Achiello E & Brawner Lopez Grace |                  |  |
| Lopez Dorinda A                        |                  |  |
| Lopez Edward G                         |                  |  |
| Lopez Enrique Joaquin                  |                  |  |
| Lopez Eric                             |                  |  |
| Lopez Fermina                          |                  |  |
| Lopez Frank L                          |                  |  |
| Lopez George A & Juana                 |                  |  |
| Lopez Jose                             |                  |  |
| Lopez Joseph J & Lopez Andrew L        |                  |  |
| Lopez Leroy Richard                    |                  |  |
| Lopez Manuel A                         |                  |  |
| Lopez Manuela & Alma Nevarez           |                  |  |
| Lopez Maria Socorro                    |                  |  |
| Lopez Martin L & Ramirez Clela         |                  |  |
| Lopez Meliton J And Dora M             |                  |  |
| Lopez Miguel M & Pena-Lopez Erlinda    |                  |  |
| Lopez Pearl & Miranda Cynthia          |                  |  |

| L_Name                                  | F_Name  | Organization |
|---|---------|--------------|
| Lopez Raul & Cruz                       |         |              |
| Lopez Rosa M                            |         |              |
| Lopez Serafin A                         |         |              |
| Lopez Severo G                          |         |              |
| Lorta Santiago E & Torres Gina B        |         |              |
| Lovata                                  | Troy    |              |
| Lovata Troy R & Diane A Oyen            |         |              |
| Lovato                                  | Anthony |              |
| Lovato Alex J & Nanette T               |         |              |
| Lovato Alfred A Jr Md                   |         |              |
| Lovato Bertha S                         |         |              |
| Lovato Carmen A & Todd Martin Lovato    |         |              |
| Lovato David A & Patricia A             |         |              |
| Lovato Garcia Evangaline & Miguel Garci |         |              |
| Lovato James D                          |         |              |
| Lovato Jimmie                           |         |              |
| Lovato Michael Anthony Sr & Barbara     |         |              |
| Lovato Odella                           |         |              |
| Lovato Odella                           |         |              |
| Lovato Shirley                          |         |              |
| Loya Juan                               |         |              |
| Lozano Dagoberto                        |         |              |
| Lozoya Jeannie                          |         |              |
| Lozoya Salvador                         |         |              |
| Lucero                                  | Annette |              |
| Lucero                                  | Felix   |              |
| Lucero                                  | Joseph  |              |
| Lucero and Margaret Garcia              | Robert  |              |
| Lucero Brian                            |         |              |
| Lucero Christopher M & Jennifer N       |         |              |
| Lucero Gloria I                         |         |              |
| Lucero Jeffrey D                        |         |              |
| Lucero Jewelee A                        |         |              |
| Lucero Joe D & Josie V                  |         |              |

| L_Name                                  | F_Name | Organization                           |
|---|--------|--|
| Lucero Joe J                            |        |  |
| Lucero Leroy W & Joann                  |        |  |
| Lucero Lillian                          |        |  |
| Lucero Mary Lou                         |        |  |
| Lucero Mercy C & Garcia Earlay D        |        |  |
| Lucero Nora                             |        |  |
| Lucero Patsy                            |        |  |
| Lucero Ramon N                          |        |  |
| Lucero Ray S                            |        |  |
| Lucero Steven                           |        |  |
| Lucero Tranquilino & Denise Lesperance  |        |  |
| Lucero Wilfred S & Mathilda S Lucero Or |        |  |
| Luehring                                | Joe    | Bernalillo County Public Works Divisio |
| Luehring                                | Joe    |  |
| Lujan                                   | Joseph |  |
| Lujan Anthony Wayne & Lorrie A          |        |  |
| Lujan Daniel J & Maria S                |        |  |
| Lujan Jerry Ray & Davida E              |        |  |
| Lujan Jerry Rey & E Davida              |        |  |
| Lujan Martin & Oralia                   |        |  |
| Lujan Oliver M & Edwina G               |        |  |
| Lujan Rudy And Lujan Cecilia J          |        |  |
| Lujan Rudy Etux                         |        |  |
| Lujan Samuel Jr & Heidi                 |        |  |
| Lujan Teodoro & Dora S                  |        |  |
| Luna                                    | Julie  | Mid-Region Council of Governments      |
| Luna Charles                            |        |  |
| Mabry Sara                              |        |  |
| Madariaga Guillermo & Maria             |        |  |
| Madrid Christine                        |        |  |
| Madrid Cindy                            |        |  |
| Madril Darlene L                        |        |  |
| Maes Geralyn A                          |        |  |
| Maes Investment Corp                    |        |  |

| L_Name                                  | F_Name       | Organization |
|---|--------------|--------------|
| Maes Louis E & Eloisa                   |              |              |
| Maestas                                 | Ken          | PNM          |
| Maestas                                 | Steve        |              |
| Maestas Dave A & John P                 |              |              |
| Maestas Patrick P & Renee D             |              |              |
| Maestas Patti D                         |              |              |
| Maestas Sarah                           |              |              |
| Maez                                    | Joe          |              |
| Maez Florenio Jose Jr                   |              |              |
| Maez Jose F                             |              |              |
| Maez Nieves                             |              |              |
| Mahoney                                 | Rod and Jane |              |
| Maldonado Eugene                        |              |              |
| Maldonado Eugene L                      |              |              |
| Man Xiyuan                              |              |              |
| Mann                                    | Sandy        |              |
| Mann Ezra B Iii & Sandra B              |              |              |
| Manriquez                               | Samuel       |              |
| Marcilla Frank J & Alice D              |              |              |
| Mares Jennifer M & Arambula Gerardo     |              |              |
| Mares Sam A & Dolores A Trustees Mares  |              |              |
| Marney Mac A Jr & Camoleat              |              |              |
| Marquez                                 | Elaine       |              |
| Marquez Anastacio Jr & Rita M           |              |              |
| Marquez Anthony & Amalia                |              |              |
| Marquez Bernie H & Corrine C            |              |              |
| Marquez Cesar A                         |              |              |
| Marquez Elaine                          |              |              |
| Marquez Elaine & Chavez Anthony         |              |              |
| Marquez Ermelindo & Stella              |              |              |
| Marquez Flavio & Silvano Carlota Tobias |              |              |
| Marquez Genaro                          |              |              |
| Marquez Geneva L                        |              |              |
| Marquez Jose R & Dorothy Ann            |              |              |

| L_Name                                  | F_Name   | Organization |
|---|----------|--------------|
| Marquez Lupe A                          |          |              |
| Marquez Margaret & Joe                  |          |              |
| Marquez Rita M                          |          |              |
| Marquez Rogelio C/o Marquez Paul J Jr & |          |              |
| Marquez Ronald                          |          |              |
| Marquez Rosa                            |          |              |
| Marquez Soyla                           |          |              |
| Marquez Tanya R                         |          |              |
| Marquez Teresa Y                        |          |              |
| Marquez Victor V                        |          |              |
| Marrufo Aurelio                         |          |              |
| Marrufo Fernando & Virginia G           |          |              |
| Marrufo Santiago                        |          |              |
| Marsico David Donald                    |          |              |
| Martinez                                | Andy     |              |
| Martinez                                | Emily    |              |
| Martinez                                | George   |              |
| Martinez                                | Isabel   |              |
| Martinez                                | Lillee   |              |
| Martinez                                | Phil     |              |
| Martinez                                | Roberto  |              |
| Martinez                                | Roberto  |              |
| Martinez                                | Victor   |              |
| Martinez                                | Victor   |              |
| Martinez                                | Victoria |              |
| Martinez James & Patricia               |          |              |
| Martinez Anthony J & Muniz Diane D      |          |              |
| Martinez Bernadette                     |          |              |
| Martinez Carmel O                       |          |              |
| Martinez Charlie V Jr & Caroline        |          |              |
| Martinez David L & Martinez Bernadette  |          |              |
| Martinez Dennis D                       |          |              |
| Martinez Eliciano                       |          |              |
| Martinez Felix                          |          |              |

| L_Name                                  | F_Name           | Organization |
|---|------------------|--------------|
| Martinez George P                       |                  |              |
| Martinez George R                       |                  |              |
| Martinez Gilford                        |                  |              |
| Martinez Jose Alfredo & Ailda           |                  |              |
| Martinez Jose Alfredo & Ailda           |                  |              |
| Martinez Juan C And Martinez Patricia A |                  |              |
| Martinez Lawrence                       |                  |              |
| Martinez Lawrence & Stella A            |                  |              |
| Martinez Maria M & Ruben G              |                  |              |
| Martinez Michael G & Martinez Juanita L |                  |              |
| Martinez Monica                         |                  |              |
| Martinez Nidel G                        |                  |              |
| Martinez Phil F & Dominica              |                  |              |
| Martinez Phillip                        |                  |              |
| Martinez Raymond & Magdalena            |                  |              |
| Martinez Richard D & Geraldine          |                  |              |
| Martinez Robert                         |                  |              |
| Martinez Robert & Josephine & Sanchez   |                  |              |
| Martinez Roberto S & Etelvina           |                  |              |
| Martinez Rosendo T & Maria Del Carmen   |                  |              |
| Martinez Rudy Max & Jessica L           |                  |              |
| Martinez Sofia & Joshlyn Tafoya         |                  |              |
| Martinez Stella Rebecca                 |                  |              |
| Martinez Vivian                         |                  |              |
| Martinez Yvonne J Trustee Martinez      |                  |              |
| Martinson Nadia                         |                  |              |
| Masada Ltd Co                           |                  |              |
| Mason                                   | Norm and Belinda |              |
| Mason Dorothy L                         |                  |              |
| Mata Carmella G                         |                  |              |
| Mathewson                               | Adrienne         |              |
| Mathis William                          |                  |              |
| Mayfield Lavada                         |                  |              |
| Mayorga David & M Estela                |                  |              |

| L_Name                                | F_Name     | Organization                           |
|---------------------------------------|------------|--|
| Mc Gregar Robert R                    |            |  |
| Mcafee Loraine T & Mary L             |            |  |
| Mcbride Henry                         |            |  |
| Mcbride Henry                         |            |  |
| Mccandles Molly D                     |            |  |
| Mccleskey Preston & Wayne & Sandra An |            |  |
| McConnell                             | Elise      | HUD                                    |
| Mcdonald Kathy J                      |            |  |
| Mcgarr Cuvier Allen & Linda H         |            |  |
| Mclean Felix & Melissa                |            |  |
| Mcwatters Wynona                      |            |  |
| Mdanat Bravo R F & Monica G           |            |  |
| Meadows                               | Richard    | Bernalillo County Public Works Divisio |
| Medina Everardo                       |            |  |
| Medrano Estella                       |            |  |
| Medrano Sergio Segovia                |            |  |
| Meech Robert D                        |            |  |
| Melchior Lori S                       |            |  |
| Melendez Luis & Maria                 |            |  |
| Melendrez                             | Chris      |  |
| Melero Margarita & Jose A             |            |  |
| Melgar Margarita G                    |            |  |
| Mendez Jesus & Eloise A Campos        |            |  |
| Mendoza                               | Romelia    |  |
| Mendoza Eпитacio                      |            |  |
| Mendoza Jorge                         |            |  |
| Meyer                                 | Cory       |  |
| Meyer Cory Anne Johnstone             |            |  |
| Meyerhein Eric A                      |            |  |
| Michalback Jerome & Stephanie         |            |  |
| Michelback Jerome C                   |            |  |
| Miera                                 | Bernadette | Bernalillo County                      |
| Milano Danny W & Milano Reba          |            |  |
| Miller                                | Cindy      | Maestas & Ward                         |

| L_Name                                     | F_Name          | Organization                           |
|--|-----------------|--|
| Miller                                     | Steve           | Bernalillo County Public Works Divisio |
| Miller Glenna D                            |                 |  |
| Miller Margaret M                          |                 |  |
| Miller Roger S & Elaine H                  |                 |  |
| Miller Wilma E Trustee Miller Family Trust |                 |  |
| Milligan Pat & Lillie R                    |                 |  |
| Minchow Denise Gaynel                      |                 |  |
| Mirabal Geneieve & Terry Reynolds          |                 |  |
| Miramontes Raul                            |                 |  |
| Miranda Rigoberto & Ana M                  |                 |  |
| Moffett                                    | Theresa         |  |
| Molina Charles V & Chavez Laverne J        |                 |  |
| Molina Dorothy                             |                 |  |
| Molina Joe A                               |                 |  |
| Molina Lisa Michelle                       |                 |  |
| Molina Sergio & Ruiz Juliana               |                 |  |
| Molina Sylvia L & Garcia Ruben             |                 |  |
| Molinar Leticia                            |                 |  |
| Mondragon Alfred                           |                 |  |
| Monesson Gail R                            |                 |  |
| Monge-Oviedo                               | Rodolfo         | FHWA                                   |
| Monroe Charles                             |                 |  |
| Monroy Carlos R                            |                 |  |
| Monroy Marvin & Angeline Arredondo         |                 |  |
| Monsivais Benjamin & Maria E               |                 |  |
| Monsivais Pilar                            |                 |  |
| Montalbo                                   | Ruben           |  |
| Montano                                    | Isidro          |  |
| Montano                                    | Joe and Rosalie |  |
| Montano Albert F & Elizabeth L             |                 |  |
| Montano Isidro F & Evelyn                  |                 |  |
| Montano Joe M & Rosalie                    |                 |  |
| Montano Vicky Gloria & Candelaria Rosali   |                 |  |
| Montero Fermin & Ruth P                    |                 |  |

| L_Name                                   | F_Name        | Organization |
|--|---------------|--------------|
| Montes David & Sylvia Mendez             |               |              |
| Montes Isidro                            |               |              |
| Montoya                                  | Anthony       | ABCWUA       |
| Montoya                                  | Bob           |              |
| Montoya                                  | Eileen        |              |
| Montoya                                  | Ignacita      |              |
| Montoya                                  | Louisa        |              |
| Montoya                                  | Michelle      |              |
| Montoya                                  | Vera and Tony |              |
| Montoya                                  | Vincent       |              |
| Montoya Alex M & Ortega Maria D          |               |              |
| Montoya Anita Jo                         |               |              |
| Montoya Arsenio J & Guadalupe            |               |              |
| Montoya Bobby & Dianna B                 |               |              |
| Montoya Carmen                           |               |              |
| Montoya Casper & Veronica                |               |              |
| Montoya Casper L & Sirilia B & Gurule No |               |              |
| Montoya Charles D C/o Abel Zamora & M    |               |              |
| Montoya Charles D C/o Josefina Orozco    |               |              |
| Montoya Charles Mcclelland Trust         |               |              |
| Montoya Danny & Erika                    |               |              |
| Montoya Epifania                         |               |              |
| Montoya Fermin G                         |               |              |
| Montoya Frances                          |               |              |
| Montoya Gracie M                         |               |              |
| Montoya Isabel & Arthur                  |               |              |
| Montoya Joe A Jr                         |               |              |
| Montoya John E                           |               |              |
| Montoya Jose P                           |               |              |
| Montoya Luciano                          |               |              |
| Montoya Maria R                          |               |              |
| Montoya Mary                             |               |              |
| Montoya Percy J Etux                     |               |              |
| Montoya Robert E li                      |               |              |

| L_Name                                 | F_Name | Organization |
|--|--------|--------------|
| Montoya Rose P                         |        |              |
| Montoya Ruben J & Amy                  |        |              |
| Montoya Susie Trustee Montoya Lvt      |        |              |
| Montoya Tony & Vera                    |        |              |
| Montoya Vera                           |        |              |
| Moore James C                          |        |              |
| Mora Alice                             |        |              |
| Mora Arthur J & Valdez Cynthia M       |        |              |
| Mora Luis G & Louise                   |        |              |
| Morales Francisco                      |        |              |
| Morales Frank Julian & Louann          |        |              |
| Morales Ines                           |        |              |
| Morales Javier                         |        |              |
| Morales Oscar A                        |        |              |
| Morales Santos & Cisneros Gloria       |        |              |
| Morales Sergio A                       |        |              |
| Morelos Robert L & Enedina S C/o Mateo |        |              |
| Moreno Herman E                        |        |              |
| Moreno Pedro A Trl 29                  |        |              |
| Morgan Herbert M & Blanche             |        |              |
| Morgas Frances                         |        |              |
| Morgas Vidal & Morgas Frances          |        |              |
| Morrow                                 | Evelyn |              |
| Morrow Darrel V & Cora Evelyn Trust    |        |              |
| Morrow Robert G & Danny L Morrow       |        |              |
| Morrow Robert P & Fatemeh              |        |              |
| Moty Wafaa                             |        |              |
| Moya Alex J                            |        |              |
| Moya David                             |        |              |
| Moya Jesus M                           |        |              |
| Moya Leandro & Jerome Moya             |        |              |
| Mullins                                | Pat    |              |
| Muniz William                          |        |              |
| Munoz Demecio L                        |        |              |

| L_Name                                  | F_Name    | Organization |
|---|-----------|--------------|
| Munoz Erasmo & Veronica                 |           |              |
| Munoz Fernando                          |           |              |
| Munoz Jaime & Jessica                   |           |              |
| Munoz Marco                             |           |              |
| Munoz-lucero David & Giles Judy Apt 10  |           |              |
| Murphy                                  | Elizabeth |              |
| Murphy                                  | Eric      |              |
| Myers Joseph                            |           |              |
| Najera Alberto & Blanca Arcelina        |           |              |
| Najera Elfida                           |           |              |
| Najera Eulogio & Maria T                |           |              |
| Najul Ll                                |           |              |
| Naranjo Albert J                        |           |              |
| Naslund Suzan Alene                     |           |              |
| Nava Everardo P & Blanca                |           |              |
| Navarez Guadalupe & Virginia            |           |              |
| Navarro                                 | Anthony   |              |
| Neie                                    | Lisa      |              |
| Nelnio                                  | Diana     |              |
| Nelson Benjamin & Lynn                  |           |              |
| Nessle                                  | Karry     |              |
| Nevarez Anna Marie                      |           |              |
| Nevarez Gilardo & Cristina & Tomas Neva |           |              |
| Nevarez Luis & Luz E                    |           |              |
| Neville Rodney                          |           |              |
| Newburn Mary Lou                        |           |              |
| Newland                                 | Scott     |              |
| Newton                                  | Geri      |              |
| Nieto                                   | Nicolas   |              |
| Nieto                                   | Reynaldo  |              |
| Nieto Porfirio                          |           |              |
| Nieto Yolanda                           |           |              |
| Nix Jack K                              |           |              |
| Nogueras Reynaldo S                     |           |              |

| L_Name                                  | F_Name   | Organization |
|---|----------|--------------|
| Nunez Daniel                            |          |              |
| Nuzzo Donald F                          |          |              |
| Oaxaca                                  | Juan     |              |
| Obregon                                 | Jorge    |              |
| Olguin Ernestina L                      |          |              |
| Olivares Efren M                        |          |              |
| Ontiveros Jesus & Araceli               |          |              |
| Ornelas Antonia M                       |          |              |
| Orona Gloria                            |          |              |
| Orona Irene                             |          |              |
| Orosco Aureliano & Ernestina Chavez     |          |              |
| Orozco                                  | Adriel   |              |
| Ortega                                  | Fernando |              |
| Ortega Celestino & Mary Lou Trustees Or |          |              |
| Ortega Esther Louise                    |          |              |
| Ortega Mireya                           |          |              |
| Ortega Viola                            |          |              |
| Ortega Virginia F                       |          |              |
| Ortiz David & Ann Patsy                 |          |              |
| Ortiz Delifdo J                         |          |              |
| Ortiz Eduardo Clemente Jr & Mary Marga  |          |              |
| Ortiz Espinoza Mario Sr & Espinoza Mari |          |              |
| Ortiz Henry L                           |          |              |
| Ortiz Jose H & Kate M                   |          |              |
| Ortiz Juan F & Isabel                   |          |              |
| Ortiz Manuel                            |          |              |
| Ortiz Ricarda Dixie                     |          |              |
| Ortiz Tony & Erlinda                    |          |              |
| Oscar                                   | Jose     |              |
| Oscar                                   | Jose     |              |
| Osullivan Marilyn A                     |          |              |
| Otero                                   | Michelle |              |
| Otero                                   | Tony     |              |
| Otero Abraham B                         |          |              |

| L_Name                                  | F_Name         | Organization |
|---|----------------|--------------|
| Otero Darlene                           |                |              |
| Otero David                             |                |              |
| Otero Salome                            |                |              |
| Otero Tony & Marilyn                    |                |              |
| Pacheco                                 | Arthur         |              |
| Pacheco                                 | Jaime          |              |
| Pacias Louis                            |                |              |
| Padilla                                 | Jerome         |              |
| Padilla                                 | John and Linda |              |
| Padilla Andrew J                        |                |              |
| Padilla Annabelle                       |                |              |
| Padilla Anthony & Anna M                |                |              |
| Padilla Arthur S                        |                |              |
| Padilla Cecilia M                       |                |              |
| Padilla Edward L & Gonzales Michael A   |                |              |
| Padilla Jillian Samantha                |                |              |
| Padilla Jr Carmel                       |                |              |
| Padilla Robert M & Christine M          |                |              |
| Padilla Sandra                          |                |              |
| Padilla Theresa J                       |                |              |
| Padilla Tomas L                         |                |              |
| Page La Verne A                         |                |              |
| Paiz                                    | Ronald         |              |
| Paiz Ronald J & Bernadine E             |                |              |
| Paiz Ronald J & Bernadine E & Michael G |                |              |
| Palma Morayhma                          |                |              |
| Palma Pablo                             |                |              |
| Park You Byong & Sue                    |                |              |
| Parkview Baptist Church Inc             |                |              |
| Parr Thomas A                           |                |              |
| Parra                                   | Sandra         |              |
| Parra Bernardino C                      |                |              |
| Parra Sergio                            |                |              |
| Patterson Meghan K & Rachel K Watson    |                |              |

| L_Name                                  | F_Name     | Organization                           |
|---|------------|--|
| Paul                                    | Roger      | Bernalillo County Public Works Divisio |
| Paul Frank & Perez Mary H               |            |  |
| Pavia Leticia                           |            |  |
| Payan Yolanda A                         |            |  |
| Payne                                   | Sarah      | Van Citters Historic Preservation      |
| Payne Marion                            |            |  |
| Peckumn Carl W                          |            |  |
| Peckumn Michael W & Linda               |            |  |
| Peckumn Sarah M                         |            |  |
| Pedroncelli Felix & Mary Ann C/o Rebecc |            |  |
| Pedroncelli Mary Ann                    |            |  |
| Pedroncelli Rita Jo                     |            |  |
| Pedroncelli Sam                         |            |  |
| Pena                                    | Clara      |  |
| Pena                                    | Mary Helen |  |
| Pena Angelina                           |            |  |
| Pena Eric & Maldonado Hernan & Pena R   |            |  |
| Pena Johnny & Klarissa J                |            |  |
| Pena Johnny E And Klarissa J            |            |  |
| Pena Jose J & Maria Carmen & Hernan M   |            |  |
| Pennington Hannah                       |            |  |
| Perea Boleslo                           |            |  |
| Perea Gilbert L & Lillian T             |            |  |
| Peres Luis                              |            |  |
| Perez Angel                             |            |  |
| Perez Eleazar & Graciana Davila         |            |  |
| Perez Francisco & Carrera Perez Gloria  |            |  |
| Perez Francisco & Gloria                |            |  |
| Perez Francisco & Torres Yolanda        |            |  |
| Perez Frank P & Mary H Trust            |            |  |
| Perez Gilbert R & Yvonne K              |            |  |
| Perez Manuel R                          |            |  |
| Perez Maria Ofelia                      |            |  |
| Perez Myrna A                           |            |  |

| L_Name                                 | F_Name          | Organization                      |
|--|-----------------|-----------------------------------|
| Perez Norma L                          |                 |                                   |
| Perez Regina                           |                 |                                   |
| Perez Tereso & Maria                   |                 |                                   |
| Perez Tereso & Maria J                 |                 |                                   |
| Perez-Miranda Armando                  |                 |                                   |
| Perez-Olivas Perla-Zulema              |                 |                                   |
| Peterson Herman & Effie Kathryn C/o Mo |                 |                                   |
| Petill                                 | Jimmy           |                                   |
| Phillips Frederick D li & Annette      |                 |                                   |
| Phillips Larry Bob                     |                 |                                   |
| Piatetsky                              | Lisa and Steven |                                   |
| Picha Stephen J & Mary Jo              |                 |                                   |
| Pino David & Deborah                   |                 |                                   |
| Pintor Maria                           |                 |                                   |
| Plenge                                 | Rick            | Fehr & Peers                      |
| Pohl                                   | D               |                                   |
| Pohl                                   | Fred            | South Valley Economic Development |
| Pohl                                   | Michael         |                                   |
| Pohl Alice                             |                 |                                   |
| Pohl Daniel                            |                 |                                   |
| Pohl Dennis G And Eumelia H            |                 |                                   |
| Pohl Dennis G Trustee Pohl             |                 |                                   |
| Pohl Laverna                           |                 |                                   |
| Pophal                                 | Kim             |                                   |
| Porras Maura                           |                 |                                   |
| Potthoff                               | Ed              | HDR                               |
| Prado Victor O & Ofelia R              |                 |                                   |
| Prieskorn-Thomas Gina                  |                 |                                   |
| Prill Nicole M & Maurice R Chavez      |                 |                                   |
| Proa Roberto                           |                 |                                   |
| Protomastro Martha A & Leopold         |                 |                                   |
| Pulido Leonor                          |                 |                                   |
| Pvc Company                            |                 |                                   |
| Quezada Hernando & Guadalupe           |                 |                                   |

| L_Name                                 | F_Name          | Organization |
|--|-----------------|--------------|
| Quezada Jose & Maria L                 |                 |              |
| Quinones Jose                          |                 |              |
| Quintana Amber R & Sanchez Robert C    |                 |              |
| Quintana Elias L & Marsha L            |                 |              |
| Quintana Felix & Patricia              |                 |              |
| Quintana Monica & Gonzalez Jenny       |                 |              |
| Quintana Santos S                      |                 |              |
| Quirici Bruno A                        |                 |              |
| Quirici Robert J & Joan                |                 |              |
| Raab                                   | Lyn             |              |
| Rael                                   | Henry           |              |
| Rael Angelique M                       |                 |              |
| Rael Henry                             |                 |              |
| Rael Janice                            |                 |              |
| Rael Lorenzo                           |                 |              |
| Ralph Harriet Alma & James Allen Latha |                 |              |
| Ramie Atencio                          | Mike and Carmen |              |
| Ramirez                                | David           |              |
| Ramirez                                | Lucia           |              |
| Ramirez Bonifacio                      |                 |              |
| Ramirez Carlos & Herlinda              |                 |              |
| Ramirez Cleta                          |                 |              |
| Ramirez David & Guadalupe              |                 |              |
| Ramirez Edgardo & Yolanda              |                 |              |
| Ramirez Froilan & Redstrom Tianna      |                 |              |
| Ramirez Helen R                        |                 |              |
| Ramirez Jose R & Magdalena Rodriguez   |                 |              |
| Ramirez Lonnie & Frances               |                 |              |
| Ramirez Maria & Leonel Iguado          |                 |              |
| Ramirez Maricela & Salvador            |                 |              |
| Ramos Carmen & Hernandez Ruben         |                 |              |
| Rankin                                 | David           |              |
| Ransbarger                             | Rachel          |              |
| Ransbarger David & Rachel              |                 |              |

| L_Name                                     | F_Name    | Organization  |
|--|-----------|---------------|
| Rascom                                     | Margarita |               |
| Rascon Gilberto & Machuca Sandra Loren     |           |               |
| Rascon Johnny & Victoria C                 |           |               |
| Rascon Lucia                               |           |               |
| Rascon Margarita                           |           |               |
| Reese                                      | Diane     |               |
| Reese                                      | Ken       |               |
| Reichel                                    | Ronald    |               |
| Reichert Julie                             |           |               |
| Rendon Jose S                              |           |               |
| Renville Maurine                           |           |               |
| Reyes Fernando                             |           |               |
| Reyes Jesus M                              |           |               |
| Reyes Veronica                             |           |               |
| Rice Lucien G III & Rose H                 |           |               |
| Richards                                   | Kitty     | Place Matters |
| Ricker Joan A & John K Macwilliams         |           |               |
| Riner Carol A                              |           |               |
| Rios                                       | Aracely   |               |
| Rios Carlos & Laura Elena                  |           |               |
| Rios Ever & Nancy Gonzales                 |           |               |
| Rios Maria N & Narcisco                    |           |               |
| Rios Narciso & Maria                       |           |               |
| Rios Narciso & Maria                       |           |               |
| Risbeck                                    | Joe       |               |
| Risley Edward Iv & Jennifer & Wilson Car   |           |               |
| Ristau William T & Chiou-ing Trustees Rist |           |               |
| Rivas Jose                                 |           |               |
| Rivas Martin & Gracila                     |           |               |
| Rivera Andrew                              |           |               |
| Rivera Anthony Melvin                      |           |               |
| Rivera Jennie L Trustee Rivera Rvt         |           |               |
| Rivera Jeronimo A Jr & Rosie A             |           |               |
| Rivera Manuel Rios & Cecilia               |           |               |

| L_Name                                      | F_Name   | Organization |
|---|----------|--------------|
| Rivera Pete                                 |          |              |
| Rivera William J                            |          |              |
| Riverside Baptist Church                    |          |              |
| Riverside Baptist Church Att: Treasurer     |          |              |
| Roark Marie Turner & Roark Harold           |          |              |
| Roberts Oil Company Inc                     |          |              |
| Roberts William G (bill) Trustee Roberts Tr |          |              |
| Robinson Alton                              |          |              |
| Robinson Erick S                            |          |              |
| Robles Flores Israel & Braulio Leon Camp    |          |              |
| Robles Flores Israel & Rodriguez De-roble   |          |              |
| Robles Guadalupe                            |          |              |
| Rodgers                                     | Jay      |              |
| Rodgers                                     | Jim      |              |
| Rodgers James & Jimi Sue                    |          |              |
| Rodgers James S & Jimi Sue                  |          |              |
| Rodgers James S Etux                        |          |              |
| Rodriguez Ramon & Virginia T                |          |              |
| Rodriguez                                   | Angelica |              |
| Rodriguez                                   | Mary     |              |
| Rodriguez Agustin & Irasema Aguirre         |          |              |
| Rodriguez Angel                             |          |              |
| Rodriguez Angel                             |          |              |
| Rodriguez Carlos                            |          |              |
| Rodriguez David & Esther H                  |          |              |
| Rodriguez Felipe Jr Etux                    |          |              |
| Rodriguez Lawrence L & Jeanette             |          |              |
| Rodriguez Luis & Zarate Judith              |          |              |
| Rodriguez Marcia & Nestor Cervantes         |          |              |
| Rodriguez Mario & Bertha                    |          |              |
| Rodriguez Mario A & Bertha                  |          |              |
| Rodriguez Mary G                            |          |              |
| Rodriguez Osvaldo & Gabriella               |          |              |
| Rodriguez Ricardo A                         |          |              |

| L_Name                                 | F_Name | Organization |
|--|--------|--------------|
| Rodriguez Sandra                       |        |              |
| Rodriquez Juan & Esparza Alma Rosa Rod |        |              |
| Rogers Jeffrey C                       |        |              |
| Rogers Jessica C                       |        |              |
| Rojas Jorge A                          |        |              |
| Rojo                                   | Cyndi  |              |
| Rojo Javier & Agueda Cano              |        |              |
| Romano                                 | Mariah |              |
| Romero                                 | Joe    |              |
| Romero                                 | Lee    |              |
| Romero                                 | Sheryl |              |
| Romero Adelina G Trustee Romero Living |        |              |
| Romero Adrian & Carla                  |        |              |
| Romero Anthony M & Joann               |        |              |
| Romero Barbara A                       |        |              |
| Romero Carlos J                        |        |              |
| Romero Carol S                         |        |              |
| Romero Dennis M                        |        |              |
| Romero Emma                            |        |              |
| Romero Emma                            |        |              |
| Romero Ernie Trustee Romero Trust      |        |              |
| Romero Fidel & Eloyda                  |        |              |
| Romero Iselia V                        |        |              |
| Romero Jackie A & Manuel L             |        |              |
| Romero Jim L & Romero Cecilia S        |        |              |
| Romero Joann C                         |        |              |
| Romero John Andrew                     |        |              |
| Romero Jose G & Cecilia A              |        |              |
| Romero Judy C & Joseph T               |        |              |
| Romero Lee L & Lori A                  |        |              |
| Romero Manuel                          |        |              |
| Romero Mary                            |        |              |
| Romero Raymond E & Esther L            |        |              |
| Romero Raymond Edward & Esther Louis   |        |              |

| L_Name                                    | F_Name | Organization                       |
|---|--------|------------------------------------|
| Romero Richard L & Adelaida L             |        |                                    |
| Romero Ronald Wilbur                      |        |                                    |
| Romero Rudy B Etux                        |        |                                    |
| Romo Gene D Sr & Frances M                |        |                                    |
| Ronquillo Jeanette G                      |        |                                    |
| Rosales Emma                              |        |                                    |
| Rosales Irene G & Joseph Francis Rosales  |        |                                    |
| Rowe Bernard Alvin Jr                     |        |                                    |
| Roybal                                    | Ruth   |                                    |
| Roybal Toby L                             |        |                                    |
| Rubio Dora                                |        |                                    |
| Rude Timothy L                            |        |                                    |
| Ruiloba                                   | Pat    | Adobe Acres Neighborhood Associati |
| Ruiz                                      | Felix  |                                    |
| Ruiz                                      | Irma   | Vecinos del Bosque                 |
| Ruiz Carlos A & Maria                     |        |                                    |
| Ruiz Charlene Farrah & Randell Mary Agn   |        |                                    |
| Ruiz Dayana                               |        |                                    |
| Ruiz Joseph J & Phyllis                   |        |                                    |
| Ruiz Leopoldo                             |        |                                    |
| Ruiz Ramon                                |        |                                    |
| Ruiz-saenz Isidro Jesus & Ruiz Hermelinda |        |                                    |
| Rural Housing Inc                         |        |                                    |
| Rutledge John Edward                      |        |                                    |
| Saavedra Kathy                            |        |                                    |
| Saavedra Michael P & Loretta J            |        |                                    |
| Saavedra Paulita & Rehberg Magdalena      |        |                                    |
| Sachs                                     | Paul   |                                    |
| Sachs Paul F                              |        |                                    |
| Saenz Ana Rosa                            |        |                                    |
| Saenz Esther                              |        |                                    |
| Saenz Jouita                              |        |                                    |
| Saenz Myriam J                            |        |                                    |
| Saenz Ruiz Isidro Jesus & Hermelinda      |        |                                    |

| L_Name                                  | F_Name     | Organization |
|---|------------|--------------|
| Saiz                                    | Ramon      |              |
| Saiz David D                            |            |              |
| Saiz Frank                              |            |              |
| Saiz James G                            |            |              |
| Saiz Martha & Benjamin F                |            |              |
| Saiz Martha S & Benjamin F              |            |              |
| Salas Andrea A                          |            |              |
| Salas Dolores                           |            |              |
| Salas Gilbert                           |            |              |
| Salas Henry & Sophia Nestora            |            |              |
| Salas Mary E                            |            |              |
| Salas Ross P Jr & Cassie                |            |              |
| Salas Sanchez Theresa J & Nanette Salas |            |              |
| Salas Trinidad Jr & Viola M             |            |              |
| Salazar Antonio C                       |            |              |
| Salazar Carlos L                        |            |              |
| Salazar Casimiro                        |            |              |
| Salazar Eloy Etux                       |            |              |
| Salazar Erminia                         |            |              |
| Salazar Esther                          |            |              |
| Salazar Frances & Bernardo              |            |              |
| Salazar Joseph E                        |            |              |
| Salazar Lorenzo                         |            |              |
| Salcedo Delia                           |            |              |
| Salcido-luna Leola A & Luna Danny L     |            |              |
| Salgado Juan & Rosalie                  |            |              |
| Salim-Meza                              | Valerie    |              |
| Salinas                                 | Stephanie  |              |
| Salinas Anna Adriana                    |            |              |
| Salinas Marcos & Esmeralda              |            |              |
| Salvio Elsa                             |            |              |
| Sanchez                                 | Antoinette |              |
| Sanchez                                 | Barbara    |              |
| Sanchez                                 | Curtis     |              |

| L_Name                                 | F_Name               | Organization |
|--|----------------------|--------------|
| Sanchez                                | Frank                |              |
| Sanchez                                | Jennifer             |              |
| Sanchez                                | Priscilla            |              |
| Sanchez                                | Raymond              |              |
| Sanchez                                | Richard Ray          |              |
| Sanchez                                | Robert               |              |
| Sanchez                                | Robert and Priscilla |              |
| Sanchez                                | Ted                  |              |
| Sanchez Agnes I                        |                      |              |
| Sanchez Alex & Isabel                  |                      |              |
| Sanchez Alex & Sanchez Isabel          |                      |              |
| Sanchez Alex P                         |                      |              |
| Sanchez Alice D & Fred                 |                      |              |
| Sanchez Ambrosio C                     |                      |              |
| Sanchez Armijo Margarita               |                      |              |
| Sanchez Bennie & Sanchez Raul & Zambr  |                      |              |
| Sanchez Bernadette E                   |                      |              |
| Sanchez Candelaria                     |                      |              |
| Sanchez Celia M & Diona A Jensen       |                      |              |
| Sanchez Clem & Rosemary                |                      |              |
| Sanchez Corine L                       |                      |              |
| Sanchez Daniel R & Martha L            |                      |              |
| Sanchez Eli & Gloria                   |                      |              |
| Sanchez Eli R & Gloria                 |                      |              |
| Sanchez Eli Ruben & Gloria             |                      |              |
| Sanchez Filomeno & Diana M Trustees Sa |                      |              |
| Sanchez Fred & Alice                   |                      |              |
| Sanchez Fred Etux                      |                      |              |
| Sanchez Gary                           |                      |              |
| Sanchez Gilbert M                      |                      |              |
| Sanchez Ida                            |                      |              |
| Sanchez Jayme C & Betancourt Naomi     |                      |              |
| Sanchez Jim                            |                      |              |
| Sanchez Joe I & Henrietta              |                      |              |

| L_Name                                  | F_Name | Organization |
|---|--------|--------------|
| Sanchez Juanita                         |        |              |
| Sanchez Kathryn D                       |        |              |
| Sanchez Kimberly R                      |        |              |
| Sanchez Luis A                          |        |              |
| Sanchez Margarita                       |        |              |
| Sanchez Maricela                        |        |              |
| Sanchez Mary Helen & Sheriff K          |        |              |
| Sanchez Michael & Orlando               |        |              |
| Sanchez Michael L & Brenda L            |        |              |
| Sanchez Michael Leroy & Brenda Louise   |        |              |
| Sanchez Milton                          |        |              |
| Sanchez Moises And Sanchez Bernadette   |        |              |
| Sanchez Orlando B                       |        |              |
| Sanchez -parker Roberta L               |        |              |
| Sanchez Paul Leonard & Trujillo Ethel M |        |              |
| Sanchez Paul R & Tina M                 |        |              |
| Sanchez Raul N                          |        |              |
| Sanchez Raymond & Barbara C             |        |              |
| Sanchez Rebecca V                       |        |              |
| Sanchez Richard L & Olga Village Of Los |        |              |
| Sanchez Richard S & M Frances           |        |              |
| Sanchez Robert & Dorothy Mae Martinez-  |        |              |
| Sanchez Robert A & Elizabeth E          |        |              |
| Sanchez Robert Meliton & Sanchez Dorot  |        |              |
| Sanchez Robert R & Rebecca L            |        |              |
| Sanchez Ruth A & Gilbert L              |        |              |
| Sanchez Saralisa                        |        |              |
| Sanchez Segilferedo                     |        |              |
| Sanchez Theodore                        |        |              |
| Sanchez Tony O & Fannie M               |        |              |
| Sanchez Tony R & Doris L                |        |              |
| Sanchez Tony W                          |        |              |
| Sanchez Victor M                        |        |              |
| Sanchez Virginia C                      |        |              |

| L_Name                                  | F_Name   | Organization            |
|---|----------|-------------------------|
| Sanchez Zacarias A                      |          |                         |
| Sandoval                                | Chris    |                         |
| Sandoval                                | Patricia |                         |
| Sandoval Abenicio & Christina P         |          |                         |
| Sandoval Alex                           |          |                         |
| Sandoval Andrew & Rose J                |          |                         |
| Sandoval Emilia J                       |          |                         |
| Sandoval Francisco G & Louisa G         |          |                         |
| Sandoval Manuel Ubaldo & Elizabeth Ibar |          |                         |
| Sands Edna M                            |          |                         |
| Saucedo Leticia                         |          |                         |
| Saucedo Leticia & Martinez Miguel       |          |                         |
| Savage David L                          |          |                         |
| Save-wise Foods Inc                     |          |                         |
| Saylor                                  | Richard  | Saylor Family Trust LLC |
| Saylor                                  | Richard  |                         |
| Saylor Family Trust LLC                 |          |                         |
| Sbarga Suzanne                          |          |                         |
| Schaefer Janet C                        |          |                         |
| Schneier                                | Kate     |                         |
| Schwanberg                              | Sandra   |                         |
| Schwanberg Sandra L & Maurine R Renvil  |          |                         |
| Schwanberg Sandra L & Maurine R Renvil  |          |                         |
| Scott Judy W                            |          |                         |
| Sedillo Daniel F & Merlinda Saavedra    |          |                         |
| Sedillo Ernesto & Baros Clorinda        |          |                         |
| Sedillo Juan                            |          |                         |
| Sedillo Juan & Gonzales Juan & Emma     |          |                         |
| Sedillo Julie A & Michael R Ortiz       |          |                         |
| Sedillo Linda                           |          |                         |
| Sedillo Maria                           |          |                         |
| Sedillo Sadie                           |          |                         |
| Sedillos Frank                          |          |                         |
| Sedillos Robert D                       |          |                         |

| L_Name         | F_Name                       | Organization          |
|----------------|------------------------------|-----------------------|
| Segovia        | Juan E & Sara R              |                       |
| Segura         | Andy J & Mercy F             |                       |
| Sena           | Albert E                     |                       |
| Sena           | Alfred & Suzanna M           |                       |
| Sena           | Diana C                      |                       |
| Sena           | George & Wanda Sena          |                       |
| Sena           | Georgia                      |                       |
| Sena           | Mike & Mary Jean             |                       |
| Sena           | Norman                       |                       |
| Sena           | Vincent                      |                       |
| Serna          | Phil & Sally                 |                       |
| Serna          | Richard C                    |                       |
| Serrano        | Orlando & Victoria           |                       |
| Seydel         | Gail Robin                   |                       |
| Sheriff        | Dorothy F                    |                       |
| Shoemaker      | Jerrold Lynn                 |                       |
| Sian           | Ricardo & Teri A             |                       |
| Sifuentes      | Mark S & Kathleen Mcdonough- |                       |
| Silliman       | Steven M & Jennifer L        |                       |
| Silva          | A.M.                         |                       |
| Silva          | Sarita                       |                       |
| Silva          | Sarita                       |                       |
| Silva          | Frank & Rosalva Martinez     |                       |
| Silva          | Jaime & Jamie Ortega         |                       |
| Silva          | Juan G                       |                       |
| Silva          | Rosalio & Cecilic A          |                       |
| Silva-Banuelos | Alma Rosa                    |                       |
| Simpson        | Patricia J                   |                       |
| Sims           | Kelly                        | HDR Engineering, Inc. |
| Singletery     | Bobby M                      |                       |
| Sipf           | Thomas E                     |                       |
| Sisneros       | Mary                         |                       |
| Smith          | Erna L                       |                       |
| Smith-Martin   | Janet C                      |                       |

| L_Name                                  | F_Name  | Organization                     |
|---|---------|----------------------------------|
| Smoot                                   | Carey   |                                  |
| Snipes Kimberly A                       |         |                                  |
| Solis                                   | Alberto |                                  |
| Solis Aqueda                            |         |                                  |
| Solis Isabel & Margarita C              |         |                                  |
| Solis Javier & Imelda                   |         |                                  |
| Solis Manuel & Yvonne                   |         |                                  |
| Solis Naudin D & Hernandez De Solis Mar |         |                                  |
| Soon Henry L & Denise C                 |         |                                  |
| Sosa                                    | Dan     |                                  |
| Sosa Daniel III & Susan                 |         |                                  |
| Southside Church Of God                 |         |                                  |
| Sparks                                  | John    |                                  |
| Spears David C/o Tafoya Brandon A       |         |                                  |
| Src Investments Inc                     |         |                                  |
| Staehlin David E & Jerry D And Dwyer Ja |         |                                  |
| Staehlin Wanda                          |         |                                  |
| Star Peggy L Trustee Star Trust         |         |                                  |
| State Hwy Dept Of New Mexico            |         |                                  |
| Stephens                                | Julie   | Rio Grande Community Development |
| Stephenson Claude D & Zoe Economou      |         |                                  |
| Stevens Denise Libo                     |         |                                  |
| Stewart                                 | Gil     |                                  |
| Stone Edward Lee                        |         |                                  |
| Stout                                   | Pinu    |                                  |
| Stracener                               | Randy   |                                  |
| Stracener Randy C & Dawn R              |         |                                  |
| Suarez Michelle & Tafoya Leanne         |         |                                  |
| Sublett Urva S & Sublett Leslie M       |         |                                  |
| Sullivan                                | Carol   |                                  |
| Sullivan                                | Carol   |                                  |
| Sullivan                                | Carol   |                                  |
| Sullivan                                | Larry   |                                  |
| Sumner Blanche                          |         |                                  |

| L_Name                              | F_Name   | Organization                      |
|-------------------------------------|----------|-----------------------------------|
| Sunset/Five Points Investments LLC  |          |                                   |
| Sussman                             | Aaron    | Mid-Region Council of Governments |
| Tachias                             | Arnold   |                                   |
| Tachias Arnold                      |          |                                   |
| Tafoya Beatrice                     |          |                                   |
| Tafoya Harry J & Beatrice           |          |                                   |
| Tafoya Jess W & Rita A              |          |                                   |
| Tafoya Lawrence T & Carole J        |          |                                   |
| Tafoya Mrs Manuel & Rita De Leon    |          |                                   |
| Tapia Leroy M                       |          |                                   |
| Tarango Alberto & Hilaria Dominguez |          |                                   |
| Tarango Ezequiel                    |          |                                   |
| Tarango Ivette                      |          |                                   |
| Tate                                | Danny    |                                   |
| Tate Danny L                        |          |                                   |
| Tatro Joe D & Gerarda F             |          |                                   |
| Taylor                              | Mella    |                                   |
| Telles Orlando P                    |          |                                   |
| Telles Refugio & Christina          |          |                                   |
| Telles Toby L & Catherine G         |          |                                   |
| Tellez Ernesto G & Ramona T Whaley  |          |                                   |
| Tellez Ramona Garcia                |          |                                   |
| Tello Ruben F                       |          |                                   |
| Tena Edgar A & Villalba Baldaneda   |          |                                   |
| Terrazas                            | Angelica |                                   |
| Terrazas Jaime                      |          |                                   |
| Terry                               | Tiffany  |                                   |
| Thakur Sujay                        |          |                                   |
| Thelandar Eric E                    |          |                                   |
| Theoret                             | Jeremy   |                                   |
| Thomas                              | Caeri    | Mid-Region Council of Governments |
| Thomas Charles                      |          |                                   |
| Thomas Thomas J                     |          |                                   |
| Todd                                | Nathan   |                                   |

| L_Name                       | F_Name      | Organization           |
|------------------------------|-------------|------------------------|
| Toledo Juvencio              |             |                        |
| Tomasi Anne M                |             |                        |
| Torres                       | Flavio Gil  |                        |
| Torres                       | Guillermina |                        |
| Torres                       | Irma        |                        |
| Torres                       | Julie       |                        |
| Torres                       | Ramona      |                        |
| Torres Angelina C            |             |                        |
| Torres Clara T               |             |                        |
| Torres Eddie C               |             |                        |
| Torres Juan                  |             |                        |
| Torres Julie A               |             |                        |
| Torres Marsha A              |             |                        |
| Torres Randall               |             |                        |
| Torres Richard L             |             |                        |
| Torres Sinesio               |             |                        |
| Torrez Amelia C & Eloy M     |             |                        |
| Toward                       | Brandy      |                        |
| Tower Road Investment LLC    |             |                        |
| Trejo Joaquin & Maria Garcia |             |                        |
| Trepala Colleen K            |             |                        |
| Trevino                      | Jim         |                        |
| Trevino Jesus & Maria        |             |                        |
| Trevizo Ruben                |             |                        |
| Trevizo Victor F Frias       |             |                        |
| Trillo Jose A                |             |                        |
| Trillo Jose Alfredo          |             |                        |
| Trillo Luis & Trillo Rodolfo |             |                        |
| Trimneu                      | Ralph       |                        |
| Triolo                       | Adam        |                        |
| Truevine Baptist Church      |             |                        |
| Trujeque Gilbert & Grace     |             |                        |
| Trujillo                     | Briana      | Rio Grande High School |
| Trujillo                     | Eddie       |                        |

| L_Name                                       | F_Name | Organization |
|--|--------|--------------|
| Trujillo                                     | Eloy   |              |
| Trujillo                                     | Ernest |              |
| Trujillo                                     | Manuel |              |
| Trujillo                                     | Stella |              |
| Trujillo                                     | Tim    | DPS          |
| Trujillo Avilio J & Felicia                  |        |              |
| Trujillo Beatrice & Myra Gutierrez           |        |              |
| Trujillo Daniel & Kathy R                    |        |              |
| Trujillo Dixie                               |        |              |
| Trujillo Dora R                              |        |              |
| Trujillo Emmett                              |        |              |
| Trujillo Estela S                            |        |              |
| Trujillo Frank & Rosenda                     |        |              |
| Trujillo Georgia                             |        |              |
| Trujillo Gilbert L                           |        |              |
| Trujillo John S & Gloria E Trustees Trujillo |        |              |
| Trujillo Jose F                              |        |              |
| Trujillo Louis B                             |        |              |
| Trujillo Margaret                            |        |              |
| Trujillo Michael M & Catherine L             |        |              |
| Trujillo Pauline A                           |        |              |
| Trujillo Petrita G                           |        |              |
| Trujillo Robert Paul                         |        |              |
| Trujillo Rosenda                             |        |              |
| Trujillo Stella & Trujillo Eddie             |        |              |
| Trujillo Valentin Daniel & Margie            |        |              |
| Trujillo Vincent M                           |        |              |
| Trujillo Vivian S & Mary B Trustees Trujillo |        |              |
| Trujillo William                             |        |              |
| Trusnovic                                    | Frank  |              |
| Twitty                                       | Alonzo |              |
| Urias Robert                                 |        |              |
| Urrutia Jorge A                              |        |              |
| V F W Hurley Carabajal Post # 6216           |        |              |

| L_Name                                  | F_Name             | Organization                        |
|---|--------------------|-------------------------------------|
| Valdez                                  | Betty              | Bernalillo County Housing Authority |
| Valdez                                  | Ernest and Doreena |                                     |
| Valdez Demetrio & Atanacia T            |                    |                                     |
| Valdez Ernest & Doreena                 |                    |                                     |
| Valdez Francisco J & Elvia N Lopez      |                    |                                     |
| Valdez Guillermo & Rosario              |                    |                                     |
| Valdez Margaret Mae                     |                    |                                     |
| Valdez Pat & Rebecca Jenkins-Valdez     |                    |                                     |
| Valdez Richard P                        |                    |                                     |
| Valdez Robert L & Irene                 |                    |                                     |
| Valdez Ronald A & Dianne I              |                    |                                     |
| Valencia                                | Kathy and Gil      |                                     |
| Valencia Cesar & Denise                 |                    |                                     |
| Valenzuela Frank G                      |                    |                                     |
| Vallejos Fidel & Polly                  |                    |                                     |
| Valles                                  | Daniel and Darlene |                                     |
| Valles Alma L                           |                    |                                     |
| Valles Daniel H                         |                    |                                     |
| Van Citters                             | Karen              | Van Citters Historic Preservation   |
| Van Dongen                              | Richard            |                                     |
| Van Dongen Richard                      |                    |                                     |
| Vankirk Mabel Maxine & Harlow John M    |                    |                                     |
| Varela Phillip S                        |                    |                                     |
| Vassilopoulos Spiro G & Mary L          |                    |                                     |
| Vazquez Obdulia                         |                    |                                     |
| Velasquez Joey & Silvia M               |                    |                                     |
| Veldkamp                                | Molly              | Fehr & Peers                        |
| Veloz Saul & Zamarripa Leticia I        |                    |                                     |
| Venneman Marie                          |                    |                                     |
| Vera Gerarda Garcia                     |                    |                                     |
| Veterans Of Foreign Wars Hurley-carabaj |                    |                                     |
| Vfw Hurley Carabajal Post 6216 Post #62 |                    |                                     |
| Victory Outreach Albuquerque            |                    |                                     |
| Vigil                                   | Orlando            | Stor4Less                           |

| L_Name                            | F_Name    | Organization                      |
|-----------------------------------|-----------|-----------------------------------|
| Vigil                             | Richard   |                                   |
| Vigil Albert M                    |           |                                   |
| Vigil Corrine                     |           |                                   |
| Vigil David                       |           |                                   |
| Vigil Eric E                      |           |                                   |
| Vigil Eric E & Vigil Mary L       |           |                                   |
| Vigil Evan                        |           |                                   |
| Vigil John A & Frances            |           |                                   |
| Vigil Mary G                      |           |                                   |
| Vigil Richard G & Mary Helen      |           |                                   |
| Vigil Rolando D C/o Vigil David R |           |                                   |
| Vigil Roseanne M                  |           |                                   |
| Villa Bernardo & Villa Berenice   |           |                                   |
| Villar Maria A                    |           |                                   |
| Villegas Frank P                  |           |                                   |
| Villegas Frank Sr                 |           |                                   |
| Villegas Maria E                  |           |                                   |
| Villescas                         | Jessica   |                                   |
| Waggoner Eva V & Christopher      |           |                                   |
| Waldez Rosemary                   |           |                                   |
| Wallace Brenda J                  |           |                                   |
| Waller Cliona A                   |           |                                   |
| Warm House LLC                    |           |                                   |
| Wasson                            | Jonathon  |                                   |
| Wasson, Jr.                       | Joseph A. |                                   |
| Watson Lupita P                   |           |                                   |
| Watson Rita                       |           |                                   |
| Watson William E & Rita Rvlt      |           |                                   |
| Waycor Materials Inc              |           |                                   |
| Webb Eddie & Patricia             |           |                                   |
| Webb Orval L                      |           |                                   |
| Wells                             | Valerie   |                                   |
| West                              | Angela    | Mountain View Neighborhood Associ |
| Western Albuq Land Holdings LLC   |           |                                   |

| L_Name                                    | F_Name           | Organization           |
|---|------------------|------------------------|
| Western Septic Systems Inc C/o Pat Millig |                  |                        |
| Wheeler                                   | Jay              |                        |
| Whitaker                                  | Edna             |                        |
| Whitaker                                  | Frederick        |                        |
| White Glen Ross & Lucille L               |                  |                        |
| Whitehead Stacy                           |                  |                        |
| Whitehead Stacy                           |                  |                        |
| Whiteside Richard & Anne                  |                  |                        |
| Whitmore                                  | John             | NM Breeze              |
| Whitney                                   | Kim              |                        |
| Whitney Kimberly A                        |                  |                        |
| Widdoes Daniel O Jr & Carol               |                  |                        |
| Wiley De Navarro Lorrie D                 |                  |                        |
| Wiley Stephen G & Carrie L                |                  |                        |
| Williams Kendall W                        |                  |                        |
| Williams Lazarita H                       |                  |                        |
| Williams Matthew                          |                  |                        |
| Willoughby                                | J.R.             |                        |
| Wills                                     | Anna Mae         |                        |
| Wills Anna M & Nieto-Contreras Reynaldo   |                  |                        |
| Wilson                                    | Ann              |                        |
| Wilson                                    | Clarissa         |                        |
| Wilson Johnny L & Persephone B            |                  |                        |
| Wimberly Lloyd & Loureen                  |                  |                        |
| Wimberly Rufus Wayne & Drucilla           |                  |                        |
| Winter                                    | Ozie and Theresa |                        |
| Winter Emmanuel J                         |                  |                        |
| Wong Phillip K                            |                  |                        |
| Wood Truman E                             |                  |                        |
| Woodley Ernest W & Rita Mae               |                  |                        |
| Woods Carmen M                            |                  |                        |
| Wright                                    | John             | Rio Grande High School |
| Yanes Lonnie S & Linda C/o Montoya Fer    |                  |                        |
| Yazzie                                    | Sean             |                        |

| L_Name                              | F_Name | Organization    |
|-------------------------------------|--------|-----------------|
| Yes Housing Inc                     |        |                 |
| Young Jeanne V                      |        |                 |
| Yvon Frank III                      |        |                 |
| Zahm and Susan Daniels              | Cheryl |                 |
| Zahm Cheryl L & Susan K Daniels     |        |                 |
| Zamarron Herman                     |        |                 |
| Zamarron Jose & Rita A              |        |                 |
| Zambrano                            | Jerry  |                 |
| Zamora Beverly D & David            |        |                 |
| Zamora Eduardo & Gomez-Rodriguez Ju |        |                 |
| Zamora Steve & Anna                 |        |                 |
| Zazueta Ana                         |        |                 |
| Zazula                              | Joe    | Bob Turner Ford |
| Zemke Theresa Viola                 |        |                 |
| Zepeda Jorge M                      |        |                 |
| Zubia Richard                       |        |                 |
| Zubiate Ricardo & Maria             |        |                 |



# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

## APPENDIX F: COMMENTS RECEIVED

# Comments by Topic

| Topic      | Date      | Comment  | Source               |
|------------|-----------|--|----------------------|
| Aesthetics |           | A boulevard – i.e. Bridge – should be lined with large shade trees that would encourage walking, biking, livability. Would make a big impression, draw people to the area, provide a human scale. Could give a sense of place (Cottonwoods!) and bring a sense of history as Mr. Gleason proposed.   | Meeting Comment Form |
|            |           | Sidewalks, storm drains are needed. Better lighting like antique or old fashion would be nice. More trees along bridge, landscaping. Atrisco Park should be open for all public residents!   | Meeting Comment Form |
|            |           | I live 0.3 miles away on Isleta. Since this project began, we have lost five businesses within one half mile of Bridge/Isleta. 1) Los Compadres moved out. 2) Rulis closed, replaced twice already (beef jerky and tires). 3) orozco moved out of couny into city. 4) Panaderia closed. 5) Chavas restaurant closed. Taco trucks will starve the new replacement restaurants. This park is anti-commerce and anti-this immediate neighborhood. The "flea market" looks like a graveyard. The wrought iron structures are an incredible eyesore and they do not provide shade. No one uses the park!  | Meeting Comment Form |
|            |           | Since there seem to be no projected new River Crossings, I feel that it is vital that the focus of the Bridge Corridor Plan be to maximize the traffic flow across the river. Improvements in commercial and residential developments should be planned in such a manner as to not impede the traffic flow across the river. There should be future considerations for zoning restrictions that give the corridor a "one theme" look rather than the super mixed (and somewhat radical) looking bussiness and residential looks of today. A more restrictive zoning ordinance on signage and an improved look in street linghting would definately go along way to improve the area. | Email                |
|            | 3/27/2012 | I am very excited to see the improvements! We need more safety such as barriers from traffic, and gated properties. Enhance the exterior beauty of local businesses on bridge. Most business are worn down which do not attract as much business as they could. It would be great to see a Starbucks in the area instead of traveling out of our way to grab a cup of coffee. Sound barriers (Like San Mateo Blvd.) to reduce the traffic noise in our homes. Thanks for putting this page on FB! Hopefully more people will "LIKE"  | Other                |
|            | 4/26/2012 | Apartment complex opposite of La Vega, next to Sieta Mares, should be repaired or renovated. The gateway park at Bridge and Isleta needs a center (music tent?). It is also too deep; could part of it become a petting zoo for small children?  | Survey               |
|            | 4/26/2012 | We would love to have sit down restaurants like Denny's, I-Hop. Also clean up restaurants (Mexican) so we don't look like "Little Juarez" with thir bright colors, included are other places, tires and such.  | Survey               |
|            | 4/26/2012 | Building codes need to be enforced and a healthier look, not a run down urban look needs to be seen.   | Survey               |

| Topic | Date      | Comment  | Source |
|-------|-----------|--|--------|
|       | 4/26/2012 | Renovation of the Bridge corridor is badly needed. Buildings are old and the street is too narrow to handle traffic and parking.   | Survey |
|       | 4/26/2012 | The whole area needs to be modernized. Also the hand painted signage is pretty ugly and provides a ghetto look.  | Survey |
|       | 4/26/2012 | I love living in the valley. From where I live, Bridge is a main corridor for my family and I. I hate driving through Bridge from Old Coors through La Vega. It looks so shabby and dirty. Most of the shops seem to cater to the Mexican population in the valley. Whenever I give directions to my home, I always have people come from the Central side because Bridge looks so bad. It's embarrassing. | Survey |
|       | 4/26/2012 | Better lighting and friendly and safe area to walk thru, but need to do something with that rail road building. It's just falling apart. Looks like a bad area for tourist and young kids always asking what happened there.   | Survey |
|       | 4/26/2012 | Bridge Blvd needs some strong zoning control with some teeth and some guidance to have a degree of control as to what type of business goes where. Right now, from the river to Goff, it literally looks like a juarez street with yellow, pink buildings with a mix of retail stores with no pattern or control.  | Survey |
|       | 4/27/2012 | Curb the noise coming from Bridge and Coors. Repave Bridge. Sidewalks and Lighting. Hide junk yards. Beautify Bridge from New Coors to Barelvas Bridge!  | Survey |
|       | 4/27/2012 | Thank you for asking these questions and for thinking of the future. There are some agricultural lands on the corridor. It would be favorable to keep areas for agricultural use. Food security and beauty.  | Survey |
|       | 4/27/2012 | Please make it nice. No more smoke shops, tire stores with junk cars/parts all over the sidewalk, hoochie mama stores...enough! Wide sidewalks, places to lock bikes, parking, decent simple landscaping, nice shops with a family friendly merchandise, lighting.   | Survey |
|       | 4/27/2012 | Looking forward to improvements in the South Valley. I never imagined when I relocated from the north valley that the south valley would begin looking like and being taken over by Juarez appearance.   | Survey |
|       | 4/27/2012 | I think you need to limit the type of businesses you allow. Bridge Blvd is so unkept, it is even embarrassing to bring company down Bridge Blvd. I think we need to change our look, we need to close all illegal businesses such as all these tire shops that are just fronts for drugs.  | Survey |
|       | 4/27/2012 | Goff needs remodel - bike lanes, sidewalks, landscaping, drainage. Price Rite needs remodel and more variety. I think most importantly, Bridge needs to be cleaned up, updated, and remodeled in general.  | Survey |
|       | 4/27/2012 | It is important to me that Bridge Blvd corridor retain its unique rural and cultural character. I hope redeveloping it honors its history and doesn't make it look like Anywhere, USA. I'm excited to see some resources coming our way - we often get overlooked in our city/county planning and improvements.  | Survey |
|       | 4/27/2012 | Anyone who comes down here to visit me always comments on the immediate "Mexican" feel to Bridge Blvd once over the river headed west. The proliferation of cheap tacquerias and tire stores lend a cheap appearance to the casual eye. Let's face it, this is one of only seven east to west arterials in the metro area. I think we can do better!   | Survey |

| Topic | Date       | Comment  | Source               |
|-------|------------|--|----------------------|
|       | 4/27/2012  | Please get rid of all those illegal businesses on Bridge and please clean up!  | Survey               |
|       | 4/27/2012  | I wish you the best of luck. This particular area is in dire need of a clean up and a face lift. It could be a nicer area to live in if there were stricter residential structure requirements, etc.   | Survey               |
|       | 4/27/2012  | Shading for bus stops would be nice. More trees and side road (especially on Sunset) to be repaved. I love the way the bosque has developed. I also like it how many people have horse and I like how I see people riding them. It brings and sense of peace and old world feel.   | Survey               |
|       | 4/30/2012  | All parks should be open during daytime hours. Portapottys should also be available. Open space access for bikes and horses and trails kept clean. Better street lights and should be turned on. Sidewalks should be provided with proper storm drains. More landscaping and trees.  | Survey               |
|       | 4/30/2012  | Suggest storefront façade and street beautification similar to what Chicago did for 18th St./Pilsen business district (a Hispanic neighborhood)  | Survey               |
|       | 4/30/2012  | I am of Spanish descent and I've lived in this area all my life. I've seen the quality of living in our area decline drastically over the last two decades. Crossing over the Bridge at Bridge, you would think you were going into Jurarez. We avoid the area as much as we can. We go north on Sunset and up to Central to the shopping areas in the northern part of the city. What's happened is a shame.  | Survey               |
|       | 5/1/2012   | Street lights, sidewalks, storm drains, landscape in medians.  | Survey               |
|       | 5/1/2012   | Streets need to be cleaned, broken glass. Needs beautifying.   | Survey               |
|       | 5/1/2012   | Currently parts of Bridge Blvd do not look attractive. There are pinatas and used cars for sale. There are also old apartments and houses in need of repair. Bridge Blvd is not attractive from Isleta to Goff, and it needs to be cleaned up. Our neighborhoods have no street lights or sidewalks and no bike lanes. I have to drive to the bike trail next to the river. The neighborhood needs sidewalks and street lights first. It will be safer for pedestrians also.   | Survey               |
|       | 8/15/2012  | Façade develop for existing business (incentives or grants)  | Meeting Comment Form |
|       | 8/15/2012  | The businesses on Bridge and Isleta area a definite eyesore in the South Valley (not all of them). It seems to me too much like Mexico where you set up, put things outside bright buildings. I've lived in South Valley last 22 years and I don't see enough clients in some of these businesses and wonder what some are doing to stay in business. Would love to see a park on Perez and Bridge. When I bough a house there, they mentioned that. the lot is great for it. Bridge is one of 3 crossings over the river in the south valley and traffic is getting worse. Need to do something ASAP. | Meeting Comment Form |
|       | 11/20/2012 | Recruit more ethnic restaurants, space for art, better lighting, murals and mosaic.  | Meeting Comment Form |
|       | 11/20/2012 | I am for the idea of a multi-way boulevard and many roundabouts. The bridge going over the river should have more lighting and more aesthetic lighting instead of regular old fashioned lights.  | Meeting Comment Form |

| Topic             | Date       | Comment   | Source               |
|-------------------|------------|---|----------------------|
|                   | 11/20/2012 | I would like a better view of Bridge Blvd and would like businesses and homes to look better (not as extravagant colors and without so much trash and other things stacked in their yards). Also, more entry access to businesses and homes and more lights at night along the boulevard.   | Survey               |
| <b>Agricultur</b> |            | Thank you for staying away from South Valley agricultural lands!  | Meeting Comment Form |
|                   | 4/26/2012  | I love the neighborhood as it is very rural, but close to town. I want to see agricultural lands respected and preserved. I would be very happy to see more gardens than strip malls.   | Survey               |
|                   | 4/27/2012  | Shading for bus stops would be nice. More trees and side road (especially on Sunset) to be repaved. I love the way the bosque has developed. I also like it how many people have horse and I like how I see people riding them. It brings and sense of peace and old world feel.  | Survey               |
|                   | 4/27/2012  | Thank you for asking these questions and for thinking of the future. There are some agricultural lands on the corridor. It would be favorable to keep areas for agricultural use. Food security and beauty.   | Survey               |
|                   | 5/3/2012   | We'd like to see improved pedestrian amenities along Bridge as well as redevelopment of the shopping center at Goff and Bridge. Higher densities and more retail/office uses along Bridge would also be an improvement. Also desired is more diversity in retail as well as more and iverse restaurants and entertainment venues such as pubs/bars...something similar to Nob Hill. Perhaps the area can be branded as ABQ's "Food District" by capitalizing on area agriculture. | Survey               |
| <b>Bike/Ped</b>   |            | A boulevard – i.e. Bridge – should be lined with large shade trees that would encourage walking, biking, livability. Would make a big impression, draw people to the area, provide a human scale. Could give a sense of place (Cottonwoods!) and bring a sense of history as Mr. Gleason proposed.  | Meeting Comment Form |
|                   | 4/26/2012  | We do occasionally commute via bike bout would bike more with better trails, lanes, and services.   | Survey               |
|                   | 4/26/2012  | We are looking forward to this redevelopment. What this area really needs: sidewalks (commercial and residential areas), grocery stores, and other locally-owned retail stores within walking distance.   | Survey               |
|                   | 4/26/2012  | I would like to see a major redevelopment of Five points with a large (two lane) traffic circle and some good commercial development. But also keep the small businesses vital that are nearby. Maybe some restaurants and "attractive" mercados, i.e., Old Mexico/Village/type development that is pedestrian friendly and bikeable. We live about 1.5 miles from there.   | Survey               |
|                   | 4/26/2012  | Better lighting, wider streets for bike access  | Survey               |
|                   | 4/26/2012  | New sidewalks and lighting on Sunset  | Survey               |

| Topic | Date      | Comment  | Source |
|-------|-----------|--|--------|
|       | 4/26/2012 | The street light at 300 Lansing makes the north end of Lansing unsafe for our families because when it's not working most of the time, people's homes are burlarized and druggies hang out under the cover of darkness. I have personally had to chase people out of my yard at gunpoint who were looking for drug dealers. A lot of kids live down here. Help us please! We have no sidewalk!   | Survey |
|       | 4/26/2012 | It would be nice if this really would come through. Bride needs this for future new stores, sidewalks, lights, roads, schools, post offices, etc. not all these tire shops, rims, and smoke shops. That's all that's down Bridge! Don't like or ever shop down on Bridge. No lights, safety issues, and not clean. It'a a shame I can't shop in my area.   | Survey |
|       | 4/26/2012 | We love the unique nature of the South Valley. More bike/ped friendly would be nice. Keep options for local business good.   | Survey |
|       | 4/27/2012 | Goff needs remodel - bike lanes, sidewalks, landscaping, drainage. Price Rite needs remodel and more variety. I think most importantly, Bridge needs to be cleaned up, updated, and remodeled in general.  | Survey |
|       | 4/27/2012 | I believe this project is high priority for our community We really need this corridor improvement. Making the river trails and open space more accessible by walking is crytical for our physical and mental well being.  | Survey |
|       | 4/27/2012 | Please make it nice. No more smoke shops, tire stores with junk cars/parts all over the sidewalk, hoochie mama stores...enough! Wide sidewalks, places to lock bikes, parking, decent simple landscaping, nice shops with a family friendly merchandise, lighting.   | Survey |
|       | 4/27/2012 | Curb the noise coming from Bridge and Coors. Repave Bridge. Sidewalks and Lighting. Hide junk yards. Beautify Bridge from New Coors to Barelvas Bridge!  | Survey |
|       | 4/27/2012 | Shopping centers, business parking, sidewalks, lighting, more frequent bus service, new and cheap apartments with new architecture.  | Survey |
|       | 4/30/2012 | All parks should be open during daytime hours. Portapottys should also be available. Open space access for bikes and horses and trails kept clean. Better street lights and should be turned on. Sidewalks should be provided with proper storm drains. More landscaping and trees.  | Survey |
|       | 4/30/2012 | Sidewalks, storm drains are needed. Better lighting like antique or old fashion would be nice. More trees along Bridge landscaping. Atrisco park shoul dbe open for all public residents!  | Survey |
|       | 5/1/2012  | It would be nice if Bridge Blvd could be made safer for walking and shopping and still keep the eclectic nature of the South Valley.   | Survey |
|       | 5/1/2012  | Currently parts of Bridge Blvd do not look attractive. There are pinatas and used cars for sale. There are also old apartments and houses in need of repair. Bridge Blvd is not attractive from Isleta to Goff, and it needs to be cleaned up. Our neighborhoods have no street lights or sidewalks and no bike lanes. I have to drive to the bike trail next to the river. The neighborhood needs sidewalks and street lights first. It will be safer for pedestrians also. | Survey |

| Topic | Date      | Comment  | Source               |
|-------|-----------|--|----------------------|
|       | 5/1/2012  | Food truck islands would reflect the area's activities and would reflect communities if were planned rather than haphazard empty lots. Lighting that is low in heights, like on new city improvements or Coal & Lead would enhance attractive, security, and wider sidewalks separated from street so families can walk together. Trails and cycle lanes to enter and connect with many bosque trails and centers. Intersection of Old Coors and Bridge must be redesigned, even if partly city. | Survey               |
|       | 5/1/2012  | Street lights, sidewalks, storm drains, landscape in medians.  | Survey               |
|       | 5/1/2012  | Perhaps attention to people's animals/pets (dogs/horses) - becomes a model for other areas. Have a dog park, riding trail access, better provision for bikers. Bridge is scary to bike on.   | Survey               |
|       | 5/3/2012  | We'd like to see improved pedestrian amenities along Bridge as well as redevelopment of the shopping center at Goff and Bridge. Higher densities and more retail/office uses along Bridge would also be an improvement. Also desired is more diversity in retail as well as more and diverse restaurants and entertainment venues such as pubs/bars...something similar to Nob Hill. Perhaps the area can be branded as ABQ's "Food District" by capitalizing on area agriculture.               | Survey               |
|       | 5/3/2012  | Next on the list should be Sunset Rd redevelopment. The people of the area deserve safe roads with bike paths and sidewalks.   | Survey               |
|       | 8/15/2012 | The streets in the South Valley are so dark it's not safe for pedestrians and Bridge is not bike-friendly. You have to drive to bike trails. Would like to see bike friendly city. A city free of shady business. Where our children and grandchildren can feel safe and play.   | Meeting Comment Form |

## Business

In 1964 when we first married, my wife's family lived at 1617 Bridge. The road was only 2 lanes but at that time we had five points shopping center and goff plaza, where there were many fine stores and shops. Since then, everything has left. The stores have been replaced by stores that look like Juarez. We've gone downhill. Why not get some businesses in the area that are more in line with the US and not Mexico.

Meeting Comment Form

I live 0.3 miles away on Isleta. Since this project began, we have lost five businesses within one half mile of Bridge/Isleta. 1) Los Compadres moved out. 2) Rulis closed, replaced twice already (beef jerky and tires). 3) Orozco moved out of county into city. 4) Panaderia closed. 5) Chavas restaurant closed. Taco trucks will starve the new replacement restaurants. This park is anti-commerce and anti-this immediate neighborhood. The "flea market" looks like a graveyard. The wrought iron structures are an incredible eyesore and they do not provide shade. No one uses the park!

Meeting Comment Form

I grew up off of Sunset Rd and am back home caring for my elderly mother. I feel the valley has lost its country ambience. I am hispanic and proud of my heritage but I feel the Mexican culture has been forced upon me. I would like to see inclusive Mexican and American variety stores. Right now there's a tire store on every corner.

Survey

| Topic | Date      | Comment   | Source               |
|-------|-----------|---|----------------------|
|       |           | Mention pharmacy need? Please not another Walgreens, and if so, not one selling liquor. There are pharmacies at Isleta and Bridge (Pill Box) and Isleta and Atrisco, Smiths, Albertsons, Walgreens at Rio Bravo and Isleta.   | Meeting Comment Form |
|       | 3/27/2012 | I am very excited to see the improvements! We need more safety such as barriers from traffic, and gated properties. Enhance the exterior beauty of local businesses on bridge. Most business are worn down which do not attract as much business as they could. It would be great to see a Starbucks in the area instead of traveling out of our way to grab a cup of coffee. Sound barriers (Like San Mateo Blvd.) to reduce the traffic noise in our homes. Thanks for putting this page on FB! Hopefully more people will "LIKE" | Other                |
|       | 4/26/2012 | Most of the stores along Bridge are geared tow the Hispanic community. Many of thw owners/employees don't even speak English. It would be nice to see a more diverse group of retail, restaurants, and home improvement stores along Bridge. By divers I mean stores geared toward more than just the Hispanic community. The items sold in the current shops are not geared toward the Caucasian community at all.   | Survey               |
|       | 4/26/2012 | It would be nice if this really would come through. Bride needs this for future new stores, sidewalks, lights, roads, schools, post offices, etc. not all these tire shops, rims, and smoke shops. That's all that's down Bridge! Don't like or ever shop down on Bridge. No lights, safety issues, and not clean. It'a a shame I can't shop in my area.  | Survey               |
|       | 4/27/2012 | Please get rid of all those illegal businesses on Bridge and please clean up!   | Survey               |
|       | 4/27/2012 | I think you need to limit the type of businesses you allow. Bridge Blvd is so unkept, it is even embarrassing to bring company down Bridge Blvd. I think we need to change our look, we need to close all illegal businesses such as all these tire shops that are just fronts for drugs.   | Survey               |
|       | 4/27/2012 | Please make it nice. No more smoke shops, tire stores with junk cars/parts all over the sidewalk, hoochie mama stores...enough! Wide sidewalks, places to lock bikes, parking, decent simple landscaping, nice shops with a family friendly merchandise, lighting.  | Survey               |
|       | 4/27/2012 | Shopping centers, business parking, sidewalks, lighting, more frequent bus service, new and cheap apartments with new architecture.   | Survey               |
|       | 4/27/2012 | Anyone who comes down here to visit me always comments on the immediate "Mexican" feel to Bridge Blvd once over the river headed west. The proliferation of cheap tacquerias and tire stores lend a cheap appearance to the casual eye. Let's face it, this is one of only seven east to west arterials in the metro area. I think we can do better!  | Survey               |
|       | 4/30/2012 | Iam of Spanish descent and I've lived in this area all my life. I've seen the quality of living in our area decline drastically over the last two decades. Crossingover the Bridge at Bridge, you would think you were going into Jurarez. We avoid the area as much as we can. We go north on Sunset and up to Central to the shopping areas in the northern part of the city. What's happened is a shame.   | Survey               |
|       | 5/1/2012  | It would be nice if Bridge Blvd could be made safer for walking and shopping and still keep the eclectic nature of the South Valley.  | Survey               |

| Topic | Date       | Comment  | Source               |
|-------|------------|--|----------------------|
|       | 5/1/2012   | We just need more variety of restaurants and convenience stores on Bridge Blvd   | Survey               |
|       | 5/1/2012   | Needs restaurants, Walgreens. We need medical urgent care.   | Survey               |
|       | 5/1/2012   | I rarely shop on Bridge. No stores sell what I need. Just seems to be liquor stores and restaurants.   | Survey               |
|       | 5/1/2012   | Need a movie theater in South Valley area near Bridge Blvd.  | Survey               |
|       | 5/3/2012   | We'd like to see improved pedestrian amenities along Bridge as well as redevelopment of the shopping center at Goff and Bridge. Higher densities and more retail/office uses along Bridge would also be an improvement. Also desired is more diversity in retail as well as more and iverse restaurants and entertainment venues such as pubs/bars...something similar to Nob Hill. Perhaps the area can be branded as ABQ's "Food District" by capitalizing on area agriculture.  | Survey               |
|       | 5/3/2012   | No liquor stores in the neighborhood.  | Survey               |
|       | 5/3/2012   | Hope we really do see a change down here, and take some of these repair places and put stuff we can use!   | Survey               |
|       | 5/11/2012  | I am excited to see the improvements too, but we need like known restaurants like; Applebee's Chili's Souper Salad, ect, if we go across town just to get something to eat, so YES the SV has money too, and we go across town just to go eat, to go shopping, or just for enjoyment (movies), because we don't have anything down here, and if we did we would bring more money to the SV. Yes the SV people have money!  | Other                |
|       | 7/27/2012  | Can't make it but Walgreens and Starbucks. Maybe a restraunt on the corner of Bridge/Sunset (Applebees) would be nice. :)  | Other                |
|       | 8/15/2012  | Senior housing - affordable. Close to stores, restaurants, health food market (many of us go far for this) nice motel, restaurants other than mexican/pizza, clothing stores, services, shoe repair, vacuum store.   | Meeting Comment Form |
|       | 8/15/2012  | After presentation: I like closing Five Points road. I like closing off Bridge, to. A roadway Concept 1 preference - need raised medians. I agree with gentleman who said we have too many tire shops. Also clothes and Mexicana restaurants, smoke shops. Need more variety.  | Meeting Comment Form |
|       | 8/15/2012  | The businesses on Bridge and Isleta area a definite eyesore in the South Valley (not all of them). It seems to me too much like Mexico where you set up, put things outside bright buildings. I've lived in South Valley last 22 years and I don't see enough clients in some of these businesses and wonder what some are doing to stay in business. Would love to see a park on Perez and Bridge. When I bough a house there, they mentioned that. the lot is great for it. Bridge is one of 3 corssings over the river in the south valley and traffic is getting worse. Need to do something ASAP. | Meeting Comment Form |
|       | 11/20/2012 | Recruit more ethnic restaurants, space for art, better lighting, murals and mosaic.  | Meeting Comment Form |
|       | 11/20/2012 | I would like a better view of Bridge Blvd and would like businesses and homes to look better (not as extravagant colors and without so much trash and other things stacked in their yards). Also, more entry access to businesses and homes and more lights at night along the boulevard.  | Survey               |
|       | 11/20/2012 | We need more things to do for the youth. Example bowling alley, movie theaters. Need more restaurants.   | Meeting Comment Form |

| Topic           | Date       | Comment  | Source               |
|-----------------|------------|--|----------------------|
|                 | 11/28/2012 | I want to ask that we do not make Bridge Blv a model of Mexico ,we do not need illegal tire shops and food wagons that are all fronts for drugs .we would like real stores and rid all this illegal frpntsu out.   | Website              |
| <b>Crime</b>    |            |  |                      |
|                 | 4/26/2012  | Safety is a big concern. I have been broken into 3 times in the last 9 months. There's a lot of vagrants, durnakards along Bridge between Goff and Atrisco.  | Survey               |
|                 | 4/26/2012  | Traffic - given the southwest side growth - is a huge problem. I don't see any way to resolve it without more bridges. Same issue as north of I-40, just 2 decades later. I love what I see in the Bridge Blvd redevelopment plan, but the quantity of traffic is and well continue to overwhelm the plans. Safety is the other major concern. I few up 1 block from Bridge, llive bearby and I would not walk or ride a bike even with sidewalks and bike trails. Must prosecute crimes! Including DWI!   | Survey               |
|                 | 4/26/2012  | The street light at 300 Lansing makes the north end of Lansing unsafe for our families because when it's not working most of the time, people's homes are burlarized and druggies hang out under the cover of darkness. I have personally had to chase people out of my yard at gunpoint who were looking for drug dealers. A lot of kids live down here. Help us please! We have no sidewalk!   | Survey               |
|                 | 4/27/2012  | I think you need to limit the type of businesses you allow. Bridge Blvd is so unkept, it is even embarrassing to bring company down Bridge Blvd. I think we need to change our look, we need to close all illegal businesses such as all these tire shops that are just fronts for drugs.  | Survey               |
|                 | 8/15/2012  | The businesses on Bridge and Isleta area a definite eyesore in the South Valley (not all of them). It seems to me too much like Mexico where you set up, put things outside bright buildings. I've lived in South Valley last 22 years and I don't see enough clients in some of these businesses and wonder what some are doing to stay in business. Would love to see a park on Perez and Bridge. When I bough a house there, they mentioned that. the lot is great for it. Bridge is one of 3 corssings over the river in the south valley and traffic is getting worse. Need to do something ASAP. | Meeting Comment Form |
|                 | 8/15/2012  | The streets in the South Valley are so dark it's not safe for pedestrians and Bridge is not bike-friendly. You have to drive to bike trails. Would like to see bike friendly city. A city free of shady business. Where our children and grandchildren can feel safe and play.   | Meeting Comment Form |
|                 | 11/28/2012 | I want to ask that we do not make Bridge Blv a model of Mexico ,we do not need illegal tire shops and food wagons that are all fronts for drugs .we would like real stores and rid all this illegal frpntsu out.   | Website              |
| <b>Drainage</b> |            |  |                      |
|                 |            | Sidewalks, storm drains are needed. Better lighting like antique or old fashion would be nice. More trees along bridge, landscaping. Atrisco Park should be open for all public residents!   | Meeting Comment Form |
|                 | 4/27/2012  | Goff needs remodel - bike lanes, sidewalks, landscaping, drainage. Price Rite needs remodel and more variety. I think most importantly, Bridge needs to be cleaned up, updated, and remodeled in general.  | Survey               |

| Topic              | Date      | Comment  | Source               |
|--------------------|-----------|--|----------------------|
|                    | 4/30/2012 | Sidewalks, storm drains are needed. Better lighting like antique or old fashion would be nice. More trees along Bridge landscaping. Atrisco park should be open for all public residents!  | Survey               |
|                    | 4/30/2012 | All parks should be open during daytime hours. Porta-pottys should also be available. Open space access for bikes and horses and trails kept clean. Better street lights and should be turned on. Sidewalks should be provided with proper storm drains. More landscaping and trees.   | Survey               |
|                    | 5/1/2012  | Street lights, sidewalks, storm drains, landscape in medians.  | Survey               |
| <b>Economics</b>   |           |  |                      |
|                    | 4/26/2012 | We would love to have sit down restaurants like Denny's, I-Hop. Also clean up restaurants (Mexican) so we don't look like "Little Juarez" with their bright colors, included are other places, tires and such.   | Survey               |
|                    | 4/26/2012 | For some reason, the South Valley is always left out for everything. If we need anything, we have to go across town to get it. We pay the same taxes the city does yet we are always left out.   | Survey               |
|                    | 4/26/2012 | It would be very good to get some main stream restaurants in this area like Chili's or Applebees. Also a Smiths or Albertsons would be good for the area.  | Survey               |
|                    | 4/27/2012 | Website is not user-friendly or updated. The South Valley as a whole needs a hospital with x-ray and all other diagnostic testing capabilities. The corridor in particular could use an urgent care center. From what I can see, options are being considered that will improve area. Safe housing and senior housing are important.   | Survey               |
|                    | 5/1/2012  | We just need more variety of restaurants and convenience stores on Bridge Blvd   | Survey               |
|                    | 5/1/2012  | I rarely shop on Bridge. No stores sell what I need. Just seems to be liquor stores and restaurants.   | Survey               |
|                    | 5/1/2012  | It would be nice if Bridge Blvd could be made safer for walking and shopping and still keep the eclectic nature of the South Valley.   | Survey               |
|                    | 5/1/2012  | Food truck islands would reflect the area's activities and would reflect communities if were planned rather than haphazard empty lots. Lighting that is low in heights, like on new city improvements or Coal & Lead would enhance attractive, security, and wider sidewalks separated from street so families can walk together. Trails and cycle lanes to enter and connect with many bosque trails and centers. Intersection of Old Coors and Bridge must be redesigned, even if partly city. | Survey               |
| <b>Environment</b> |           |  |                      |
|                    |           | A boulevard – i.e. Bridge – should be lined with large shade trees that would encourage walking, biking, livability. Would make a big impression, draw people to the area, provide a human scale. Could give a sense of place (Cottonwoods!) and bring a sense of history as Mr. Gleason proposed.   | Meeting Comment Form |
|                    | 4/26/2012 | I love the neighborhood as it is very rural, but close to town. I want to see agricultural lands respected and preserved. I would be very happy to see more gardens than strip malls.  | Survey               |

| Topic          | Date      | Comment  | Source               |
|----------------|-----------|--|----------------------|
|                | 4/27/2012 | Comm DeLaCruz has viewed the area and campaigned on returning the area to Hispanic roots - not the Mexican that it has become. We agree whole hearted with this and would like to see it happen. Safety note. There should not be a left turn allowed on WB Bridge just past Goff into the laundry or make it a full turn bay. Thank you.                                | Survey               |
|                | 4/27/2012 | I believe this project is high priority for our community We really need this corridor improvement. Making the river trails and open space more accessible by walking is crytical for our physical and mental well being.  | Survey               |
|                | 4/27/2012 | It is important to me that Bridge Blvd corridor retain its unique rural and cultural character. I hope redeveloping it honors its history and doesn't make it look like Anywhere, USA. I'm excited to see some resources coming our way - we often get overlooked in our city/county planning and improvements.  | Survey               |
|                | 4/30/2012 | Sidewalks, storm drains are needed. Better lighting like antique or old fashion would be nice. More trees along Bridge landscaping. Atrisco park shoul db e open for all public residents!   | Survey               |
| <b>General</b> |           |  |                      |
|                |           | The valley needs a lot of improvement (overall). I've been here all my life and it hasn't changed or improved for 35 years +.  | Survey               |
|                |           | Thank you for deviating from your agenda and starting at 5:30. We all thought the presentation would start at the published meeting time of 5:15.  | Meeting Comment Form |
|                | 1/16/2012 | Could you possibly send me a list of these colors and there meanings so that I may see what plans are in the process for the boulevard? Also, please place me on your e-mail list and I possibly may volunteer later on the project.   | Email                |
|                | 4/26/2012 | I'm a 60 yr old male native Albuquerquean. I attended elementary school at Five Points Elementary (now school on wheels, of course). It was an old building back then! At age 13, I was pumping gas at my dad's Conoco station at Bridge and La Vega (east side). Good luck on your project.   | Survey               |
|                | 4/26/2012 | The street name is very important. It should be Bridge Blvd from the I-25 freeway all the way west to where it meets Central Ave. on the West Side. East of I-25 can be Stadium Blvd for the sports arena. Right now it has 3 lanes going east and it is hard to explain to others how to find where we live. Bridge and Stadium, the sports area, would make it simple. | Survey               |
|                | 4/26/2012 | I wish all the food vendors in this entire area would apply and post their health food clearance and business licenses. I pay all my required fees for small businesses. I don't see the Mexicans doing this. I see a lot of non-compliance and illegal activities.  | Survey               |
|                | 4/26/2012 | It's about time something is done about this area. It needs a big change. Hope something will happen soon. Took over 30 years to do Isleta from Bridge to Rio Bravo. Change is slow in our area.   | Survey               |
|                | 4/26/2012 | I'm so proud to be living in the South Valley and am very happy to be getting some improvements we need very badly. My daughter and husband own the Las Compadres restaurant. We have been very successful and any improvement will be very welcome.   | Survey               |
|                | 4/27/2012 | Hope all this system will help redevelopment in that area where it need to be improvement. Thank.  | Survey               |

| Topic | Date      | Comment   | Source |
|-------|-----------|---|--------|
|       | 4/27/2012 | Goff needs remodel - bike lanes, sidewalks, landscaping, drainage. Price Rite needs remodel and more variety. I think most importantly, Bridge needs to be cleaned up, updated, and remodeled in general.   | Survey |
|       | 4/27/2012 | It was a long time coming. I would very much like to see Bridge Blvd improved.  | Survey |
|       | 4/27/2012 | It's sad I can't shop in my area or my children. This needs to happen fast before I move to a nicer area.   | Survey |
|       | 4/27/2012 | Looking forward to improvements in the South Valley. I never imagined when I relocated from the north valley that the south valley would begin looking like and being taken over by Juarez appearance.  | Survey |
|       | 4/27/2012 | It is important to me that Bridge Blvd corridor retain its unique rural and cultural character. I hope redeveloping it honors its history and doesn't make it look like Anywhere, USA. I'm excited to see some resources coming our way - we often get overlooked in our city/county planning and improvements.   | Survey |
|       | 4/27/2012 | Please make it nice. No more smoke shops, tire stores with junk cars/parts all over the sidewalk, hoochie mama stores...enough! Wide sidewalks, places to lock bikes, parking, decent simple landscaping, nice shops with a family friendly merchandise, lighting.  | Survey |
|       | 4/27/2012 | Thank you for asking these questions and for thinking of the future. There are some agricultural lands on the corridor. It would be favorable to keep areas for agricultural use. Food security and beauty.   | Survey |
|       | 5/1/2012  | I hope they don't change the name of the street Bridge and Atrisco.   | Survey |
|       | 5/1/2012  | I think your plan is to help the community that's the blessing of god. I think you for your doings. Call if I can be of help.   | Survey |
|       | 5/3/2012  | Hope we really do see a change down here, and take some of these repair places and put stuff we can use!  | Survey |
|       | 5/3/2012  | Next on the list should be Sunset Rd redevelopment. The people of the area deserve safe roads with bike paths and sidewalks.  | Survey |
|       | 5/5/2012  | are the pipes under Bridge now, adequate to sustain a high use community as opposed low to medium use that now exist, keeping in mind that Bridge crosses 4 ditches and all cross the river. Do you anticipate zoning changes or higher community opposition or co-operation in light of these changes?   | Email  |
|       | 5/11/2012 | When I said pipes I meant water and sewer pipes. That infra-structure has been in place for more than twenty years, was done in a "thrifty" manner. Are these pipes adequate to handle the added load that will come with a successful implementation of your plan, or will you have to replace them? If you have to dig these pipes up this will certainly have an impact on ditches that include at least one main ditch at the bottom of a hill. The pipes on Coors are currently under repair for what appears to be a collapse, nothing but sand in that area. I would say replacing the pipes would be very difficult, or not? Any re-design would have to be aimed at slowing down traffic to make a compatible environment for retail business. The existing design is meant as a thoroughfare designed to speed traffic with no place to park because the county did not buy enough right of way. This would necessitate some zoning accommodations, surely. | Email  |

## General P

| Topic           | Date      | Comment   | Source               |
|-----------------|-----------|---|----------------------|
|                 | 4/27/2012 | Your map was too small to read.   | Survey               |
|                 | 4/27/2012 | Website is not user-friendly or updated. The South Valley as a whole needs a hospital with x-ray and all other diagnostic testing capabilities. The corridor in particular could use an urgent care center. From what I can see, options are being considered that will improve area. Safe housing and senior housing are important.  | Survey               |
| <b>Housing</b>  |           |   |                      |
|                 | 11/3/2011 | How is housing addressed in this Bridge Blvd Redevelopment Plan?  | Website              |
|                 | 4/27/2012 | Shopping centers, business parking, sidewalks, lighting, more frequent bus service, new and cheap apartments with new architecture.   | Survey               |
|                 | 4/27/2012 | Website is not user-friendly or updated. The South Valley as a whole needs a hospital with x-ray and all other diagnostic testing capabilities. The corridor in particular could use an urgent care center. From what I can see, options are being considered that will improve area. Safe housing and senior housing are important.  | Survey               |
|                 | 8/15/2012 | Senior housing - affordable. Close to stores, restaurants, health food market (many of us go far for this) nice motel, restaurants other than mexican/pizza, clothing stores, services, shoe repair, vacuum store.  | Meeting Comment Form |
| <b>Lighting</b> |           |   |                      |
|                 |           | Since there seem to be no projected new River Crossings, I feel that it is vital that the focus of the Bridge Corridor Plan be to maximize the traffic flow across the river. Improvements in commercial and residential developments should be planned in such a manner as to not impede the traffic flow across the river. There should be future considerations for zoning restrictions that give the corridor a "one theme" look rather than the super mixed (and somewhat radical) looking bussiness and residential looks of today. A more restrictive zonning ordinance on signage and an improved look in street linghting would definately go along way to improve the area. | Email                |
|                 |           | Sidewalks, storm drains are needed. Better lighting like antique or old fashion would be nice. More trees along bridge, landscaping. Atrisco Park should be open for all public residents!  | Meeting Comment Form |
|                 | 4/26/2012 | Better lighting, wider streets for bike access  | Survey               |
|                 | 4/26/2012 | Better lighting and friendly and safe area to walk thru, but need to do something with that rail road building. It's just falling apart. Looks like a bad area for tourist and young kids always asking what happened there.  | Survey               |
|                 | 4/26/2012 | New sidewalks and lighting on Sunset  | Survey               |
|                 | 4/26/2012 | It would be nice if this really would come through. Bride needs this for future new stores, sidewalks, lights, roads, schools, post offices, etc. not all these tire shops, rims, and smoke shops. That's all that's down Bridge! Don't like or ever shop down on Bridge. No lights, safety issues, and not clean. It'a a shame I can't shop in my area.  | Survey               |

| Topic              | Date       | Comment   | Source               |
|--------------------|------------|---|----------------------|
|                    | 4/26/2012  | The street light at 300 Lansing makes the north end of Lansing unsafe for our families because when it's not working most of the time, people's homes are burlarized and druggies hang out under the cover of darkness. I have personally had to chase people out of my yard at gunpoint who were looking for drug dealers. A lot of kids live down here. Help us please! We have no sidewalk!  | Survey               |
|                    | 4/27/2012  | Curb the noise coming from Bridge and Coors. Repave Bridge. Sidewalks and Lighting. Hide junk yards. Beautify Bridge from New Coors to Barelvas Bridge!   | Survey               |
|                    | 4/27/2012  | Shopping centers, business parking, sidewalks, lighting, more frequent bus service, new and cheap apartments with new architecture.   | Survey               |
|                    | 4/30/2012  | Sidewalks, storm drains are needed. Better lighting like antique or old fashion would be nice. More trees along Bridge landscaping. Atrisco park shoul dbe open for all public residents!   | Survey               |
|                    | 5/1/2012   | Food truck islands would reflect the area's activities and would reflect communities if were planned rather than haphazard empty lots. Lighting that is low in heights, like on new city imporvemnts or Coal & Lead would enhance attractive, security, and wider sidewalks separated from street so families can walk together. Trails and cycle lanes to enter and connect with many bosque trails and centers. Intersection of Old Coors and Bridge must be redesigned, even if partly city. | Survey               |
|                    | 5/1/2012   | Currently parts of Bridge Blvd do not look attractive. There are pinatas and used cars for sale. There are also old apartments and houses in need of repair. Bridge Blvd is not attractive from Isleta to Goff, and it needs to be cleaned up. Our neighborhoods have no street lights or sidewalks and no bike lanes. I have to drive to the bike trail next to the river. The neighborhood needs sidewalks and street lights first. It will be safer for pedestrians also.                    | Survey               |
|                    | 5/1/2012   | Street lights, sidewalks, storm drains, landscape in medians.   | Survey               |
|                    | 11/20/2012 | I am for the idea of a multi-way boulevard and many roundabouts. The bridge going over the river should have more lighting and more aesthetic lighting instead of regular old fashioned lights.   | Meeting Comment Form |
|                    | 11/20/2012 | The roundabouts would be a major mistake on Bridge Blvd SW Albuquerque. A light fixture was broken by workers on the changes made to Gateway Park addition. When will it be fixed?  | Other                |
|                    | 11/20/2012 | Recruit more ethnic restaurants, space for art, better lighting, murals and mosaic.   | Meeting Comment Form |
|                    | 11/20/2012 | I would like a better view of Bridge Blvd and would like businesses and homes to look better (not as extravagant colors and without so much trash and other things stacked in their yards). Also, more entry access to businesses and homes and more lights at night along the boulevard.   | Survey               |
| <b>Mailing Lis</b> | 11/3/2011  | How is housing addressed in this Bridge Blvd Redevelopment Plan?  | Website              |

#### Noise

| Topic            | Date      | Comment  | Source               |
|------------------|-----------|--|----------------------|
|                  | 4/26/2012 | We need a lot of things but safety is #1 in our area. More required gates for pets, walkways, signals, and speed. Our home has been hit twice and severe damage due to speed. More safety/sound barriers. Bridge is very loud due to traffic   | Survey               |
|                  | 4/27/2012 | Curb the noise coming from Bridge and Coors. Repave Bridge. Sidewalks and Lighting. Hide junk yards. Beautify Bridge from New Coors to Barelvas Bridge!  | Survey               |
| <b>Open spac</b> |           | Sidewalks, storm drains are needed. Better lighting like antique or old fashion would be nice. More trees along bridge, landscaping. Atrisco Park should be open for all public residents!   | Meeting Comment Form |
|                  |           | I was able to partially attend the December 5th meeting. I noticed that there was quite a bit of contention regarding the proposed roundabouts- I am a community member that fully supports the use of the roundabouts and think that they are one of the most compelling components of the plan. Also, one element that I do not believe was really covered is the access to and incorporation of the Bosque into the plan for the boulevard. I would hope to possibly see more attention put towards access to the river- this park is a well-used and a significant part of the life of residents in this area. Thank you for your time and effort. | Email                |
|                  |           | I live 0.3 miles away on Isleta. Since this project began, we have lost five businesses within one half mile of Bridge/Isleta. 1) Los Compadres moved out. 2) Rulis closed, replaced twice already (beef jerky and tires). 3) orozco moved out of couny into city. 4) Panaderia closed. 5) Chavas restaurant closed. Taco trucks will starve the new replacement restaurants. This park is anti-commerce and anti-this immediate neighborhood. The "flea market" looks like a graveyard. The wrought iron structures are an incredible eyesore and they do not provide shade. No one uses the park!  | Meeting Comment Form |
|                  | 4/26/2012 | Apartment complex opposite of La Vega, next to Sieta Mares, should be repaired or renovated. The gateway park at Bridge and Isleta needs a center (music tent?). It is also too deep; could part of it become a petting zoo for small children?  | Survey               |
|                  | 4/26/2012 | I am a grandparent and my grandkids don't have much playground areas or parks in this area. That is my concern and their safety during that time.  | Survey               |
|                  | 4/27/2012 | I believe this project is high priority for our community We really need this corridor improvement. Making the river trails and open space more accessible by walking is cryitical for our physical and mental well being.   | Survey               |
|                  | 4/27/2012 | More grass area at gateway park and basketball courts.   | Survey               |
|                  | 4/30/2012 | All parks should be open during daytime hours. Portapottys should also be available. Open space access for bikes and horses and trails kept clean. Better street lights and should be turned on. Sidewalks should be provided with proper storm drains. More landscaping and trees.  | Survey               |
|                  | 4/30/2012 | Sidewalks, storm drains are needed. Better lighting like antique or old fashion would be nice. More trees along Bridge landscaping. Atrisco park shoul dbe open for all public residents!  | Survey               |

| Topic          | Date       | Comment  | Source               |
|----------------|------------|--|----------------------|
|                | 4/30/2012  | All parks should be open during daytime hours. Portapottys should also be available. Open space access for bikes and horses and trails kept clean. Better street lights and should be turned on. Sidewalks should be provided with proper storm drains. More landscaping and trees.  | Survey               |
|                | 5/1/2012   | Perhaps attention to people's animals/pets (dogs/horses) - becomes a model for other areas. Have a dog park, riding trail access, better provision for bikers. Bridge is scary to bike on.   | Survey               |
|                | 8/15/2012  | The businesses on Bridge and Isleta area a definite eyesore in the South Valley (not all of them). It seems to me too much like Mexico where you set up, put things outside bright buildings. I've lived in South Valley last 22 years and I don't see enough clients in some of these businesses and wonder what some are doing to stay in business. Would love to see a park on Perez and Bridge. When I bought a house there, they mentioned that the lot is great for it. Bridge is one of 3 crossings over the river in the south valley and traffic is getting worse. Need to do something ASAP. | Meeting Comment Form |
|                | 11/20/2012 | Craft and art gallery space for locals   | Meeting Comment Form |
| <b>Parking</b> |            |  |                      |
|                | 4/26/2012  | Renovation of the Bridge corridor is badly needed. Buildings are old and the street is too narrow to handle traffic and parking.   | Survey               |
|                | 4/27/2012  | Shopping centers, business parking, sidewalks, lighting, more frequent bus service, new and cheap apartments with new architecture.  | Survey               |
|                | 4/27/2012  | Please make it nice. No more smoke shops, tire stores with junk cars/parts all over the sidewalk, hoochie mama stores...enough! Wide sidewalks, places to lock bikes, parking, decent simple landscaping, nice shops with a family friendly merchandise, lighting.   | Survey               |
|                | 5/3/2012   | Business street parking needs to be addressed on Bridge Blvd.. For example, Chavez Karate causes a choke point during the 5:00 PM rush out when cars are jockeying to get into and out of parking spaces on Bridge. In my opinion, street-side curb parking needs to be eliminated on Bridge Blvd. Bridge is not wide enough and is too busy to have this type of parking.   | Email                |
| <b>Safety</b>  |            |  |                      |
|                | 3/27/2012  | I am very excited to see the improvements! We need more safety such as barriers from traffic, and gated properties. Enhance the exterior beauty of local businesses on bridge. Most business are worn down which do not attract as much business as they could. It would be great to see a Starbucks in the area instead of traveling out of our way to grab a cup of coffee. Sound barriers (Like San Mateo Blvd.) to reduce the traffic noise in our homes. Thanks for putting this page on FB! Hopefully more people will "LIKE"  | Other                |
|                | 4/26/2012  | Better lighting and friendly and safe area to walk thru, but need to do something with that rail road building. It's just falling apart. Looks like a bad area for tourist and young kids always asking what happened there.   | Survey               |
|                | 4/26/2012  | I am a grandparent and my grandkids don't have much playground areas or parks in this area. That is my concern and their safety during that time.  | Survey               |
|                | 4/26/2012  | Safety is a big concern. I have been broken into 3 times in the last 9 months. There's a lot of vagrants, durnakards along Bridge between Goff and Atrisco.  | Survey               |

| Topic             | Date      | Comment   | Source               |
|-------------------|-----------|---|----------------------|
|                   | 4/26/2012 | Lots of cars use the front of my yard as a u-turn, causing many wrecks and near missing of hitting pedestrians. Motorcycles Race at early hours disturbing my sleep.  | Survey               |
|                   | 4/26/2012 | Traffic - given the southwest side growth - is a huge problem. I don't see any way to resolve it without more bridges. Same issue as north of I-40, just 2 decades later. I love what I see in the Bridge Blvd redevelopment plan, but the quantity of traffic is and well continue to overwhelm the plans. Safety is the other major concern. I few up 1 block from Bridge, I live nearby and I would not walk or ride a bike even with sidewalks and bike trails. Must prosecute crimes! Including DWI! | Survey               |
|                   | 4/26/2012 | We need a lot of things but safety is #1 in our area. More required gates for pets, walkways, signals, and speed. Our home has been hit twice and severe damage due to speed. More safety/sound barriers. Bridge is very loud due to traffic  | Survey               |
|                   | 4/26/2012 | It would be nice if this really would come through. Bridge needs this for future new stores, sidewalks, lights, roads, schools, post offices, etc. not all these tire shops, rims, and smoke shops. That's all that's down Bridge! Don't like or ever shop down on Bridge. No lights, safety issues, and not clean. It's a shame I can't shop in my area.   | Survey               |
|                   | 4/26/2012 | On some occasions, I have been hit and I've also seen people with their vehicles use the right lane to turn to the right street and beat each other to the bridge enter Guadalupe. Careful!   | Survey               |
|                   | 4/26/2012 | The street barrier between Bridge and Goff going into the Paiz Apartments is a big time safety hazard at night because they only leave one gate open to go in and out and it makes it hard to get in at night. They need to make it safer by shorting the barrier to get in.  | Survey               |
|                   | 5/1/2012  | Food truck islands would reflect the area's activities and would reflect communities if were planned rather than haphazard empty lots. Lighting that is low in heights, like on new city improvements or Coal & Lead would enhance attractive, security, and wider sidewalks separated from street so families can walk together. Trails and cycle lanes to enter and connect with many bosque trails and centers. Intersection of Old Coors and Bridge must be redesigned, even if partly city.          | Survey               |
|                   | 5/1/2012  | It would be nice if Bridge Blvd could be made safer for walking and shopping and still keep the eclectic nature of the South Valley.  | Survey               |
|                   | 5/1/2012  | Currently parts of Bridge Blvd do not look attractive. There are pinatas and used cars for sale. There are also old apartments and houses in need of repair. Bridge Blvd is not attractive from Isleta to Goff, and it needs to be cleaned up. Our neighborhoods have no street lights or sidewalks and no bike lanes. I have to drive to the bike trail next to the river. The neighborhood needs sidewalks and street lights first. It will be safer for pedestrians also.                              | Survey               |
|                   | 8/15/2012 | The streets in the South Valley are so dark it's not safe for pedestrians and Bridge is not bike-friendly. You have to drive to bike trails. Would like to see bike friendly city. A city free of shady business. Where our children and grandchildren can feel safe and play.  | Meeting Comment Form |
| <b>Small Busi</b> |           |   |                      |
|                   | 4/26/2012 | We love the unique nature of the South Valley. More bike/ped friendly would be nice. Keep options for local business good.  | Survey               |

| Topic        | Date      | Comment  | Source |
|--------------|-----------|--|--------|
|              | 4/26/2012 | I would like to see a major redevelopment of Five points with a large (two lane) traffic circle and some good commercial development. But also keep the small businesses vital that are nearby. Maybe some restaurants and "attractive" mercados, i.e., Old Mexico/Village/type development that is pedestrian friendly and bikeable. We live about 1.5 miles from there.  | Survey |
|              | 4/26/2012 | We are looking forward to this redevelopment. What this area really needs: sidewalks (commercial and residential areas), grocery stores, and other locally-owned retail stores within walking distance.  | Survey |
|              | 4/27/2012 | Please make it nice. No more smoke shops, tire stores with junk cars/parts all over the sidewalk, hoochie mama stores...enough! Wide sidewalks, places to lock bikes, parking, decent simple landscaping, nice shops with a family friendly merchandise, lighting.   | Survey |
|              | 4/27/2012 | It's about time something is being done. Hopefully the quality of businesses will improve. This glorified flea market stores just don't present a very inviting scenario. Synchronized traffic signal lights should be a high priority. I don't believe there is a proposal to widen river crossing on Bridge so another river crossing should be looked at seriously. Possibly Arenal to Sunport.   | Survey |
|              | 5/1/2012  | Food truck islands would reflect the area's activities and would reflect communities if were planned rather than haphazard empty lots. Lighting that is low in heights, like on new city improvements or Coal & Lead would enhance attractive, security, and wider sidewalks separated from street so families can walk together. Trails and cycle lanes to enter and connect with many bosque trails and centers. Intersection of Old Coors and Bridge must be redesigned, even if partly city. | Survey |
|              | 5/3/2012  | We'd like to see improved pedestrian amenities along Bridge as well as redevelopment of the shopping center at Goff and Bridge. Higher densities and more retail/office uses along Bridge would also be an improvement. Also desired is more diversity in retail as well as more and diverse restaurants and entertainment venues such as pubs/bars...something similar to Nob Hill. Perhaps the area can be branded as ABQ's "Food District" by capitalizing on area agriculture.               | Survey |
|              | 5/3/2012  | Too many Hispanic/Mexican stores. Please synchronize the traffic lights, especially between 8th Street and I-25. Also, DO NOT DECREASE the speed limit - it's too low already. Please DO NOT consider roundabouts (like at 8th and Central). They impair the consistent flow of traffic. Retail shops with American-made products would be nice.   | Survey |
| <b>Speed</b> |           |  |        |
|              | 4/26/2012 | We need a lot of things but safety is #1 in our area. More required gates for pets, walkways, signals, and speed. Our home has been hit twice and severe damage due to speed. More safety/sound barriers. Bridge is very loud due to traffic   | Survey |
|              | 4/30/2012 | Traffic speed is not enforced well enough on all roads that lead to Bridge and Bridge itself.  | Survey |

| Topic          | Date      | Comment  | Source |
|----------------|-----------|--|--------|
|                | 5/3/2012  | Too many Hispanic/Mexican stores. Please synchronize the traffic lights, especially between 8th Street and I-25. Also, DO NOT DECREASE the speed limit - it's too low already. Please DO NOT consider roundabouts (like at 8th and Central). They impair the consistent flow of traffic. Retail shops with American-made products would be nice.   | Survey |
| <b>Traffic</b> |           |  |        |
|                | 4/26/2012 | Renovation of the Bridge corridor is badly needed. Buildings are old and the street is too narrow to handle traffic and parking.   | Survey |
|                | 4/27/2012 | It's about time something is being done. Hopefully the quality of businesses will improve. This glorified flea market stores just don't present a very inviting scenario. Synchronized traffic signal lights should be a high priority. I don't believe there is a proposal to widen river crossing on Bridge so another river crossing should be looked at seriously. Possibly Arenal to Sunport.   | Survey |
|                | 4/27/2012 | Raise the speed limit on Bridge to 40 MPH  | Survey |
|                | 4/27/2012 | Lights at the Five Points intersection a joke. Only 2-4 cars able to get through northbound Sunset.  | Survey |
|                | 4/27/2012 | Traffic speed is not enforced well enough on all roads that lead to Bridge and Bridge Blvd itself.   | Survey |
|                | 4/30/2012 | Traffic speed is not enforced well enough on all roads that lead to Bridge and Bridge itself.  | Survey |
|                | 5/1/2012  | upgrade streets  | Survey |
|                | 5/3/2012  | Too many Hispanic/Mexican stores. Please synchronize the traffic lights, especially between 8th Street and I-25. Also, DO NOT DECREASE the speed limit - it's too low already. Please DO NOT consider roundabouts (like at 8th and Central). They impair the consistent flow of traffic. Retail shops with American-made products would be nice.   | Survey |
|                | 5/3/2012  | The median just West of Goff needs to be redesigned to have a turning lane or extended to prevent drivers headed Westbound from turning left into the plaza parking lot. Drivers will stop and block the far Westbound left lane in order to turn into the parking lot. This has caused more than one accident and many close calls. The median is of poor design and needs to be addressed before anyone is killed at that location.  | Email  |
|                | 5/3/2012  | Since Bridge line up exactly with the summer sun, especially during the Summer Solstice where the sun is directly in front of West bound traffic,I think that reflective markers should be placed in the traffic lanes for safety. These markers should be the plastic road stud 3.Since Bridge line up exactly with the summer sun, especially during the Summer Solstice where the sun is directly in front of West bound traffic,I think that reflective markers should be placed in the traffic lanes for safety. These markers should be the plastic road stud. | Email  |

| Topic             | Date       | Comment   | Source               |
|-------------------|------------|---|----------------------|
|                   | 5/3/2012   | The Five Points intersection is the choke point on Bridge and needs to be redesigned to a four way intersection. Five Points Rd. can be blocked just prior to the intersection. If access to Five Points Rd. is necessary then maintain the connecting access road to Bridge and create an a similar access road from Sunset Rd. to Five Points Rd. The majority of traffic entering Bridge is from Sunset, not Five Points Rd.. By creating a four way intersection you will be better able to synchronize all the traffic lights on Bridge. This in turn will make Bridge a safer street.   | Email                |
|                   | 5/3/2012   | All the traffic lights need to be synchronized to save on fuel and emissions. It appears that the lights are triggered by cars on the intersecting streets, causing long lines and short tempers. Which brings me to my next point, Five Points to be exact.  | Email                |
|                   | 11/20/2012 | The roundabouts would be a major mistake on Bridge Blvd SW Albuquerque. A light fixture was broken by workers on the changes made to Gateway Park addition. When will it be fixed?  | Other                |
|                   | 11/20/2012 | I am for the idea of a multi-way boulevard and many roundabouts. The bridge going over the river should have more lighting and more aesthetic lighting instead of regular old fashioned lights.   | Meeting Comment Form |
| <b>Transit</b>    |            |   |                      |
|                   |            | We need transit service on sunset north and south. We used to have it before. People have to walk at 530 am to 630 am to get the bus on Central, which is very dangerous that time of morning.  | Meeting Comment Form |
|                   | 4/27/2012  | Shopping centers, business parking, sidewalks, lighting, more frequent bus service, new and cheap apartments with new architecture.   | Survey               |
|                   | 8/15/2012  | Work with bus company for express bus to key areas (university, CNM, etc)   | Meeting Comment Form |
| <b>Transporta</b> |            |   |                      |
|                   |            | Tower should not be thru-fare. Bridge should be used to Central.  | Meeting Comment Form |
|                   |            | Since there seem to be no projected new River Crossings, I feel that it is vital that the focus of the Bridge Corridor Plan be to maximize the traffic flow across the river. Improvements in commercial and residential developments should be planned in such a manner as to not impede the traffic flow across the river. There should be future considerations for zoning restrictions that give the corridor a "one theme" look rather than the super mixed (and somewhat radical) looking bussiness and residential looks of today. A more restrictive zonning ordinance on signage and an improved look in street linghting would definately go along way to improve the area. | Email                |
|                   |            | Roundabouts will increase congestion and slow commuters on their way into and out of town at rush hour, which in turn, will back-up traffic all the way to dead man's curve. Also, dislike Five Points Road being cut off and Bridge cut off at Old Coors.  | Meeting Comment Form |
|                   |            | Gateway development and Isleta intersection reconfiguration needs to be improved before 8 to 12 years. Maybe six lanes on Bridge to increase the flow of traffic to and from the Bridge itself.   | Meeting Comment Form |

| Topic | Date      | Comment  | Source               |
|-------|-----------|--|----------------------|
|       |           | I was able to partially attend the December 5th meeting. I noticed that there was quite a bit of contention regarding the proposed roundabouts- I am a community member that fully supports the use of the roundabouts and think that they are one of the most compelling components of the plan. Also, one element that I do not believe was really covered is the access to and incorporation of the Bosque into the plan for the boulevard. I would hope to possibly see more attention put towards access to the river- this park is a well-used and a significant part of the life of residents in this area. Thank you for your time and effort. | Email                |
|       |           | We need transit service on sunset north and south. We used to have it before. People have to walk at 530 am to 630 am to get the bus on Central, which is very dangerous that time of morning.   | Meeting Comment Form |
|       |           | No roundabout at all on Bridge. Back up traffic too high.  | Meeting Comment Form |
|       | 4/26/2012 | The street barrier between Bridge and Goff going into the Paiz Apartments is a big time safety hazard at night because they only leave one gate open to go in and out and it makes it hard to get in at night. They need to make it safer by shorting the barrier to get in.   | Survey               |
|       | 4/26/2012 | Lots of cars use the front of my yard as a u-turn, causing many wrecks and near missing of hitting pedestrians. Motorcycles Race at early hours disturbing my sleep.   | Survey               |
|       | 4/26/2012 | Traffic - given the southwest side growth - is a huge problem. I don't see any way to resolve it without more bridges. Same issue as north of I-40, just 2 decades later. I love what I see in the Bridge Blvd redevelopment plan, but the quantity of traffic is and will continue to overwhelm the plans. Safety is the other major concern. I live up 1 block from Bridge, I live nearby and I would not walk or ride a bike even with sidewalks and bike trails. Must prosecute crimes! Including DWI!   | Survey               |
|       | 4/26/2012 | I would like to see a major redevelopment of Five points with a large (two lane) traffic circle and some good commercial development. But also keep the small businesses vital that are nearby. Maybe some restaurants and "attractive" mercados, i.e., Old Mexico/Village/type development that is pedestrian friendly and bikeable. We live about 1.5 miles from there.  | Survey               |
|       | 4/27/2012 | Comm DeLaCruz has viewed the area and campaigned on returning the area to Hispanic roots - not the Mexican that it has become. We agree whole hearted with this and would like to see it happen. Safety note. There should not be a left turn allowed on WB Bridge just past Goff into the laundry or make it a full turn bay. Thank you.  | Survey               |
|       | 4/27/2012 | Curb the noise coming from Bridge and Coors. Repave Bridge. Sidewalks and Lighting. Hide junk yards. Beautify Bridge from New Coors to Barelvas Bridge!  | Survey               |
|       | 4/27/2012 | Shading for bus stops would be nice. More trees and side road (especially on Sunset) to be repaved. I love the way the bosque has developed. I also like it how many people have horse and I like how I see people riding them. It brings and sense of peace and old world feel.   | Survey               |
|       | 5/1/2012  | upgrade streets  | Survey               |

| Topic         | Date       | Comment  | Source               |
|---------------|------------|--|----------------------|
|               | 5/1/2012   | Food truck islands would reflect the area's activities and would reflect communities if were planned rather than haphazard empty lots. Lighting that is low in heights, like on new city improvements or Coal & Lead would enhance attractive, security, and wider sidewalks separated from street so families can walk together. Trails and cycle lanes to enter and connect with many bosque trails and centers. Intersection of Old Coors and Bridge must be redesigned, even if partly city. | Survey               |
|               | 5/3/2012   | Too many Hispanic/Mexican stores. Please synchronize the traffic lights, especially between 8th Street and I-25. Also, DO NOT DECREASE the speed limit - it's too low already. Please DO NOT consider roundabouts (like at 8th and Central). They impair the consistent flow of traffic. Retail shops with American-made products would be nice.   | Survey               |
|               | 8/15/2012  | After presentation: I like closing Five Points road. I like closing off Bridge, to. A roadway Concept 1 preference - need raised medians. I agree with gentleman who said we have too many tire shops. Also clothes and Mexicana restaurants, smoke shops. Need more variety.  | Meeting Comment Form |
|               | 11/20/2012 | I am for the idea of a multi-way boulevard and many roundabouts. The bridge going over the river should have more lighting and more aesthetic lighting instead of regular old fashioned lights.  | Meeting Comment Form |
| <b>Zoning</b> |            | Zoning – will it protect A-1? Again – KEY to showing a sense of place. Will it protect residential to not repeat the encroachment as has been done with the post office, the car wash on Sunshine off Isleta, and the Price Rite that was built to replace an existing Smiths  | Meeting Comment Form |
|               | 4/26/2012  | Bridge Blvd needs some strong zoning control with some teeth and some guidance to have a degree of control as to what type of business goes where. Right now, from the river to Goff, it literally looks like a Juarez street with yellow, pink buildings with a mix of retail stores with no pattern or control.  | Survey               |
|               | 4/26/2012  | Please clean up the area. Do not allow vendors to set up along Bridge. It is starting to look like Juarez.   | Survey               |
|               | 4/26/2012  | Building codes need to be enforced and a healthier look, not a run down urban look needs to be seen.   | Survey               |
|               | 4/27/2012  | I wish you the best of luck. This particular area is in dire need of a clean up and a face lift. It could be a nicer area to live in if there were stricter residential structure requirements, etc.   | Survey               |
|               | 4/27/2012  | I think you need to limit the type of businesses you allow. Bridge Blvd is so unkept, it is even embarrassing to bring company down Bridge Blvd. I think we need to change our look, we need to close all illegal businesses such as all these tire shops that are just fronts for drugs.  | Survey               |
|               | 5/3/2012   | We'd like to see improved pedestrian amenities along Bridge as well as redevelopment of the shopping center at Goff and Bridge. Higher densities and more retail/office uses along Bridge would also be an improvement. Also desired is more diversity in retail as well as more and diverse restaurants and entertainment venues such as pubs/bars...something similar to Nob Hill. Perhaps the area can be branded as ABQ's "Food District" by capitalizing on area agriculture.               | Survey               |



# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

## APPENDIX G: RESIDENTIAL SURVEY AND RESULTS

## Appendix

Residential Survey for the Bridge Boulevard Corridor Redevelopment Plan

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## **Residential Survey for the Bridge Boulevard Corridor Redevelopment Plan**

### **Introduction**

The residential or community survey instrument, as shown on pages 3 and 4, was developed by HDR and EPS with input from Bernalillo County Public Works Division (BCPWD) and the full project team from December 2011 through March 2012. Approximately 1800 copies of the survey were printed and distributed to residences along and around the Bridge Boulevard Corridor from approximately March 9 through March 23, 2012. Distribution entailed hand carrying the survey to door fronts and the entryways to residences along and adjacent to the corridor within the area shown in the figure on page 5. When possible, project representatives engaged residents to provide an overview of the project and to underscore the importance of the survey. As an incentive to complete and return the survey, the survey included this statement, "Return this survey by April 14 to be entered into a drawing for one of five Albertsons gift cards!" Approximately 170 completed surveys were received. The drawing was held and gift cards were made available for pick up at BCPWD on Broadway in the South Valley. The survey results were tabulated and analyzed using Statistical Package for the Social Sciences (SPSS), a widely used and accepted program for statistical analysis in social science. The survey questions and results of the statistical analysis are presented in the tables and charts beginning on page 6.





# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

E-MAIL: \_\_\_\_\_

PHONE: \_\_\_\_\_

- Please add me to the Bridge Boulevard Corridor Redevelopment Plan mailing list.
- Please add me to the Bridge Boulevard Corridor Redevelopment Plan e-mail list.
- I do not wish to be added to any distribution list but would like to submit a comment or question and be entered into the drawing for a \$75 gift card.

COMMENT: \_\_\_\_\_

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Please tape edges prior to mailing.



Personal information will be used strictly for the Bridge Boulevard Corridor Redevelopment Plan and will not be shared or sold to other parties.



# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

Bernalillo County, in cooperation with the U.S. Department of Housing and Urban Development and U.S. Department of Transportation, is working on a redevelopment plan for the Bridge Boulevard Corridor from Coors Boulevard to the Barelvas Bridge. The Bridge Boulevard Corridor Redevelopment Plan will identify appropriate improvements and areas for development to transform Bridge Boulevard into a mixed-use, pedestrian- and transit-friendly corridor that honors and maintains the unique history and character of the community. The plan will include long-term planning recommendations to increase safety, reduce traffic congestion, revitalize local businesses, and improve housing availability and affordability.

### We Need Your Input!

Bernalillo County is conducting a survey to collect information on existing transportation habits, retail spending trends, housing, and demographics. The County would like input from residents to help inform the Corridor Plan. All information will be kept confidential, and will only be reported when combined with other responses for statistical analysis.

**Return  
this survey by  
April 6 to be entered into a  
drawing for one of five  
\$75 Albertsons gift cards!**

Contact information must be provided to be eligible to win.

### Continued participation

Your participation in the process is vital to successfully representing the community's vision for the future of Bridge Boulevard. There are multiple ways to get involved in the plan development process:

- Sign up for our project mailing list to receive updates on the project and be notified of upcoming meetings and events.
- Attend and participate in focus groups, public meetings, and a charrette that will be scheduled.
- Access our project website ([www.bridgeboulevard.com](http://www.bridgeboulevard.com)) to stay up-to-date on plan progress, upcoming meetings and events, review documents, and submit comments.
- "Like" us on Facebook: [www.facebook.com/bridgeboulevard](http://www.facebook.com/bridgeboulevard).

HDR ENGINEERING INC  
BRIDGE BOULEVARD CORRIDOR REDEVELOPMENT PLAN  
2155 LOUISIANA BLVD NE STE 9500  
ALBUQUERQUE NM 87110-9918

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UNITED STATES

# Residential Survey Distribution Areas

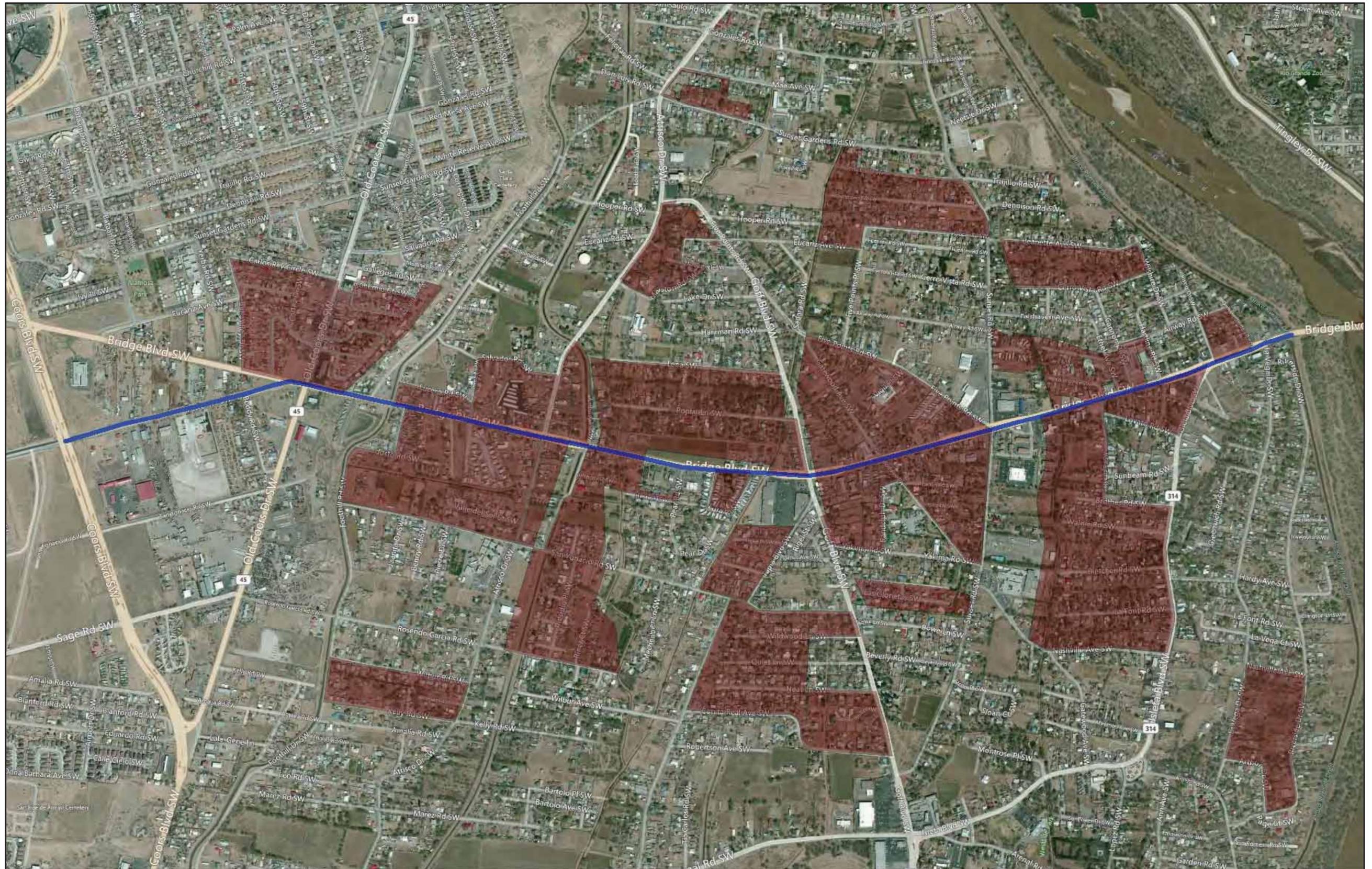


Figure prepared by:  
  
**HDR**  
 HDR Engineering, Inc.

**Legend**

- Residential Survey Distribution Area
- Project Area

0 410 820 1,640 2,460 3,280 Feet

**BRIDGE BLVD**  
 CORRIDOR REDEVELOPMENT PLAN

**Table 1**  
**How long have you lived in the Bridge Boulevard area?**  
**Bernalillo County**

---

|                    | #          | %           |
|--------------------|------------|-------------|
| <hr/>              |            |             |
| <b>Answers</b>     |            |             |
| Less than one year | 5          | 3%          |
| 1 to 4 years       | 18         | 11%         |
| 5 to 9 years       | 25         | 16%         |
| 10 to 19 years     | 31         | 20%         |
| 20 years or more   | 76         | 48%         |
| n/a                | <u>2</u>   | <u>1%</u>   |
| <b>Total</b>       | <b>157</b> | <b>100%</b> |

---

**Table 2**  
**On a daily basis, what transportation mode do you primarily use?**  
**Bernalillo County**

|                     | #          | %           |
|---------------------|------------|-------------|
| <b>Answers [1]</b>  |            |             |
| Walking             | 17         | 9%          |
| Bicycling           | 20         | 10%         |
| Public transit      | 12         | 6%          |
| Light motorized     | 4          | 2%          |
| Motorized vehicles  | 142        | 72%         |
| Heavy duty vehicles | <u>3</u>   | <u>2%</u>   |
| <b>Total</b>        | <b>198</b> | <b>100%</b> |

[1] Multiple responses given.

**Table 3**  
**What barriers prevents you from using alternative transportation?**  
**Bernalillo County**

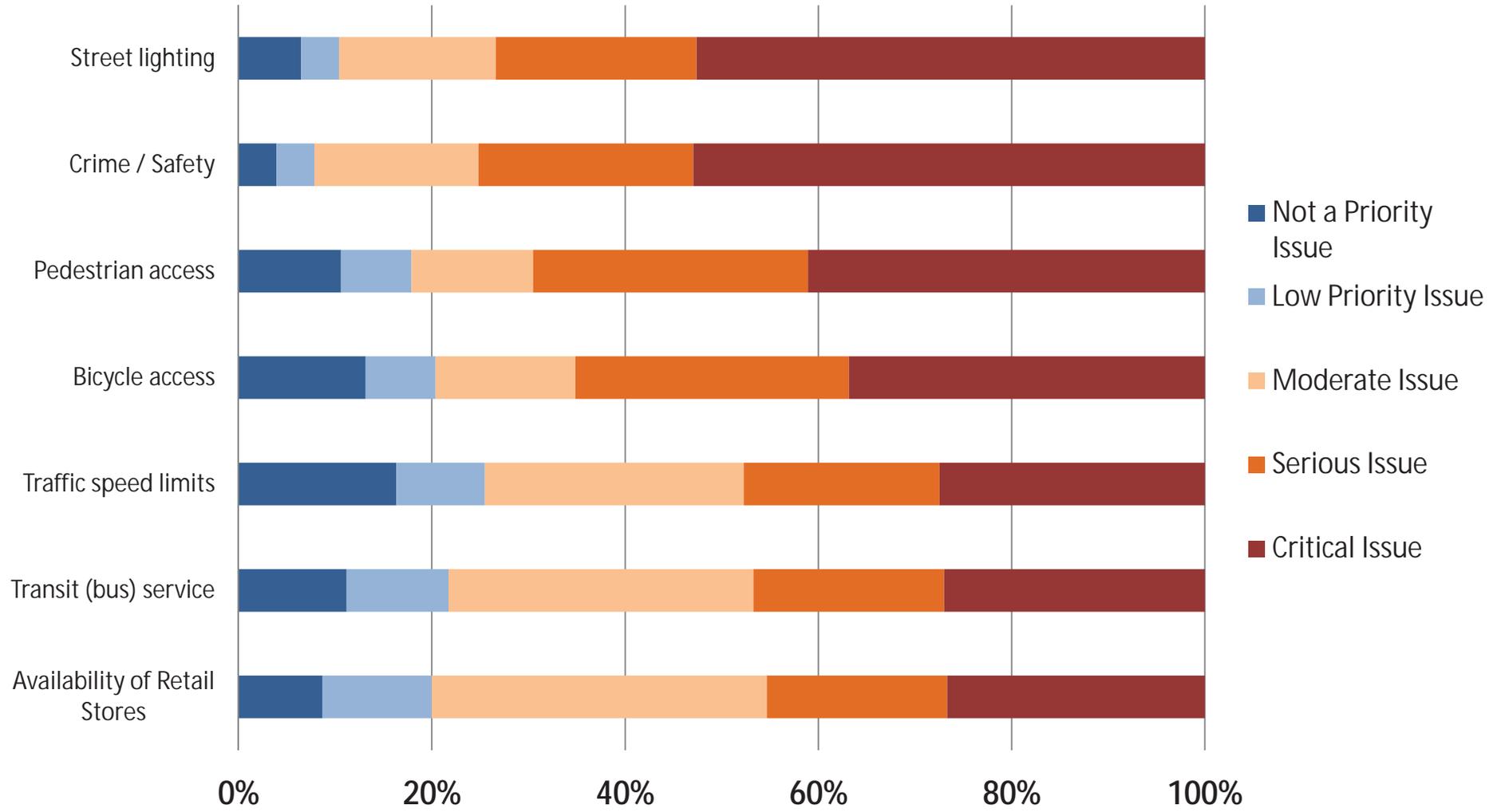
|                        | #          | %           |
|------------------------|------------|-------------|
| <b>Answers [1]</b>     |            |             |
| Bus stops too far away | 41         | 19%         |
| Not ADA accessible     | 9          | 4%          |
| No sidewalks           | 64         | 29%         |
| Safety                 | 71         | 32%         |
| Other                  | <u>36</u>  | <u>16%</u>  |
| <b>Total</b>           | <b>221</b> | <b>100%</b> |

[1] Multiple responses given.

**Table 4**  
**Rate the importance of the following corridor improvement issues in the Bridge Blvd Corridor.**  
**Bernalillo County**

|                               | <b>Not a<br/>Priority<br/>Issue</b> | <b>Low<br/>Priority<br/>Issue</b> | <b>Moderate<br/>Issue</b> | <b>Serious<br/>Issue</b> | <b>Critical<br/>Issue</b> |
|-------------------------------|-------------------------------------|-----------------------------------|---------------------------|--------------------------|---------------------------|
| <b>Answers</b>                |                                     |                                   |                           |                          |                           |
| Availability of Retail Stores | 13                                  | 17                                | 52                        | 28                       | 40                        |
| Transit (bus) service         | 17                                  | 16                                | 48                        | 30                       | 41                        |
| Traffic speed limits          | 25                                  | 14                                | 41                        | 31                       | 42                        |
| Bicycle access                | 20                                  | 11                                | 22                        | 43                       | 56                        |
| Pedestrian access             | 16                                  | 11                                | 19                        | 43                       | 62                        |
| Crime / Safety                | 6                                   | 6                                 | 26                        | 34                       | 81                        |
| Street lighting               | 10                                  | 6                                 | 25                        | 32                       | 81                        |
| <b>Answers</b>                |                                     |                                   |                           |                          |                           |
| Availability of Retail Stores | 8%                                  | 11%                               | 33%                       | 18%                      | 25%                       |
| Transit (bus) service         | 11%                                 | 10%                               | 31%                       | 19%                      | 26%                       |
| Traffic speed limits          | 16%                                 | 9%                                | 26%                       | 20%                      | 27%                       |
| Bicycle access                | 13%                                 | 7%                                | 14%                       | 27%                      | 36%                       |
| Pedestrian access             | 10%                                 | 7%                                | 12%                       | 27%                      | 39%                       |
| Crime / Safety                | 4%                                  | 4%                                | 17%                       | 22%                      | 52%                       |
| Street lighting               | 6%                                  | 4%                                | 16%                       | 20%                      | 52%                       |

# Importance of Corridor Improvement Issues

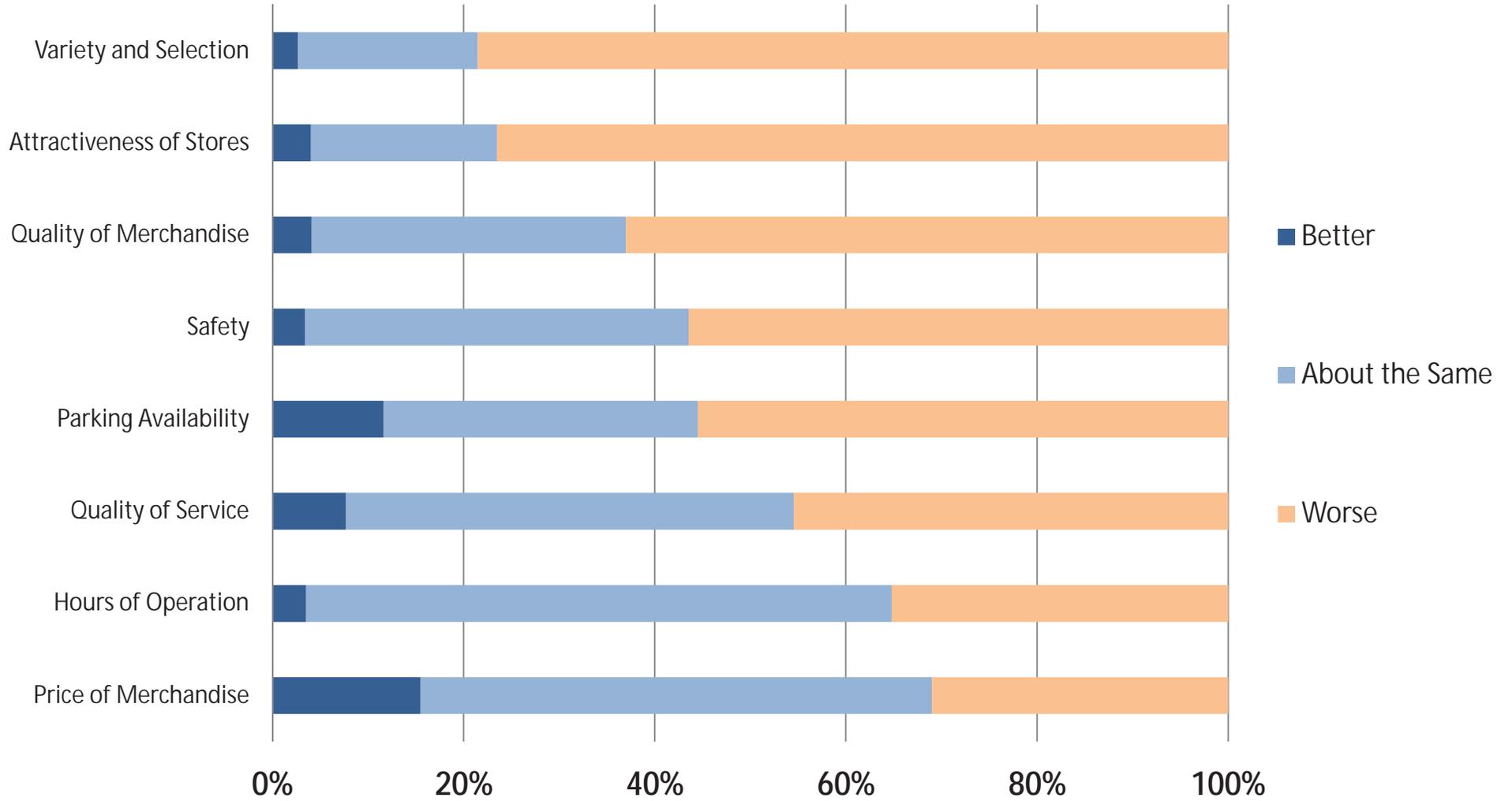


Source: Economic & Planning Systems

**Table 5**  
**Please mark the box that reflects your shopping experience on Bridge Blvd, as compared to other places you shop.**  
**Bernalillo County**

|                          | Better | About the Same | Worse |
|--------------------------|--------|----------------|-------|
| <b>Answers</b>           |        |                |       |
| Price of Merchandise     | 22     | 76             | 44    |
| Hours of Operation       | 5      | 87             | 50    |
| Quality of Service       | 11     | 67             | 65    |
| Parking Availability     | 17     | 48             | 81    |
| Safety                   | 5      | 59             | 83    |
| Quality of Merchandise   | 6      | 48             | 92    |
| Attractiveness of Stores | 6      | 29             | 114   |
| Variety and Selection    | 4      | 28             | 117   |
| <b>Answers</b>           |        |                |       |
| Price of Merchandise     | 14%    | 48%            | 28%   |
| Hours of Operation       | 3%     | 55%            | 32%   |
| Quality of Service       | 7%     | 43%            | 41%   |
| Parking Availability     | 11%    | 31%            | 52%   |
| Safety                   | 3%     | 38%            | 53%   |
| Quality of Merchandise   | 4%     | 31%            | 59%   |
| Attractiveness of Stores | 4%     | 18%            | 73%   |
| Variety and Selection    | 3%     | 18%            | 75%   |

# Shopping Experience on Bridge Boulevard Compared to Other Areas



Source: Economic & Planning Systems

**Table 6**  
**What is most in need of improvement that would make a difference in how much you shop on Bridge Blvd?**  
**Bernalillo County**

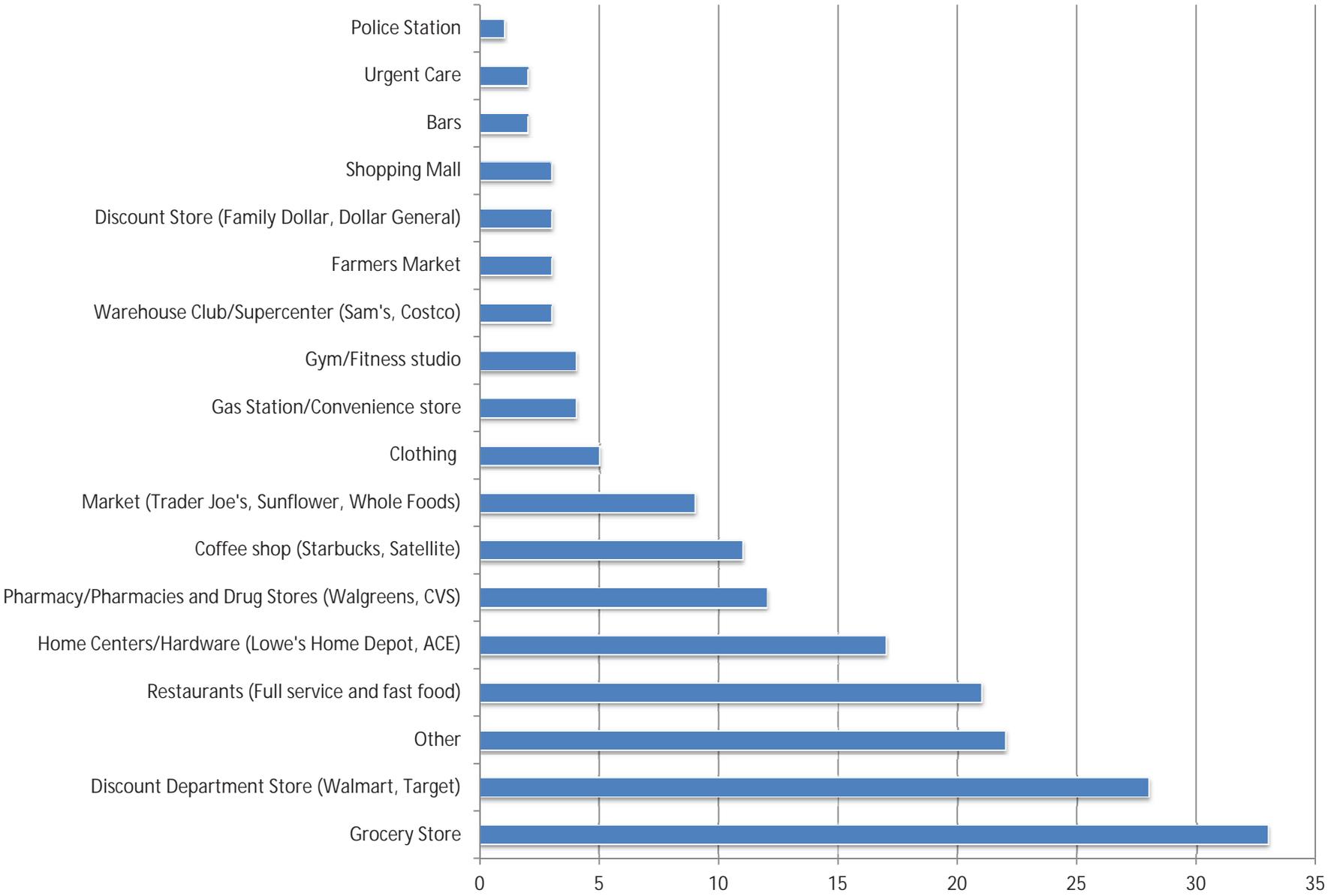
|   | #          | %           |
|---|------------|-------------|
| <b>Answers [1]</b>                        |            |             |
| Variety and Selection                     | 92         | 21%         |
| Quality of Merchandise                    | 56         | 13%         |
| Price of Merchandise                      | 25         | 6%          |
| Parking Availability                      | 38         | 9%          |
| Attractiveness of Stores                  | 82         | 19%         |
| Quality of Service                        | 30         | 7%          |
| Safety                                    | 83         | 19%         |
| Hours of Operation                        | 22         | 5%          |
| Access (both car and pedestrian) to Shops | 59         | 14%         |
| <b>Total</b>                              | <b>428</b> | <b>100%</b> |

[1] Multiple responses given.

**Table 7**  
**What new retail store would you like to see added to Bridge Blvd?**  
**Bernalillo County**

|  |    |
|--|----|
| Grocery Store  | 33 |
| Discount Department Store (Walmart, Target)          | 28 |
| Other  | 22 |
| Restaurants (Full service and fast food)             | 21 |
| Home Centers/Hardware (Lowe's Home Depot, ACE)       | 17 |
| Pharmacy/Pharmacies and Drug Stores (Walgreens, CVS) | 12 |
| Coffee shop (Starbucks, Satellite)                   | 11 |
| Market (Trader Joe's, Sunflower, Whole Foods)        | 9  |
| Clothing   | 5  |
| Gas Station/Convenience store                        | 4  |
| Gym/Fitness studio                                   | 4  |
| Warehouse Club/Supercenter (Sam's, Costco)           | 3  |
| Farmers Market                                       | 3  |
| Discount Store (Family Dollar, Dollar General)       | 3  |
| Shopping Mall  | 3  |
| Bars   | 2  |
| Urgent Care  | 2  |
| Police Station                                       | 1  |

# What new retail store would you like to see added to Bridge Blvd?

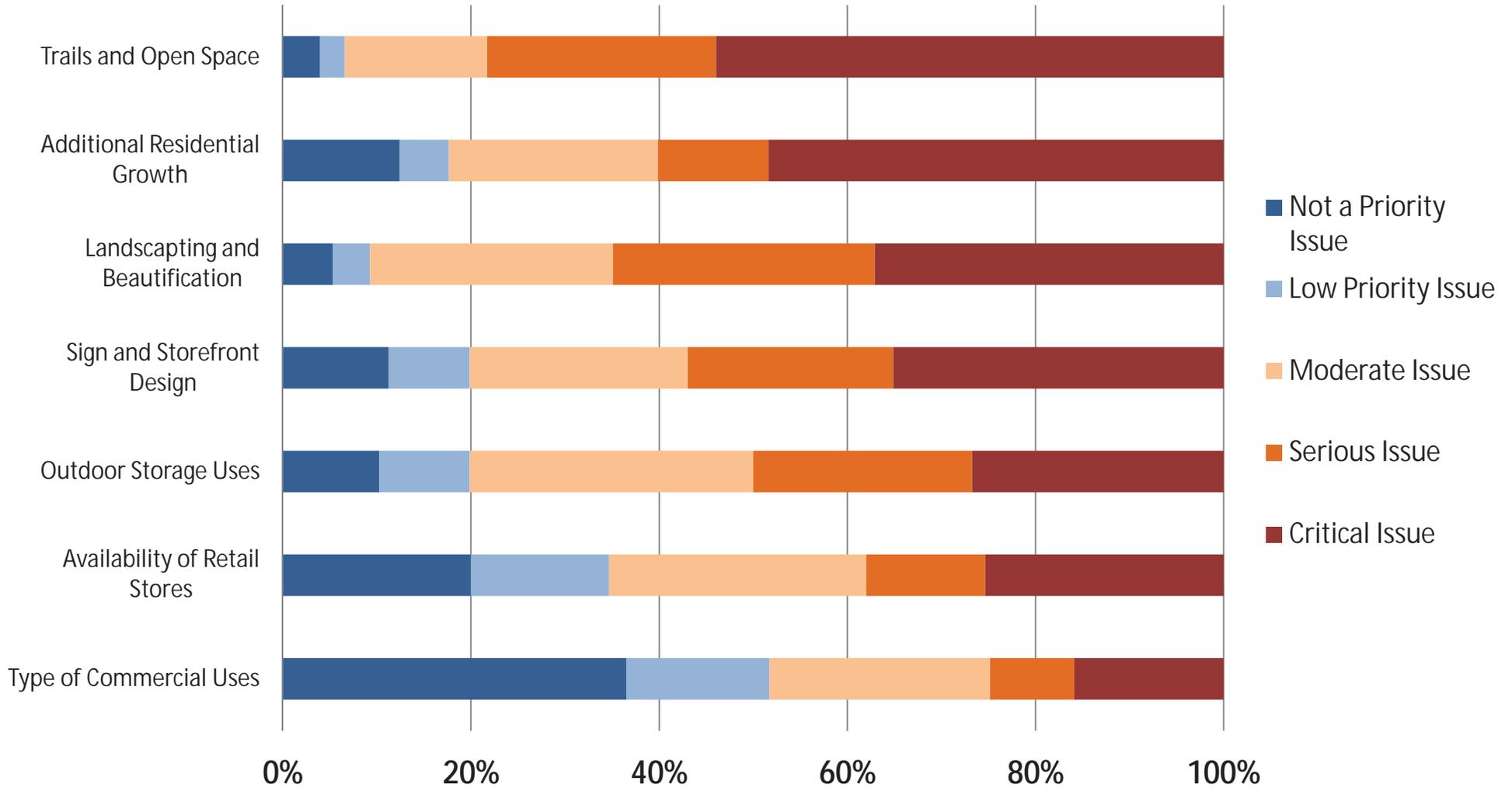


**Table 8**

Please rate the importance of the following corridor improvement issues in the Bridge Blvd Corridor Bernalillo County

|                                | Not a<br>Priority<br>Issue | Low<br>Priority<br>Issue | Moderate<br>Issue | Serious<br>Issue | Critical<br>Issue |
|--------------------------------|----------------------------|--------------------------|-------------------|------------------|-------------------|
| <b>Answers</b>                 |                            |                          |                   |                  |                   |
| Outdoor Storage Uses           | 53                         | 22                       | 34                | 13               | 23                |
| Additional Residential Growth  | 30                         | 22                       | 41                | 19               | 38                |
| Type of Commercial Uses        | 15                         | 14                       | 44                | 34               | 39                |
| Sign and Storefront Design     | 17                         | 13                       | 35                | 33               | 53                |
| Availability of Retail Stores  | 8                          | 6                        | 39                | 42               | 56                |
| Trails and Open Space          | 19                         | 8                        | 34                | 18               | 74                |
| Landscaping and Beautification | 6                          | 4                        | 23                | 37               | 82                |
| <b>Answers</b>                 |                            |                          |                   |                  |                   |
| Type of Commercial Uses        | 34%                        | 14%                      | 22%               | 8%               | 15%               |
| Availability of Retail Stores  | 19%                        | 14%                      | 26%               | 12%              | 24%               |
| Outdoor Storage Uses           | 10%                        | 9%                       | 28%               | 22%              | 25%               |
| Sign and Storefront Design     | 11%                        | 8%                       | 22%               | 21%              | 34%               |
| Landscaping and Beautification | 5%                         | 4%                       | 25%               | 27%              | 36%               |
| Additional Residential Growth  | 12%                        | 5%                       | 22%               | 11%              | 47%               |
| Trails and Open Space          | 4%                         | 3%                       | 15%               | 24%              | 52%               |

# Importance of Corridor Improvements

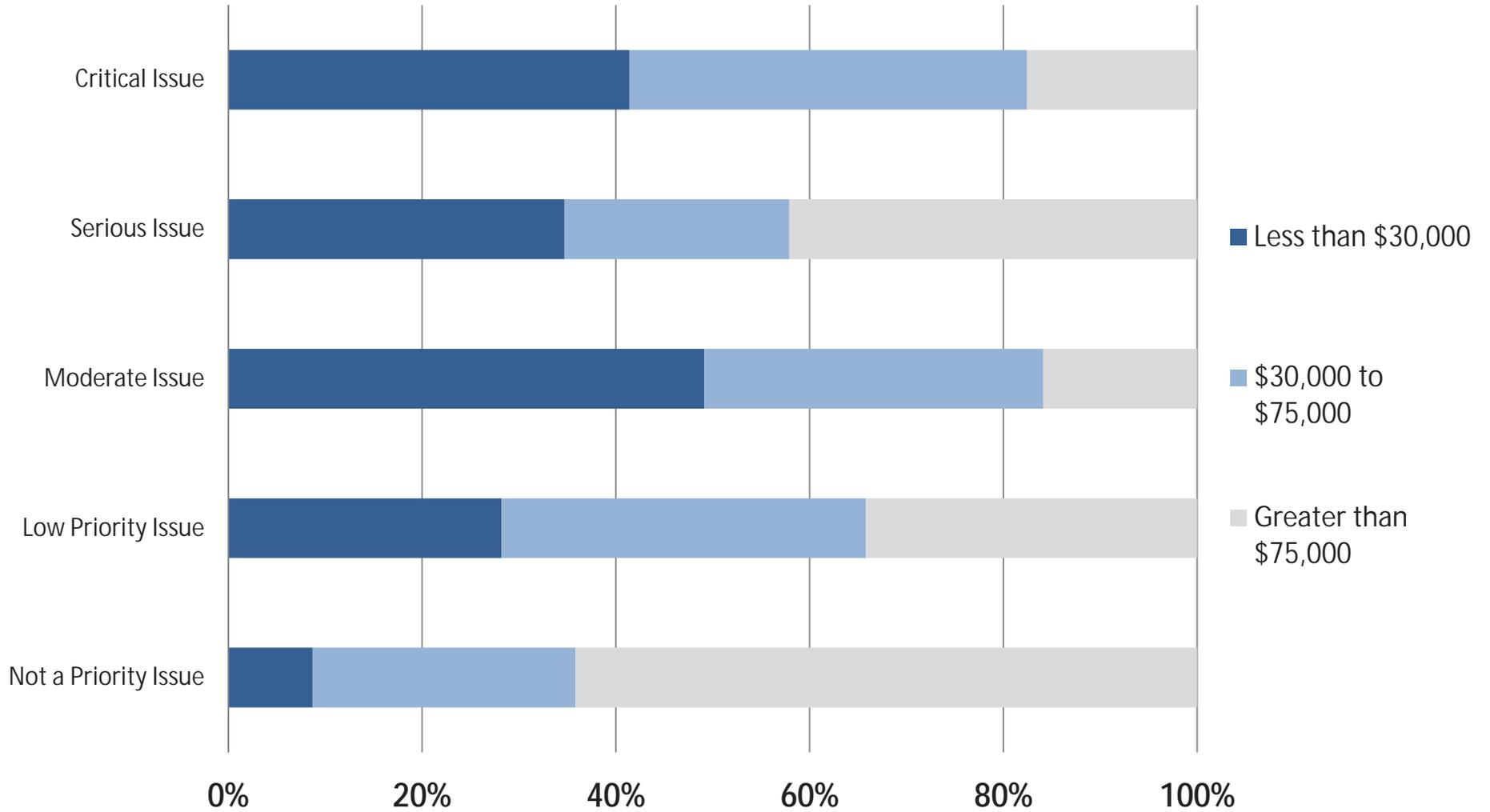


Source: Economic & Planning Systems

**Table 9**  
**The importance of corridor improvements in the Bridge Blvd Corridor, cross tabulated by household income**  
**Bernalillo County**

|                                       | Not a<br>Priority<br>Issue | Low<br>Priority<br>Issue | Moderate<br>Issue | Serious<br>Issue | Critical<br>Issue | Not a<br>Priority<br>Issue | Low<br>Priority<br>Issue | Moderate<br>Issue | Serious<br>Issue | Critical<br>Issue |
|---------------------------------------|----------------------------|--------------------------|-------------------|------------------|-------------------|----------------------------|--------------------------|-------------------|------------------|-------------------|
| <b>Types of Commercial Uses</b>       |                            |                          |                   |                  |                   |                            |                          |                   |                  |                   |
| Less than \$30,000                    | 5                          | 6                        | 14                | 9                | 16                | 9%                         | 11%                      | 25%               | 16%              | 29%               |
| \$30,000 to \$75,000                  | 7                          | 6                        | 17                | 15               | 15                | 12%                        | 10%                      | 28%               | 25%              | 25%               |
| Greater than \$75,000                 | <u>1</u>                   | <u>2</u>                 | <u>12</u>         | <u>9</u>         | <u>7</u>          | <u>3%</u>                  | <u>6%</u>                | <u>36%</u>        | <u>27%</u>       | <u>21%</u>        |
| <b>Total</b>                          | <b>13</b>                  | <b>14</b>                | <b>43</b>         | <b>33</b>        | <b>38</b>         | <b>9%</b>                  | <b>9%</b>                | <b>29%</b>        | <b>22%</b>       | <b>26%</b>        |
| <b>Availability of Retail Stores</b>  |                            |                          |                   |                  |                   |                            |                          |                   |                  |                   |
| Less than \$30,000                    | 3                          | 1                        | 12                | 11               | 27                | 5%                         | 2%                       | 21%               | 20%              | 48%               |
| \$30,000 to \$75,000                  | 2                          | 4                        | 15                | 20               | 18                | 3%                         | 7%                       | 25%               | 33%              | 30%               |
| Greater than \$75,000                 | <u>1</u>                   | <u>1</u>                 | <u>10</u>         | <u>10</u>        | <u>10</u>         | <u>3%</u>                  | <u>3%</u>                | <u>30%</u>        | <u>30%</u>       | <u>30%</u>        |
| <b>Total</b>                          | <b>6</b>                   | <b>6</b>                 | <b>37</b>         | <b>41</b>        | <b>55</b>         | <b>4%</b>                  | <b>4%</b>                | <b>25%</b>        | <b>28%</b>       | <b>37%</b>        |
| <b>Outdoor Storage Uses</b>           |                            |                          |                   |                  |                   |                            |                          |                   |                  |                   |
| Less than \$30,000                    | 19                         | 4                        | 13                | 3                | 14                | 34%                        | 7%                       | 23%               | 5%               | 25%               |
| \$30,000 to \$75,000                  | 17                         | 10                       | 15                | 7                | 5                 | 28%                        | 17%                      | 25%               | 12%              | 8%                |
| Greater than \$75,000                 | <u>13</u>                  | <u>7</u>                 | <u>5</u>          | <u>2</u>         | <u>4</u>          | <u>39%</u>                 | <u>21%</u>               | <u>15%</u>        | <u>6%</u>        | <u>12%</u>        |
| <b>Total</b>                          | <b>49</b>                  | <b>21</b>                | <b>33</b>         | <b>12</b>        | <b>23</b>         | <b>33%</b>                 | <b>14%</b>               | <b>22%</b>        | <b>8%</b>        | <b>15%</b>        |
| <b>Sign and Storefront Design</b>     |                            |                          |                   |                  |                   |                            |                          |                   |                  |                   |
| Less than \$30,000                    | 7                          | 6                        | 10                | 10               | 22                | 13%                        | 11%                      | 18%               | 18%              | 39%               |
| \$30,000 to \$75,000                  | 5                          | 6                        | 12                | 14               | 21                | 8%                         | 10%                      | 20%               | 23%              | 35%               |
| Greater than \$75,000                 | <u>3</u>                   | <u>1</u>                 | <u>11</u>         | <u>9</u>         | <u>8</u>          | <u>9%</u>                  | <u>3%</u>                | <u>33%</u>        | <u>27%</u>       | <u>24%</u>        |
| <b>Total</b>                          | <b>15</b>                  | <b>13</b>                | <b>33</b>         | <b>33</b>        | <b>51</b>         | <b>10%</b>                 | <b>9%</b>                | <b>22%</b>        | <b>22%</b>       | <b>34%</b>        |
| <b>Landscaping and Beautification</b> |                            |                          |                   |                  |                   |                            |                          |                   |                  |                   |
| Less than \$30,000                    | 2                          | 2                        | 10                | 8                | 33                | 4%                         | 4%                       | 18%               | 14%              | 59%               |
| \$30,000 to \$75,000                  | 3                          | 2                        | 9                 | 17               | 28                | 5%                         | 3%                       | 15%               | 28%              | 47%               |
| Greater than \$75,000                 | <u>0</u>                   | <u>0</u>                 | <u>2</u>          | <u>10</u>        | <u>20</u>         | <u>0%</u>                  | <u>0%</u>                | <u>6%</u>         | <u>30%</u>       | <u>61%</u>        |
| <b>Total</b>                          | <b>5</b>                   | <b>4</b>                 | <b>21</b>         | <b>35</b>        | <b>81</b>         | <b>3%</b>                  | <b>3%</b>                | <b>14%</b>        | <b>23%</b>       | <b>54%</b>        |
| <b>Additional Residential Growth</b>  |                            |                          |                   |                  |                   |                            |                          |                   |                  |                   |
| Less than \$30,000                    | 3                          | 7                        | 21                | 7                | 16                | 5%                         | 13%                      | 38%               | 13%              | 29%               |
| \$30,000 to \$75,000                  | 10                         | 10                       | 16                | 5                | 17                | 17%                        | 17%                      | 27%               | 8%               | 28%               |
| Greater than \$75,000                 | <u>13</u>                  | <u>5</u>                 | <u>4</u>          | <u>5</u>         | <u>4</u>          | <u>39%</u>                 | <u>15%</u>               | <u>12%</u>        | <u>15%</u>       | <u>12%</u>        |
| <b>Total</b>                          | <b>26</b>                  | <b>22</b>                | <b>41</b>         | <b>17</b>        | <b>37</b>         | <b>17%</b>                 | <b>15%</b>               | <b>28%</b>        | <b>11%</b>       | <b>25%</b>        |
| <b>Trails and Open Space</b>          |                            |                          |                   |                  |                   |                            |                          |                   |                  |                   |
| Less than \$30,000                    | 9                          | 3                        | 11                | 4                | 29                | 16%                        | 5%                       | 20%               | 7%               | 52%               |
| \$30,000 to \$75,000                  | 7                          | 0                        | 18                | 7                | 27                | 12%                        | 0%                       | 30%               | 12%              | 45%               |
| Greater than \$75,000                 | <u>0</u>                   | <u>3</u>                 | <u>4</u>          | <u>7</u>         | <u>17</u>         | <u>0%</u>                  | <u>9%</u>                | <u>12%</u>        | <u>21%</u>       | <u>52%</u>        |
| <b>Total</b>                          | <b>16</b>                  | <b>6</b>                 | <b>33</b>         | <b>18</b>        | <b>73</b>         | <b>11%</b>                 | <b>4%</b>                | <b>22%</b>        | <b>12%</b>       | <b>49%</b>        |

## Importance of Additional Residential Growth by Income Level



Source: Economic & Planning Systems

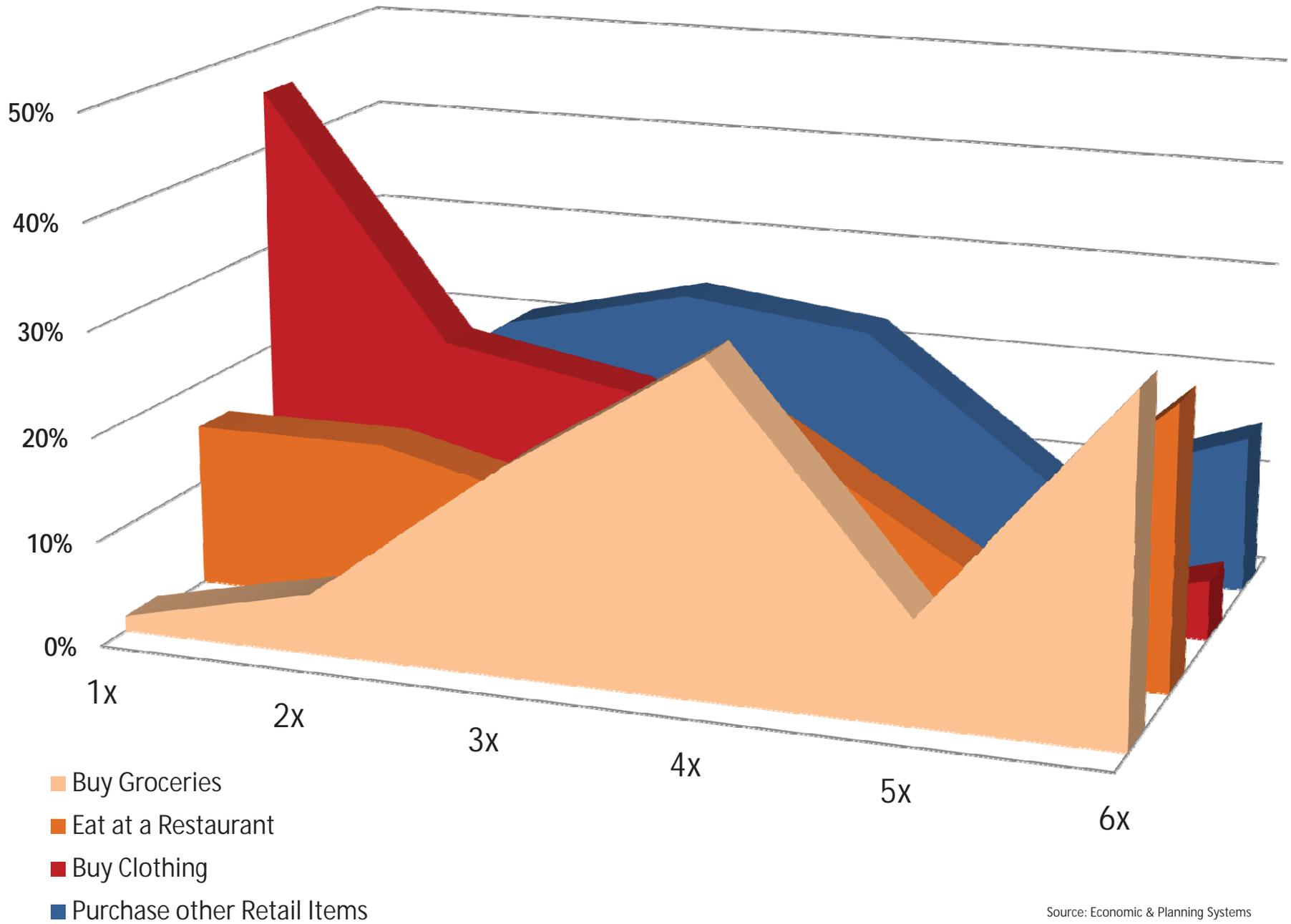
**Table 10**  
**The importance of corridor improvements in the Bridge Blvd Corridor, cross tabulated by type of household**  
**Bernalillo County**

|                                       | Not a<br>Priority<br>Issue | Low<br>Priority<br>Issue | Moderate<br>Issue | Serious<br>Issue | Critical<br>Issue | Not a<br>Priority<br>Issue | Low<br>Priority<br>Issue | Moderate<br>Issue | Serious<br>Issue | Critical<br>Issue |
|---------------------------------------|----------------------------|--------------------------|-------------------|------------------|-------------------|----------------------------|--------------------------|-------------------|------------------|-------------------|
| <b>Types of Commercial Uses</b>       |                            |                          |                   |                  |                   |                            |                          |                   |                  |                   |
| Family with Children                  | 3                          | 6                        | 18                | 13               | 14                | 5%                         | 11%                      | 32%               | 23%              | 25%               |
| Family with No Children               | 5                          | 7                        | 21                | 17               | 18                | 7%                         | 10%                      | 30%               | 24%              | 25%               |
| Seniors                               | <u>4</u>                   | <u>1</u>                 | <u>3</u>          | <u>3</u>         | <u>5</u>          | <u>19%</u>                 | <u>5%</u>                | <u>14%</u>        | <u>14%</u>       | <u>24%</u>        |
| <b>Total</b>                          | <b>12</b>                  | <b>14</b>                | <b>42</b>         | <b>33</b>        | <b>37</b>         | <b>8%</b>                  | <b>9%</b>                | <b>28%</b>        | <b>22%</b>       | <b>25%</b>        |
| <b>Availability of Retail Stores</b>  |                            |                          |                   |                  |                   |                            |                          |                   |                  |                   |
| Family with Children                  | 2                          | 4                        | 17                | 13               | 19                | 4%                         | 7%                       | 30%               | 23%              | 34%               |
| Family with No Children               | 2                          | 2                        | 16                | 24               | 25                | 3%                         | 3%                       | 23%               | 34%              | 35%               |
| Seniors                               | <u>4</u>                   | <u>0</u>                 | <u>2</u>          | <u>4</u>         | <u>9</u>          | <u>19%</u>                 | <u>0%</u>                | <u>10%</u>        | <u>19%</u>       | <u>43%</u>        |
| <b>Total</b>                          | <b>8</b>                   | <b>6</b>                 | <b>35</b>         | <b>41</b>        | <b>53</b>         | <b>5%</b>                  | <b>4%</b>                | <b>24%</b>        | <b>28%</b>       | <b>36%</b>        |
| <b>Outdoor Storage Uses</b>           |                            |                          |                   |                  |                   |                            |                          |                   |                  |                   |
| Family with Children                  | 18                         | 9                        | 14                | 5                | 6                 | 32%                        | 16%                      | 25%               | 9%               | 11%               |
| Family with No Children               | 23                         | 13                       | 11                | 6                | 13                | 32%                        | 18%                      | 15%               | 8%               | 18%               |
| Seniors                               | <u>10</u>                  | <u>0</u>                 | <u>4</u>          | <u>2</u>         | <u>3</u>          | <u>48%</u>                 | <u>0%</u>                | <u>19%</u>        | <u>10%</u>       | <u>14%</u>        |
| <b>Total</b>                          | <b>51</b>                  | <b>22</b>                | <b>29</b>         | <b>13</b>        | <b>22</b>         | <b>34%</b>                 | <b>15%</b>               | <b>20%</b>        | <b>9%</b>        | <b>15%</b>        |
| <b>Sign and Storefront Design</b>     |                            |                          |                   |                  |                   |                            |                          |                   |                  |                   |
| Family with Children                  | 3                          | 6                        | 16                | 14               | 15                | 5%                         | 11%                      | 29%               | 25%              | 27%               |
| Family with No Children               | 8                          | 6                        | 16                | 12               | 28                | 11%                        | 8%                       | 23%               | 17%              | 39%               |
| Seniors                               | <u>5</u>                   | <u>1</u>                 | <u>1</u>          | <u>7</u>         | <u>5</u>          | <u>24%</u>                 | <u>5%</u>                | <u>5%</u>         | <u>33%</u>       | <u>24%</u>        |
| <b>Total</b>                          | <b>16</b>                  | <b>13</b>                | <b>33</b>         | <b>33</b>        | <b>48</b>         | <b>11%</b>                 | <b>9%</b>                | <b>22%</b>        | <b>22%</b>       | <b>32%</b>        |
| <b>Landscaping and Beautification</b> |                            |                          |                   |                  |                   |                            |                          |                   |                  |                   |
| Family with Children                  | 1                          | 0                        | 8                 | 15               | 31                | 2%                         | 0%                       | 14%               | 27%              | 55%               |
| Family with No Children               | 4                          | 4                        | 10                | 14               | 38                | 6%                         | 6%                       | 14%               | 20%              | 54%               |
| Seniors                               | <u>1</u>                   | <u>0</u>                 | <u>2</u>          | <u>8</u>         | <u>8</u>          | <u>5%</u>                  | <u>0%</u>                | <u>10%</u>        | <u>38%</u>       | <u>38%</u>        |
| <b>Total</b>                          | <b>6</b>                   | <b>4</b>                 | <b>20</b>         | <b>37</b>        | <b>77</b>         | <b>4%</b>                  | <b>3%</b>                | <b>14%</b>        | <b>25%</b>       | <b>52%</b>        |
| <b>Additional Residential Growth</b>  |                            |                          |                   |                  |                   |                            |                          |                   |                  |                   |
| Family with Children                  | 11                         | 4                        | 18                | 7                | 15                | 20%                        | 7%                       | 32%               | 13%              | 27%               |
| Family with No Children               | 11                         | 14                       | 17                | 9                | 17                | 15%                        | 20%                      | 24%               | 13%              | 24%               |
| Seniors                               | <u>5</u>                   | <u>4</u>                 | <u>4</u>          | <u>2</u>         | <u>4</u>          | <u>24%</u>                 | <u>19%</u>               | <u>19%</u>        | <u>10%</u>       | <u>19%</u>        |
| <b>Total</b>                          | <b>27</b>                  | <b>22</b>                | <b>39</b>         | <b>18</b>        | <b>36</b>         | <b>18%</b>                 | <b>15%</b>               | <b>26%</b>        | <b>12%</b>       | <b>24%</b>        |
| <b>Trails and Open Space</b>          |                            |                          |                   |                  |                   |                            |                          |                   |                  |                   |
| Family with Children                  | 1                          | 4                        | 14                | 9                | 27                | 2%                         | 7%                       | 25%               | 16%              | 48%               |
| Family with No Children               | 10                         | 3                        | 12                | 7                | 37                | 14%                        | 4%                       | 17%               | 10%              | 52%               |
| Seniors                               | <u>7</u>                   | <u>1</u>                 | <u>5</u>          | <u>2</u>         | <u>6</u>          | <u>33%</u>                 | <u>5%</u>                | <u>24%</u>        | <u>10%</u>       | <u>29%</u>        |
| <b>Total</b>                          | <b>18</b>                  | <b>8</b>                 | <b>31</b>         | <b>18</b>        | <b>70</b>         | <b>12%</b>                 | <b>5%</b>                | <b>21%</b>        | <b>12%</b>       | <b>47%</b>        |

**Table 11**  
**How many times per month do you purchase retail goods, crosstabulated by household income**  
**Bernalillo County**

|                                    | Times per Month |           |           |           |           |           |            |
|------------------------------------|-----------------|-----------|-----------|-----------|-----------|-----------|------------|
|                                    | 1x              | 2x        | 3x        | 4x        | 5x        | 6x        |            |
| <b>Buy Groceries</b>               |                 |           |           |           |           |           |            |
| Less than \$30,000                 | 1               | 7         | 15        | 13        | 3         | 14        | 53         |
| \$30,000 to \$75,000               | 0               | 1         | 11        | 22        | 5         | 19        | 58         |
| Greater than \$75,000              | <u>1</u>        | <u>0</u>  | <u>2</u>  | <u>10</u> | <u>6</u>  | <u>13</u> | <u>32</u>  |
| <b>Total</b>                       | <b>2</b>        | <b>8</b>  | <b>28</b> | <b>45</b> | <b>14</b> | <b>46</b> | <b>143</b> |
|                                    | 1%              | 6%        | 20%       | 31%       | 10%       | 32%       | 100%       |
| <b>Eat at a Restaurant</b>         |                 |           |           |           |           |           |            |
| Less than \$30,000                 | 12              | 15        | 6         | 6         | 2         | 6         | 47         |
| \$30,000 to \$75,000               | 8               | 5         | 5         | 14        | 8         | 15        | 55         |
| Greater than \$75,000              | <u>1</u>        | <u>1</u>  | <u>4</u>  | <u>8</u>  | <u>3</u>  | <u>15</u> | <u>32</u>  |
| <b>Total</b>                       | <b>21</b>       | <b>21</b> | <b>15</b> | <b>28</b> | <b>13</b> | <b>36</b> | <b>134</b> |
|                                    | 16%             | 16%       | 11%       | 21%       | 10%       | 27%       | 100%       |
| <b>Buy Clothing</b>                |                 |           |           |           |           |           |            |
| Less than \$30,000                 | 22              | 9         | 4         | 7         | 0         | 1         | 43         |
| \$30,000 to \$75,000               | 22              | 8         | 14        | 2         | 1         | 4         | 51         |
| Greater than \$75,000              | <u>12</u>       | <u>10</u> | <u>5</u>  | <u>0</u>  | <u>0</u>  | <u>2</u>  | <u>29</u>  |
| <b>Total</b>                       | <b>56</b>       | <b>27</b> | <b>23</b> | <b>9</b>  | <b>1</b>  | <b>7</b>  | <b>123</b> |
|                                    | 46%             | 22%       | 19%       | 7%        | 1%        | 6%        | 100%       |
| <b>Purchase other Retail Items</b> |                 |           |           |           |           |           |            |
| Less than \$30,000                 | 8               | 12        | 10        | 13        | 4         | 2         | 49         |
| \$30,000 to \$75,000               | 3               | 14        | 14        | 9         | 5         | 12        | 57         |
| Greater than \$75,000              | <u>1</u>        | <u>2</u>  | <u>10</u> | <u>9</u>  | <u>3</u>  | <u>7</u>  | <u>32</u>  |
| <b>Total</b>                       | <b>12</b>       | <b>28</b> | <b>34</b> | <b>31</b> | <b>12</b> | <b>21</b> | <b>138</b> |
|                                    | 9%              | 20%       | 25%       | 22%       | 9%        | 15%       | 100%       |

# How many times per month do you?

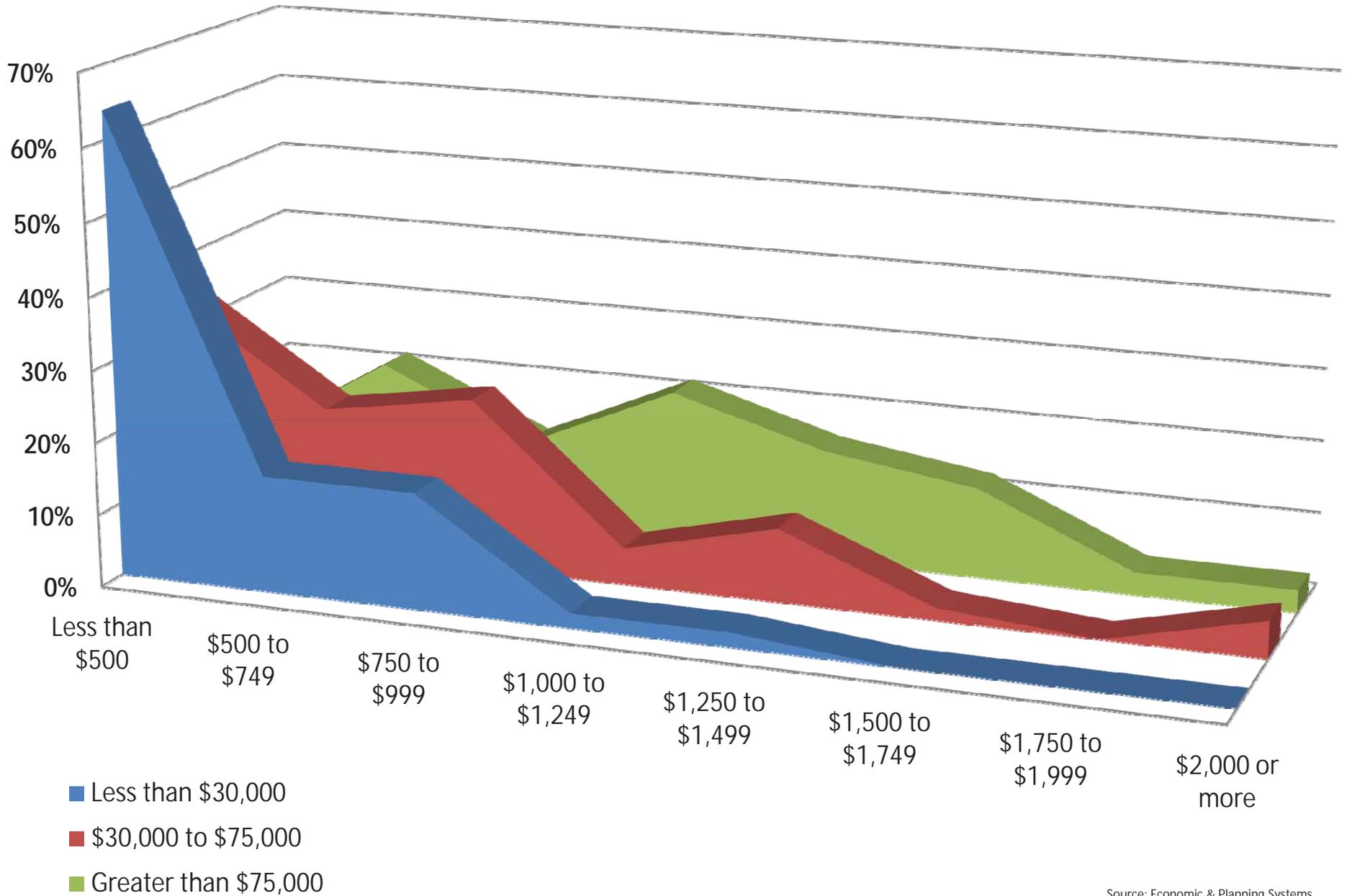


Source: Economic & Planning Systems

**Table 12**  
**Estimation of the amount spent per month on retail purchases (examples: groceries, alcoholic beverages, going out to eat at restaurants, apparel, furniture, hardware, sporting goods, etc.), segmented by household income. Bernalillo County**

|                        | <b>Spent on Retail per Month</b> |                       |                       |                           |                           |                           |                           |                        |
|------------------------|----------------------------------|-----------------------|-----------------------|---------------------------|---------------------------|---------------------------|---------------------------|------------------------|
|                        | <b>Less than \$500</b>           | <b>\$500 to \$749</b> | <b>\$750 to \$999</b> | <b>\$1,000 to \$1,249</b> | <b>\$1,250 to \$1,499</b> | <b>\$1,500 to \$1,749</b> | <b>\$1,750 to \$1,999</b> | <b>\$2,000 or more</b> |
| <b>Income Category</b> |                                  |                       |                       |                           |                           |                           |                           |                        |
| Less than \$30,000     | 32                               | 8                     | 8                     | 1                         | 1                         | 0                         | 0                         | 0                      |
| \$30,000 to \$75,000   | 20                               | 12                    | 14                    | 3                         | 6                         | 1                         | 0                         | 3                      |
| Greater than \$75,000  | <u>3</u>                         | <u>7</u>              | <u>4</u>              | <u>7</u>                  | <u>5</u>                  | <u>4</u>                  | <u>1</u>                  | <u>1</u>               |
| <b>Total</b>           | <b>55</b>                        | <b>27</b>             | <b>26</b>             | <b>11</b>                 | <b>12</b>                 | <b>5</b>                  | <b>1</b>                  | <b>4</b>               |
|                        | 39%                              | 19%                   | 18%                   | 8%                        | 9%                        | 4%                        | 1%                        | 3%                     |
| <b>Income Category</b> |                                  |                       |                       |                           |                           |                           |                           |                        |
| Less than \$30,000     | 64%                              | 16%                   | 16%                   | 2%                        | 2%                        | 0%                        | 0%                        | 0%                     |
| \$30,000 to \$75,000   | 34%                              | 20%                   | 24%                   | 5%                        | 10%                       | 2%                        | 0%                        | 5%                     |
| Greater than \$75,000  | 9%                               | 22%                   | 13%                   | 22%                       | 16%                       | 13%                       | 3%                        | 3%                     |
| <b>Total</b>           |                                  |                       |                       |                           |                           |                           |                           |                        |

# Monthly Retail Spending by Income Level



Source: Economic & Planning Systems

**Table 13**  
**Area in which resident purchases the majority of the retail items**  
**Please also identify where you work and live.**  
**Bernalillo County**

|                            | Area 1    | Area 2    | South Valley |           | Area 5    | Total      |
|----------------------------|-----------|-----------|--------------|-----------|-----------|------------|
|                            |           |           | Area 3       | Area 4    |           |            |
| <b>Clothing</b>            |           |           |              |           |           |            |
| Live in South Valley [1]   | 4         | 2         | 0            | 14        | 45        | 65         |
| Live Outside Corridor      | <u>9</u>  | <u>3</u>  | <u>0</u>     | <u>2</u>  | <u>39</u> | <u>53</u>  |
| <b>Total</b>               | <b>13</b> | <b>5</b>  | <b>0</b>     | <b>16</b> | <b>84</b> | <b>118</b> |
| as % of Total              | 11%       | 4%        | 0%           | 14%       | 71%       | 100%       |
| <b>Restaurants / Bar</b>   |           |           |              |           |           |            |
| Live in South Valley [1]   | 4         | 1         | 6            | 6         | 46        | 63         |
| Live Outside Corridor      | <u>5</u>  | <u>8</u>  | <u>1</u>     | <u>1</u>  | <u>35</u> | <u>50</u>  |
| <b>Total</b>               | <b>9</b>  | <b>9</b>  | <b>7</b>     | <b>7</b>  | <b>81</b> | <b>113</b> |
| as % of Total              | 8%        | 8%        | 6%           | 6%        | 72%       | 100%       |
| <b>Grocery</b>             |           |           |              |           |           |            |
| Live in South Valley [1]   | 12        | 3         | 8            | 21        | 27        | 71         |
| Live Outside Corridor      | <u>19</u> | <u>11</u> | <u>1</u>     | <u>2</u>  | <u>22</u> | <u>55</u>  |
| <b>Total</b>               | <b>31</b> | <b>14</b> | <b>9</b>     | <b>23</b> | <b>49</b> | <b>126</b> |
| as % of Total              | 25%       | 11%       | 7%           | 18%       | 39%       | 100%       |
| <b>Other Retail</b>        |           |           |              |           |           |            |
| Live in South Valley [1]   | 12        | 1         | 2            | 9         | 40        | 64         |
| Live Outside Corridor      | <u>4</u>  | <u>8</u>  | <u>2</u>     | <u>1</u>  | <u>33</u> | <u>48</u>  |
| <b>Total</b>               | <b>16</b> | <b>9</b>  | <b>4</b>     | <b>10</b> | <b>73</b> | <b>112</b> |
| as % of Total              | 14%       | 8%        | 4%           | 9%        | 65%       | 100%       |
| <b>Employment Location</b> |           |           |              |           |           |            |
| Live in South Valley [1]   | 2         | 0         | 8            | 6         | 27        | 43         |
| Live Outside Corridor      | <u>1</u>  | <u>4</u>  | <u>0</u>     | <u>3</u>  | <u>26</u> | <u>34</u>  |
| <b>Total</b>               | <b>3</b>  | <b>4</b>  | <b>8</b>     | <b>9</b>  | <b>53</b> | <b>77</b>  |
| as % of Total              | 4%        | 5%        | 10%          | 12%       | 69%       | 100%       |

[1] South Valley is defined as Areas 3 and 4.

**Table 14**

**Is your residence: Owned by you or a family member; Rented from a Landlord; Other?**

**Bernalillo County**

|                                | <b>Own</b> | <b>Rent</b> | <b>Total</b> | <b>Own</b> | <b>Rent</b> |
|--------------------------------|------------|-------------|--------------|------------|-------------|
| <b>Income Category</b>         |            |             |              |            |             |
| Less than \$30,000             | 38         | 17          | 55           | 69%        | 31%         |
| \$30,000 to \$75,000           | 54         | 4           | 58           | 93%        | 7%          |
| Greater than \$75,000          | <u>32</u>  | <u>1</u>    | <u>33</u>    | <u>97%</u> | <u>3%</u>   |
| <b>Total</b>                   | <b>124</b> | <b>22</b>   | <b>146</b>   | <b>85%</b> | <b>15%</b>  |
| <b>Household Type Category</b> |            |             |              |            |             |
| Family with Children           | 45         | 9           | 54           | 83%        | 17%         |
| Family with No Children        | 61         | 9           | 70           | 87%        | 13%         |
| Seniors                        | <u>20</u>  | <u>1</u>    | <u>21</u>    | <u>95%</u> | <u>5%</u>   |
| <b>Total</b>                   | <b>126</b> | <b>19</b>   | <b>145</b>   | <b>87%</b> | <b>13%</b>  |
| <b>Outdoor Storage Uses</b>    |            |             |              |            |             |
| Less than 5 years              | 14         | 7           | 21           | 67%        | 33%         |
| 5 to 19 years                  | 45         | 10          | 55           | 82%        | 18%         |
| 20 or more years               | <u>69</u>  | <u>5</u>    | <u>74</u>    | <u>93%</u> | <u>7%</u>   |
| <b>Total</b>                   | <b>128</b> | <b>22</b>   | <b>150</b>   | <b>85%</b> | <b>15%</b>  |

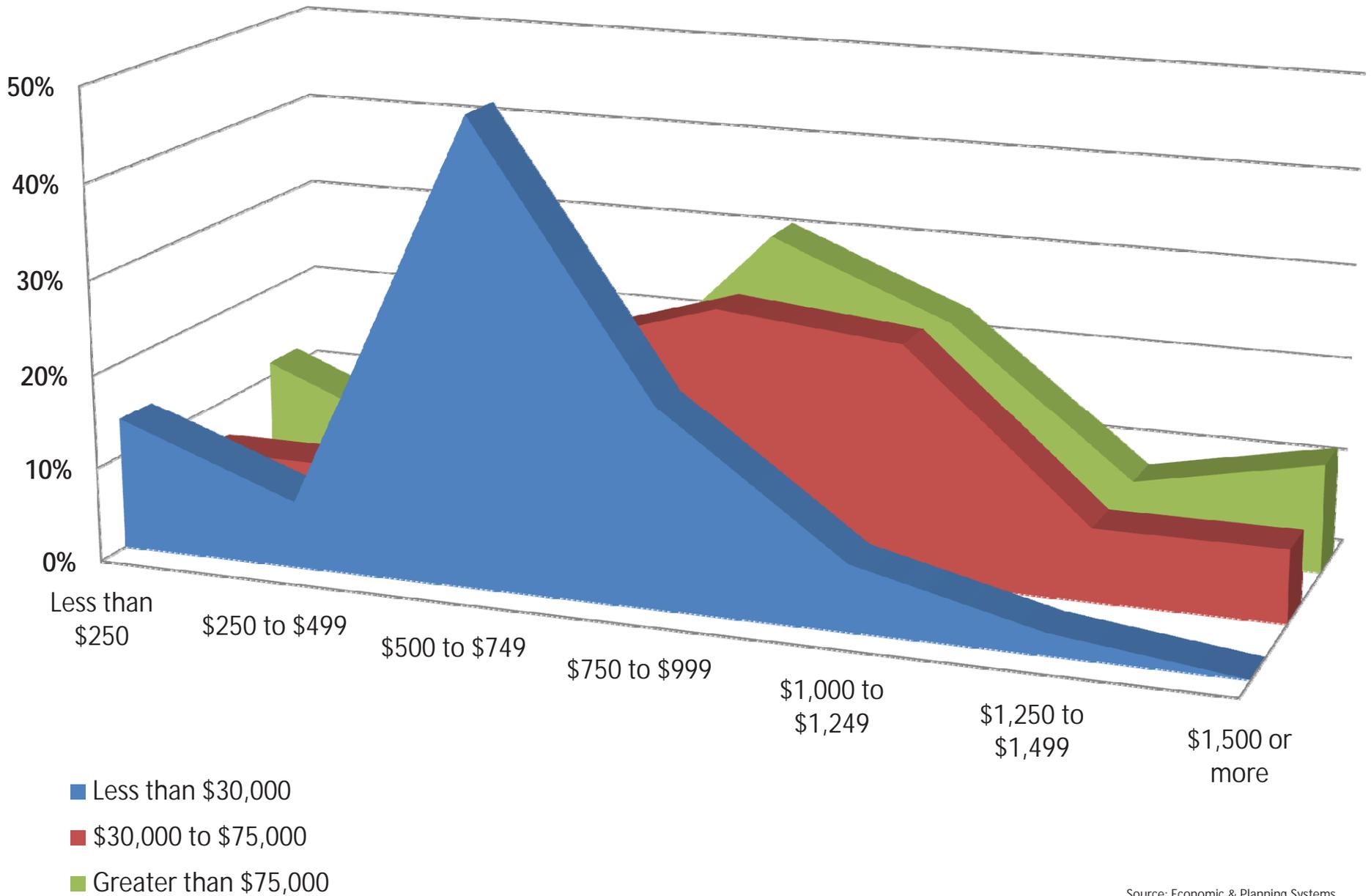
**Table 15**

**What is your total monthly RENT and/or MORTGAGE payment (excluding utilities), segmented by income.**

**Bernalillo County**

|                        | Rent / Mortgage Payment per Month |                |                |                |                    |                    |                 | Total       |
|------------------------|-----------------------------------|----------------|----------------|----------------|--------------------|--------------------|-----------------|-------------|
|                        | Less than \$250                   | \$250 to \$499 | \$500 to \$749 | \$750 to \$999 | \$1,000 to \$1,249 | \$1,250 to \$1,499 | \$1,500 or more |             |
| <b>Income Category</b> |                                   |                |                |                |                    |                    |                 |             |
| Less than \$30,000     | 6                                 | 3              | 21             | 9              | 3                  | 1                  | 0               | 43          |
| \$30,000 to \$75,000   | 3                                 | 3              | 11             | 14             | 13                 | 4                  | 4               | 52          |
| Greater than \$75,000  | <u>3</u>                          | <u>1</u>       | <u>3</u>       | <u>8</u>       | <u>6</u>           | <u>2</u>           | <u>3</u>        | <u>26</u>   |
| <b>Total</b>           | <b>12</b>                         | <b>7</b>       | <b>35</b>      | <b>31</b>      | <b>22</b>          | <b>7</b>           | <b>7</b>        | <b>121</b>  |
| <b>Income Category</b> |                                   |                |                |                |                    |                    |                 |             |
| Less than \$30,000     | 14%                               | 7%             | 49%            | 21%            | 7%                 | 2%                 | 0%              | 100%        |
| \$30,000 to \$75,000   | 6%                                | 6%             | 21%            | 27%            | 25%                | 8%                 | 8%              | 100%        |
| Greater than \$75,000  | <u>12%</u>                        | <u>4%</u>      | <u>12%</u>     | <u>31%</u>     | <u>23%</u>         | <u>8%</u>          | <u>12%</u>      | <u>100%</u> |
| <b>Total</b>           | <b>10%</b>                        | <b>6%</b>      | <b>29%</b>     | <b>26%</b>     | <b>18%</b>         | <b>6%</b>          | <b>6%</b>       | <b>100%</b> |

# Monthly Rent / Mortgage by Income Level



Source: Economic & Planning Systems

**Table 16**  
**Cost Burden Analysis -- Income and Housing Payments**  
**Bernalillo County**

|                               | Rent / Mortgage Payment per Month |                |                |                |                    |                    |                 | Cost Burdened by Income Level |
|-------------------------------|-----------------------------------|----------------|----------------|----------------|--------------------|--------------------|-----------------|-------------------------------|
|                               | Less than \$250                   | \$250 to \$499 | \$500 to \$749 | \$750 to \$999 | \$1,000 to \$1,249 | \$1,250 to \$1,499 | \$1,500 or more |                               |
|                               | 125                               | 375            | 625            | 875            | 1125               | 1375               | 1750            |                               |
|                               | 1500                              | 4500           | 7500           | 10500          | 13500              | 16500              | 21000           |                               |
| <b>Income Category</b>        |                                   |                |                |                |                    |                    |                 |                               |
| Less than \$15,000            | 3                                 | 1              | 12             | 7              | 0                  | 0                  | 0               | 23                            |
| \$15,000 to \$29,999          | 3                                 | 2              | 9              | 2              | 3                  | 1                  | 0               | 20                            |
| \$30,000 to \$49,999          | 3                                 | 2              | 10             | 8              | 8                  | 2                  | 3               | 36                            |
| \$50,000 to \$74,999          | 0                                 | 1              | 1              | 6              | 5                  | 2                  | 1               | 16                            |
| \$75,000 to \$99,999          | 1                                 | 0              | 1              | 8              | 5                  | 1                  | 2               | 18                            |
| \$100,000 or more             | 2                                 | 1              | 2              | 0              | 1                  | 1                  | 1               | 8                             |
| <b>Total</b>                  | <b>12</b>                         | <b>7</b>       | <b>35</b>      | <b>31</b>      | <b>22</b>          | <b>7</b>           | <b>7</b>        | <b>121</b>                    |
|                               | 10%                               | 6%             | 29%            | 26%            | 18%                | 6%                 | 6%              | 100%                          |
| <b>% Income Spent on Rent</b> |                                   |                |                |                |                    |                    |                 |                               |
| Less than \$15,000            | 20%                               | 60%            | 100%           | 140%           | 180%               | 220%               | 280%            |                               |
| \$15,000 to \$29,999          | 7%                                | 20%            | 33%            | 47%            | 60%                | 73%                | 93%             |                               |
| \$30,000 to \$49,999          | 4%                                | 11%            | 19%            | 26%            | 34%                | 41%                | 53%             |                               |
| \$50,000 to \$74,999          | 2%                                | 7%             | 12%            | 17%            | 22%                | 26%                | 34%             |                               |
| \$75,000 to \$99,999          | 2%                                | 5%             | 9%             | 12%            | 15%                | 19%                | 24%             |                               |
| \$100,000 or more             | 1%                                | 4%             | 6%             | 8%             | 11%                | 13%                | 17%             |                               |
| <b>Income Category</b>        |                                   |                |                |                |                    |                    |                 |                               |
| Less than \$15,000            | 13%                               | 4%             | 52%            | 30%            | 0%                 | 0%                 | 0%              | <b>87%</b>                    |
| \$15,000 to \$29,999          | 15%                               | 10%            | 45%            | 10%            | 15%                | 5%                 | 0%              | <b>75%</b>                    |
| \$30,000 to \$49,999          | 8%                                | 6%             | 28%            | 22%            | 22%                | 6%                 | 8%              | <b>36%</b>                    |
| \$50,000 to \$74,999          | 0%                                | 6%             | 6%             | 38%            | 31%                | 13%                | 6%              | <b>6%</b>                     |
| \$75,000 to \$99,999          | 6%                                | 0%             | 6%             | 44%            | 28%                | 6%                 | 11%             | <b>0%</b>                     |
| \$100,000 or more             | 25%                               | 13%            | 25%            | 0%             | 13%                | 13%                | 13%             | <b>0%</b>                     |

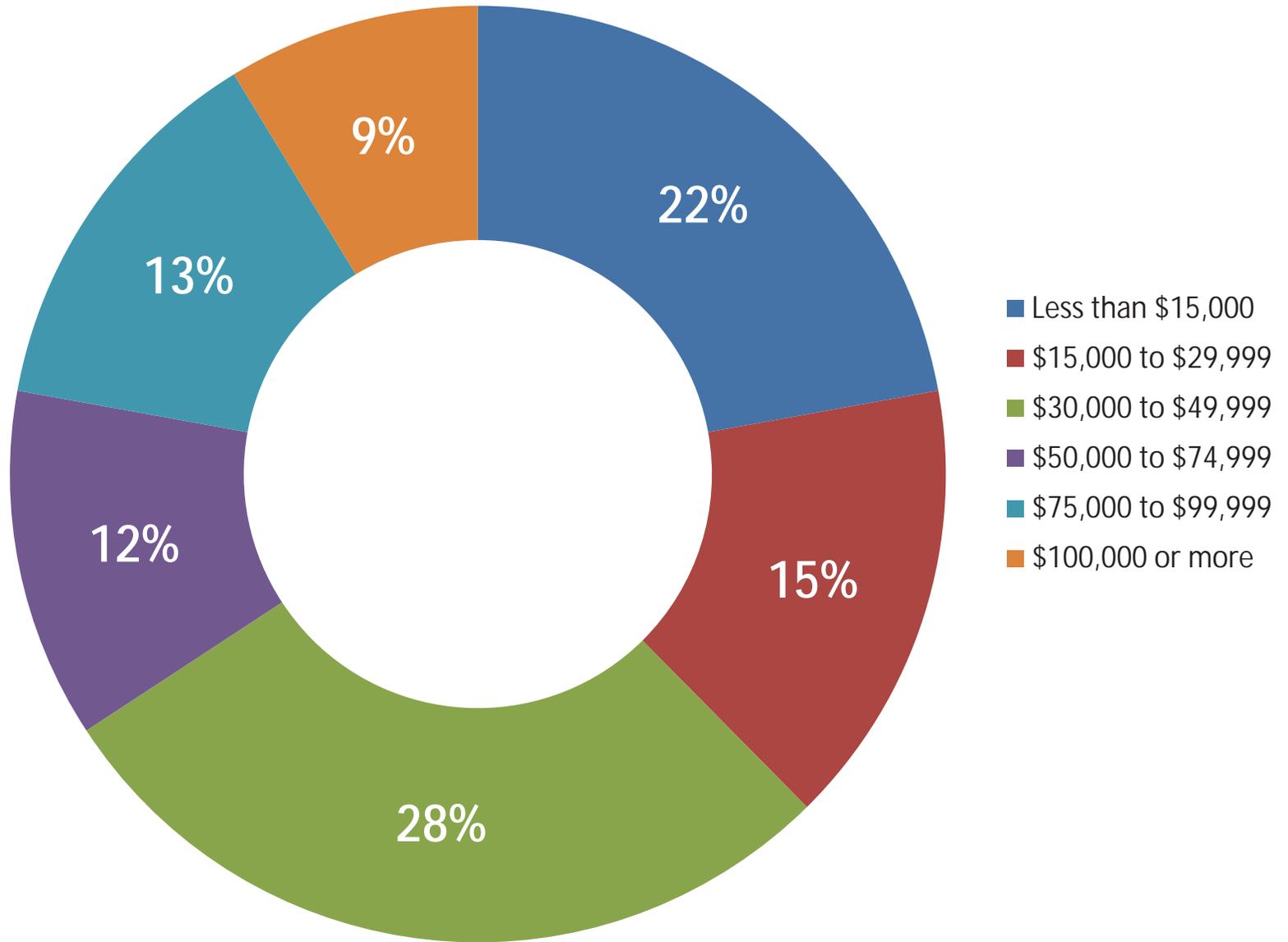
**Table 17**  
**What was your gross annual household income last year (before taxes)?**  
**Bernalillo County**

---

|                      | #          | %           |
|----------------------|------------|-------------|
| <hr/>                |            |             |
| <b>Answers</b>       |            |             |
| Less than \$15,000   | 33         | 22%         |
| \$15,000 to \$29,999 | 23         | 15%         |
| \$30,000 to \$49,999 | 42         | 28%         |
| \$50,000 to \$74,999 | 18         | 12%         |
| \$75,000 to \$99,999 | 20         | 13%         |
| \$100,000 or more    | <u>13</u>  | <u>9%</u>   |
| <b>Total</b>         | <b>149</b> | <b>100%</b> |

---

# Survey Response Household Income Distribution







# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

E-MAIL: \_\_\_\_\_

PHONE: \_\_\_\_\_

- Please add me to the Bridge Boulevard Corridor Redevelopment Plan mailing list.
- Please add me to the Bridge Boulevard Corridor Redevelopment Plan e-mail list.
- I do not wish to be added to any distribution list but would like to submit a comment or question and be entered into the drawing for a \$75 gift card.

COMMENT: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Personal information will be used strictly for the Bridge Boulevard Corridor Redevelopment Plan and will not be shared or sold to other parties.

Please tape edges prior to mailing.



HDR ENGINEERING INC  
BRIDGE BOULEVARD CORRIDOR REDEVELOPMENT PLAN  
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ALBUQUERQUE NM 87110-9918

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# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

Bernalillo County, in cooperation with the U.S. Department of Housing and Urban Development and U.S. Department of Transportation, is working on a redevelopment plan for the Bridge Boulevard Corridor from Coors Boulevard to the Barelvas Bridge. The Bridge Boulevard Corridor Redevelopment Plan will identify appropriate improvements and areas for development to transform Bridge Boulevard into a mixed-use, pedestrian- and transit-friendly corridor that honors and maintains the unique history and character of the community. The plan will include long-term planning recommendations to increase safety, reduce traffic congestion, revitalize local businesses, and improve housing availability and affordability.

### We Need Your Input!

Bernalillo County is conducting a survey to collect information on existing transportation habits, retail spending trends, housing, and demographics. The County would like input from residents to help inform the Corridor Plan. All information will be kept confidential, and will only be reported when combined with other responses for statistical analysis.

**Return  
this survey by  
April 6 to be entered into a  
drawing for one of five  
\$75 Albertsons gift cards!**

Contact information must be provided to be eligible to win.

### Continued participation

Your participation in the process is vital to successfully representing the community's vision for the future of Bridge Boulevard. There are multiple ways to get involved in the plan development process:

- Sign up for our project mailing list to receive updates on the project and be notified of upcoming meetings and events.
- Attend and participate in focus groups, public meetings, and a charrette that will be scheduled.
- Access our project website ([www.bridgeboulevard.com](http://www.bridgeboulevard.com)) to stay up-to-date on plan progress, upcoming meetings and events, review documents, and submit comments.
- "Like" us on Facebook: [www.facebook.com/bridgeboulevard](http://www.facebook.com/bridgeboulevard).

1. ¿Cuánto tiempo ha vivido en el área del Boulevard Bridge?

- Menos de un año
- 5 a 9 años
- 20 años o más
- 1 a 4 años
- 10 a 19 años

2. ¿Cuál es su modo de transporte principal del diario?

- Caminar
- Transporte Público (ABQ Ride)
- Vehículos Motorizados (autos, compartir autos, etc.)
- Ciclismo
- Vehículos Motorizados Livianos (scooters, etc.)
- Vehículos Pesados (Camiones semi, etc.)

3. ¿Qué barreras previenen que usted pueda utilizar medios de transporte alternativos?

- No hay banquetas, carriles para bicicletas/ senderos
- La parada del camión está muy lejos
- No tienen accesibilidad para discapacitados (ADA, siglas en inglés)
- Seguridad
- Algo más

4. Por favor elija por orden de importancia los siguientes problemas/asuntos de mejora del Bulevar Bridge. (Use una escala del 1 al 5 donde 1 significa que "no es un problema" y 5 significa que "es un problema crítico.")

|   | No es un Problema/Asunto de Prioridad | Problema/Asunto de Baja Prioridad | Problema/Asunto Moderado/Considerable | Problema/Asunto Serio | Problema/Asunto Crítico |
|---|---------------------------------------|-----------------------------------|---------------------------------------|-----------------------|-------------------------|
| Límite de Velocidad del Tráfico         | 1                                     | 2                                 | 3                                     | 4                     | 5                       |
| Controles de Tráfico (semáforos)        | 1                                     | 2                                 | 3                                     | 4                     | 5                       |
| Acceso para Bicicletas                  | 1                                     | 2                                 | 3                                     | 4                     | 5                       |
| Acceso Peatonal                         | 1                                     | 2                                 | 3                                     | 4                     | 5                       |
| Servicio de Transporte Público (camión) | 1                                     | 2                                 | 3                                     | 4                     | 5                       |
| Crimen/seguridad                        | 1                                     | 2                                 | 3                                     | 4                     | 5                       |
| Alumbrado Público (luces de la ciudad)  | 1                                     | 2                                 | 3                                     | 4                     | 5                       |

5. Por favor marque el cuadro que refleje su experiencia al hacer sus compras en el Boulevard Bridge en comparación con otros lugares donde también hace compras.

| EL BULEVARD BRIDGE ES:      | Mejor                    | Casi igual               | Peor                     |
|-----------------------------|--------------------------|--------------------------|--------------------------|
| Variedad y selección        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Calidad de la mercancía     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Precio de la mercancía      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Estacionamiento disponible  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| El atractivo de las tiendas | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Calidad del servicio        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Seguridad                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Horario de operación        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

6. ¿Qué es lo que se necesita mejorar más para que haga una diferencia en su forma de comprar en el Bulevar Bridge? (Puede elegir hasta 3)

- Variedad y selección
- Precio de la mercancía
- El atractivo de las tiendas
- Seguridad
- Acceso (de los autos y los peatones) a las tiendas
- Algo más (por favor identifique): \_\_\_\_\_
- Calidad de la mercancía
- Estacionamiento Disponible
- Calidad del servicio
- Horario de operación

7. ¿Qué nueva tienda quisiera ver agregada a Bridge Blvd?

\_\_\_\_\_

8. Por favor elija por orden de importancia los siguientes problemas/asuntos de mejora del Bulevar Bridge. (Use una escala del 1 al 5 donde 1 significa que "no es un problema" y 5 significa que "es un problema crítico.")

|   | No es un Problema/Asunto de Prioridad | Problema/Asunto de Baja Prioridad | Problema/Asunto Moderado/Considerable | Problema/Asunto Serio | Problema/Asunto Crítico |
|---|---------------------------------------|-----------------------------------|---------------------------------------|-----------------------|-------------------------|
| Tipos de uso comercial                                    | 1                                     | 2                                 | 3                                     | 4                     | 5                       |
| Disponibilidad de tiendas que venden al por menor/menudeo | 1                                     | 2                                 | 3                                     | 4                     | 5                       |
| Usos de almacenamiento al aire libre                      | 1                                     | 2                                 | 3                                     | 4                     | 5                       |
| Letreros y diseños de la fachada de las tiendas           | 1                                     | 2                                 | 3                                     | 4                     | 5                       |
| Arquitectura del paisaje y embellecimiento                | 1                                     | 2                                 | 3                                     | 4                     | 5                       |
| Crecimiento residencial adicional                         | 1                                     | 2                                 | 3                                     | 4                     | 5                       |
| Senderos y Espacio Abierto                                | 1                                     | 2                                 | 3                                     | 4                     | 5                       |

9. ¿Cuántas veces al mes usted (Circule uno):

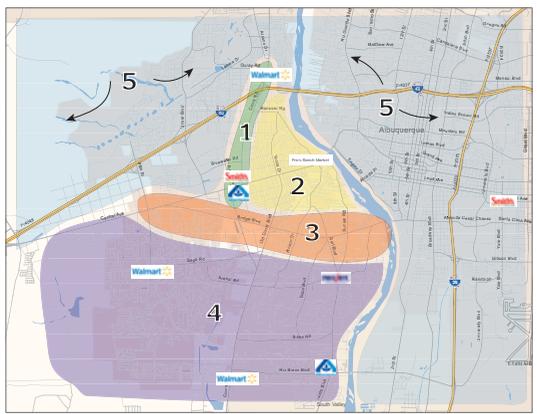
|  | Veces por mes |   |   |   |   |   |    |
|--|---------------|---|---|---|---|---|----|
| Compra abarrotes/comida                      | 0             | 1 | 2 | 3 | 4 | 5 | 6+ |
| Come en restaurantes                         | 0             | 1 | 2 | 3 | 4 | 5 | 6+ |
| Compra ropa                                  | 0             | 1 | 2 | 3 | 4 | 5 | 6+ |
| Compra otros artículos al por menor /menudeo | 0             | 1 | 2 | 3 | 4 | 5 | 6+ |

10. Por favor de una aproximación de cuanto gastan en su hogar por mes en compras al por menor/menudeo (por ejemplo: abarrotes/comida, bebidas embriagantes, en salidas a comer a restaurantes, ropa, muebles, artículos de ferretería, artículos deportivos, etc.)

- 0 - \$499
- \$750 - \$999
- \$1,250 - \$1,499
- \$1,750 - \$1,999
- \$500 - \$749
- \$1,000 - \$1,249
- \$1,500 - \$1,749
- \$2,000 o más

11. Refiriéndose al mapa, ¿En qué área compra la mayoría de los artículos de venta al por menor/menudeo enlistados en la gráfica de abajo? Por favor también identifique dónde vive y trabaja (marque uno.)

|                                    | Area 1                   | Area 2                   | Area 3                   | Area 4                   | Area 5                   | N/A                      |
|------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Ropa                               | <input type="checkbox"/> |
| Restaurantes/Bares                 | <input type="checkbox"/> |
| Abarrotes/Comida                   | <input type="checkbox"/> |
| Otras compras al por menor/menudeo | <input type="checkbox"/> |
| Trabajo en                         | <input type="checkbox"/> |
| Vivo en                            | <input type="checkbox"/> |



Las siguientes preguntas son muy importantes. Sus respuestas serán mantenidas anónimas, confidenciales y reportadas en un formato de grupo solamente. Las respuestas son críticas para entender la economía del Bulevar Bridge.

12. Su residencia:

- Es de su propiedad o de algún miembro de su familia
- Rentada de algún rentero/arrendatario
- Alguien más: \_\_\_\_\_

13. ¿Cuáles son las edades de las personas que viven en su hogar? Escriba el número de personas que pertenezca a cada categoría de cada edad.

|                   |                 |
|-------------------|-----------------|
| _____ Menos de 11 | _____ 11 a 17   |
| _____ 18 a 25     | _____ 26 a 45   |
| _____ 46 a 65     | _____ Más de 65 |

14. ¿Cuál es el total de su RENTA y/o PAGO DE HIPOTECA (excluyendo gastos de utilidades)?

- 0 - \$249
- \$500 - \$749
- \$1,000 - \$1,249
- \$1,500 o más
- La hipoteca ya esta pagada
- \$250 - \$499
- \$750 - \$999
- \$1,250 - \$1,499
- No pago renta o hipoteca

15. ¿Cuál es el promedio del costo de las utilidades de su hogar (incluyendo gas, electricidad, agua, basura/reciclaje, pero no del teléfono o la TV)?

- 0 - \$49
- \$100 - \$149
- \$200 o más
- \$50 - \$99
- \$150 - \$199
- Incluidos en la renta

16. ¿Cuál fue su ingreso bruto anual del año pasado (antes de la deducción de impuestos)?

- Menos de \$15,000
- \$30,000 a \$49,999
- \$75,000 a \$99,999
- \$15,000 a \$29,999
- \$50,000 a \$74,999
- \$100,000 más

No se olvide de proveernos con su información para contactarle para que pueda ser elegible para la rifa de una de cinco tarjetas de regalo valorada en \$75.00. Los cuestionarios deben ser fechados por el correo antes del 6 de abril, 2012 para ser elegibles para la rifa.

Si usted tiene alguna pregunta, por favor llame David Fabre, HDR Engineering, Inc., 830-5417.

¡GRACIAS POR SU PARTICIPACION!



# BRIDGE BLVD

REURBANIZACIÓN DEL CORREDOR DEL PLAN

NOMBRE: \_\_\_\_\_

DOMICILIO: \_\_\_\_\_

\_\_\_\_\_

CORREO ELECTRONICO: \_\_\_\_\_

TELEFONO: \_\_\_\_\_

- Por favor agrégume a la lista de correos del Plan de Renovación/Mejora de la Avenida Bridge.
- Por favor agrégume a la lista de correos electronico del Plan de Renovación/Mejora de la Avenida Bridge.
- No quiero que me agreguen a ninguna lista de distribución, pero me gustaría someter mis comentarios o preguntas y entrar a la rifa para una tarjeta de regalo de \$75.

COMENTARIO: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Información personal será usada estrictamente para el Plan de Renovación/Mejora de la Avenida Bridge y no será compartida o vendida a ninguna otra entidad.

Por favor, bordes de la cinta antes del envío.



HDR ENGINEERING INC  
BRIDGE BOULEVARD CORRIDOR REDEVELOPMENT PLAN  
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# BRIDGE BLVD

REURBANIZACIÓN DEL CORREDOR DEL PLAN

El Condado de Bernalillo, en cooperación con los Departamentos de Vivienda y Desarrollo Urbano y de Transporte de los E.E.U.U., están trabajando en un plan para renovar el Bulevard Bridge desde el Bulevard Coors hasta el Puente de Barelás. El Plan para renovar el Bulevard Bridge identificará mejoras apropiadas y áreas para desarrollar y así transformar el Bulevard Bridge en una avenida de uso mixto, amigable a los peatones y transeúntes que honra y mantiene el historial único y lo que conforma a esa comunidad. El plan incluirá recomendaciones de planeamiento a largo plazo para aumentar la seguridad, reducir el congestionamiento del tráfico, revitalizar los negocios locales y mejorar la disponibilidad y el costo de la vivienda.

¡Necesitamos sus sugerencias!

El Condado de Bernalillo está conduciendo una encuesta para coleccionar información sobre los hábitos de transporte, las tendencias de compras al por menor/menudeo, la vivienda y la demografía. Al Condado le gustaría recibir sugerencias de los residentes para ayudar a configurar el Plan de la Avenida. Toda la información se mantendrá confidencial y solo será compartida en conjunto con otras respuestas para un análisis estadístico.

**¡Regrese  
esta encuesta para el 6  
de abril para inscribirse al sorteo  
de una de cinco tarjetas de \$75 de  
regalo de Albertsons!**

Información de contacto debe ser proporcionada para tener derecho a ganar.

### Participación continúa

Su participación en el proceso es vital para representar con éxito la visión de la comunidad para el futuro del Bulevar Bridge. Hay múltiples formas de involucrarse en el proceso de desarrollo del plan:

- Inscribese a nuestra lista de correo del proyecto para recibir información actualizada sobre el proyecto y para ser notificado/a de reuniones y eventos a punto de ocurrir.
- Asista y participe en grupos de enfoque, reuniones públicas y en una asamblea para estudio de diseño, para la cuál se fijará una fecha a futuro.
- Acceda nuestra página de web ([www.bridgeboulevard.com](http://www.bridgeboulevard.com)) para mantenerse al tanto del avance del plan, para saber sobre reuniones y eventos próximos, para revisar documentos y someter comentarios.
- Agale click a "Like" en Facebook: [www.facebook.com/bridgeboulevard](http://www.facebook.com/bridgeboulevard).



# BRIDGE BLVD

CORRIDOR REDEVELOPMENT PLAN

## APPENDIX H: PRESS

Date: Nov 11, 2011; Section: Business; Page: B1

# S. Valley Project Moves Ahead

Vote OKs Talks On \$1.5M Grant

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By Dan McKay

## Journal Staff Writer

Bernalillo County commissioners narrowly agreed this week to move forward with negotiations to award a \$1.5 million grant to a company planning to build a South Valley shopping center.

The project, known as Las Estancias, would be on Coors Boulevard, just south of Rio Bravo.

The commission's approval allows a more specific agreement to be negotiated, outlining the company's responsibilities.

The county would provide an economic development grant of \$1.5 million for street improvements. The development company might have to repay some or all of the money if the project doesn't create the jobs that are promised.

The project will come back to the County Commission for final consideration after the agreement is negotiated.

Supporters and opponents alike turned out at a commission meeting Tuesday to speak about the project.

Commissioner Art De La Cruz, who represents the area, said nearby residents want the same shopping amenities readily available in other parts of the county.

Critics questioned the legality and wisdom of granting the money. It wasn't clear from the initial grant application whether the project was eligible for the money, county staff said, but a revised application indicated it would indeed qualify.

In any case, scrutiny of the application triggered plenty of debate. Commissioners Maggie Hart Stebbins and Wayne Johnson voted against moving forward.

Stebbins said she had serious concerns about spending money on the project, given the county's lean budget.

Commissioners approved negotiations on a 3-2 vote, with De La Cruz, Michelle Lujan Grisham and Michael Wiener in favor.

The 79-acre project could include a big-box retailer, restaurants, medical offices and a movie theater. The application team includes developers Mike Mechenbier and Steve Maestas.



DE LA CRUZ: Votes to advance project

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## ABQJournal Online » Beautifying Bridge Blvd.

Bridge Boulevard was the city's first river crossing, and Bernalillo County Commissioner Art De La Cruz said it's time the corridor gets a makeover.

But the county wants help from the public as it decides how to improve the stretch from the Rio Grande west to Coors.

Officials opened up the planning process to the public with a meeting Monday night at the South Valley Multipurpose Center. A \$500,000 grant from the U.S. Department of Housing and Urban Development and U.S. Department of Transportation will help pay for the planning, with a county match of about \$382,000. Construction costs will be determined once a plan is finalized.

"This river crossing is older than Central or Alameda, but we've never done anything to celebrate that history," De La Cruz said. "But whatever we do has to be thoughtful, and we can decide as a community what it needs to look like."

De La Cruz said he was excited to finally be drafting a plan for the corridor instead of settling for small fixes here and there.

The plan will identify what needs to be redeveloped and possibly demolished and how to make improvements. Currently, the road features residential and commercial uses with little room for pedestrian traffic. During rush hour, it's congested.

Will Gleason, an associate with the Dekker/Perich/Sabatini firm, said key objectives of the redevelopment are to improve the local economy, make the neighborhood walkable, ease traffic congestion and expand housing choices in the area. The plan will be drafted using these four criteria, he said.

Resident Henry Chavez has lived a block from Bridge Boulevard for most of his life. He joked that what the area needs is another bridge across the river.

"But what's really a problem is parking at the local businesses," he said. "Most of the buildings are right on the road."

Chavez said he also would like to see the road become completely commercial.

Work has already begun on a portion of the

### Bridge Boulevard redevelopment plan

Bernalillo County is relying on the public to help shape the vision for the future of Bridge Boulevard. Get involved by:

- n Adding your name to the mailing list to receive updates on the project and upcoming events.

- n Participating in focus groups, public meetings and the design committee.

- n Joining one of the committees that will be formed to help the project team develop the plan. Subcommittees will focus on specific topics, including transportation, housing, economic development and environmental issues.

Visit the website at

<http://www.bridgeboulevard.com/> for more information. To sign up for a committee or get on the mailing list, email [info@bridgeboulevard.com](mailto:info@bridgeboulevard.com) or call Richard Meadows at 848-1508.

corridor. The county recently opened Gateway

Park at Isleta and Bridge and will begin road construction Monday to rebuild that intersection. The cross streets, which now have turning lanes that curve to the right, will be turned into a T-intersection, meaning drivers will have to make a 90-degree turn when going right.

De La Cruz said final details of the overall corridor plan will depend on public comments. He said it's possible some residential areas could become commercial and that older buildings could be torn down. He said he envisions a variety of village-like shopping centers that feature retail and restaurant spaces, possibly with outdoor cafes and plenty of room for people to walk.

Gleason said the redevelopment would give people the option to shop and work without having to cross the river.

"A lot of businesses are struggling to make it along the corridor," he said. "Building a better roadway and these village centers could help."

— This article appeared on page 1 of the West Side Journal

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Reprint story



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-- Email the reporter at [ebriseno@abqjournal.com](mailto:ebriseno@abqjournal.com). Call the reporter at 505-823-3965



**Sims, Kelly**

---

**From:** Catherine Lopez [cathylopez@bernco.gov]  
**Sent:** Sunday, February 19, 2012 8:50 PM  
**To:** [Commissioners' Assistants]; [County Manager's Office]; [Cultural Service]; [Department Directors]; [Dept. Dirs. & Ass't. Dirs]; [Deputy County Managers]; [Elected Officials]; [Legal Department]; [Public Information Department]; Blaise Koller (blaisekoller@vizualview.com); Jennifer Vega-Brown; Liz Hamm; Nataura C. Powdrell; Paul Evans  
**Cc:** Richard Meadows  
**Subject:** BernCo News Release: Bridge Corridor Redevelopment Plan

---

This was sent to the media this evening. Thanks.



**Bernalillo County Public Information Department**

## • News Release •

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**Immediate Release**  
**Feb. 19, 2012**

[www.bernco.gov](http://www.bernco.gov)

**Contact: Catherine Lopez**  
[cathylopez@bernco.gov](mailto:cathylopez@bernco.gov)  
**O. 505.224.1641**  
**C. 505.259.0312**

---

# **Public Input Sought for the Bridge Boulevard Corridor Redevelopment Plan**

**--- Community Meeting to be Held on Monday, Feb. 20 ---**

**Bernalillo County** - Bernalillo County, in cooperation with the U.S. Department of Housing and Urban Development (HUD) and U.S. Department of Transportation, is working on a draft redevelopment plan for the Bridge Boulevard corridor from Coors Boulevard to the Barelas Bridge. The Bridge Boulevard Corridor Redevelopment Plan will identify appropriate improvements and areas for development to transform Bridge Boulevard into a mixed-use, pedestrian- and transit-friendly corridor that honors and maintains the unique history and character of the South Valley community.

A community meeting will be held on Monday, Feb. 20 at the South Valley Multi-Purpose Center located at 2008 Larrazolo SW. There will be an open house at 5:30 p.m. with a formal presentation beginning at 5:45 p.m. The project team will be available before and after the presentation to answer any questions.

In October of 2010, the Bernalillo County Public Works Division and the U.S. Department of Transportation were awarded a \$500,000 grant from HUD., to prepare the corridor redevelopment plan. The county has matched the grant funds with \$380,000.

###



## Meeting set for Feb. 20: Help design Bridge Corridor

*Continued from Page 1*

friendly corridor. The results of the planning effort will be to alleviate congestion, increase safety, revitalize neighborhood businesses, and ensure housing affordability.

The Bernalillo County Planning Department had already completed design guidelines for the Bridge corridor from the river to Goff Boulevard. This corridor plan builds on that 2010 plan by considering transportation needs and redevelopment potential for the entire corridor.

Meadows noted that Bridge Boulevard had been widened in 1985 to accommodate between

20,000 to 40,000 cars per day. Now, the county is looking at ways to improve livability for businesses and residents who use it on a daily basis.

"While you look at what the residents want," said Ed Potthoff from HDR, the firm conducting the meetings, "you also have to balance the economic realities along the street. You have to identify what needs to be maintained [economic wise] as well as what will thrive in the area. You have to look at the process also from the market analysis of the area. "This planning process is taking the needs of corridor into consideration, and balancing all of the needs of those who live

in the area as well as those who use the corridor," Potthoff added.

Meadows said that there is some federal funding programmed for re-constructing the roadway beginning in 2017, but funding other aspects of corridor revitalization are as yet undetermined. Redevelopment funds are not yet available, but one of the tasks of the corridor plan is to identify likely redevelopment sites along with public and private financing strategies.

For more information about this project or to learn how you can become involved, please visit, [www.bridgeboulevard.com](http://www.bridgeboulevard.com).

## Hubbell House hosts celebration of NM Statehood

The Gutierrez Hubbell House, Hubbell House Alliance, Inc. in partnership with Bernalillo County Open Space will host Cien Años Después - One Hundred Years Later: a celebration of New Mexico

Statehood Centennial with two history presentations on the Village of Pajarito on March 18, The house is located at 6029 Isleta SW and the event will begin at 3 p.m.

Elaine Patricia Lujan will talk

about the Pjarito Land Grant while Samuel Sisneros will talk about the early Pajarito families as well as what society was like during the 1700s.

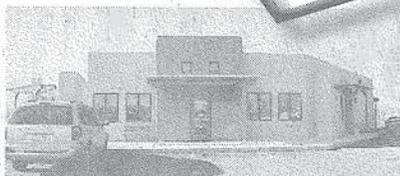
Lujan's research tracks the legal settlement and ultimate confirmation of the Pajarito Land Grant by the U.S government. It follows the progress of the Pajarito Land Grant claim through the two systems implemented by Congress to adjudicate Spanish and Mexican land grant claims in New Mexico.

Samuel Sisneros will give a presentation on the social structure and kinship system of Pajarito in the 1700s based on the 1750 and 1790 censuses and on Catholic Church records.

Samuel Sisneros, born in Albuquerque with family from Los Padillas, is an archivist at UNM Center for Southwest Research. He is also an historian and completed his MA in Borderlands History at the University of Texas at El Paso.

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**Dr. Andrea Speed & Dr. Sherry Moyer**

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## Meeting set for Feb. 20: Help design Bridge Corridor

*Continued from Page 1*

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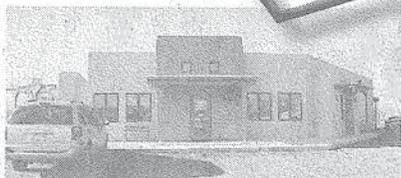
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**1st Monday of Every Month,**  
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**Dr. Andrea Speed & Dr. Sherry Moyer**

Accepting Care Credit

Candidate  
forum  
set for  
March  
Contact  
SVI  
Page 6

Bernalillo County Public Works Division wants to hear from you regarding Barelvas Bridge to Coors Boulevard.

# County wants to know what you think about Bridge

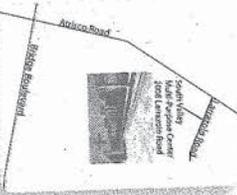


## BRIDGE BLVD CORRIDOR REDEVELOPMENT PLAN

**Bernalillo County**, in cooperation with the **U.S. Department of Housing and Urban Development** and **U.S. Department of Transportation**, is working on a

draft redevelopment plan for the Bridge Boulevard corridor from Coors Boulevard to the Barelvas Bridge. The Bridge Boulevard Corridor Redevelopment Plan will identify appropriate improvements and areas for development to transform Bridge Boulevard into a mixed-use, pedestrian- and transit-friendly corridor that honors and maintains the unique history and character of the community. The plan will include long-term planning recommendations to increase safety, reduce traffic congestion, revitalize local businesses, and improve housing availability and affordability.

**Please join us** at the public meeting. The study team will be available before and after the presentation to answer any questions. Your participation in the process is vital to successfully representing the community's vision for the future of Bridge Boulevard.



For more information, contact Richard Meadows, Bernalillo County, 505.848.1308 or Kelly Sims, HDR Engineering, Inc., 505.830.8945, email: info@bridgeboulvard.com, or visit [www.bridgeboulvard.com](http://www.bridgeboulvard.com). Persons with a disability may request accommodations by calling 505.830.8945. Requests should be made as early as possible to allow time to arrange the accommodations.

**PUBLIC MEETING**  
**Monday, February 20, 2012**  
**5:30 p.m. to 7:00 p.m.**

Presentation at 5:45 p.m.  
South Valley Multi-Purpose Center  
2805 Laramie Blvd SW  
Albuquerque, NM 87105

County Commissioner Art De La Cruz invites all residents of the South Valley to a community kick-off meeting on Monday, Feb. 20, at the South Valley Multi-purpose Center from 5:30 p.m. to 7:30 p.m. to help determine the future of Bridge street. This will be the first of several community meetings for a grant-funded corridor planning study. The process will also include questionnaires delivered to residents in the area, interviews with business owners, and focus groups. A steering committee made up of neighborhood and business leaders has been meeting on a regular basis for the past few months.

Richard Meadows, Bernalillo County Transportation Planner, adds that "this is their [the people's] corridor and they want to attend meetings to help plan the project." "They should have input as to what comes out of the planning process. The best way people can get their opinion incorporated into the project is to get it directly from them. This is what the meetings are for."

The Public Works Division is collaborating with the Grande Community Development Corporation, City of Albuquerque, and several Bernalillo County Departments to transform Bridge Boulevard into a mixed-use, pedestrian and transit-friendly corridor.

See Bridge continued on Page 3

Date: May 5, 2012; Section: Front Page; Page: 1

# Input On Bridge Sought

Public Comments Wanted On Makeover Project

By Elaine D. Briseño

## Journal Staff Writer

A makeover is in the works for Bridge Boulevard, and the public will be able to weigh in on what it will look like starting next week.

The east-west boulevard is the city's oldest river crossing, and the project entails redeveloping the stretch from Coors to the bridge.

On Wednesday, Bernalillo County is holding a kick-off meeting at the South Valley Multi-Purpose Senior Center for its two-day design meeting that will start Thursday morning at the same location. Wednesday's meeting starts at 6 p.m. with a presentation from the county and HDR Engineering Inc., the project design consultant. The center is at 2008 Larrazolo Road, near Bridge and Atrisco SW. The county held a February meeting to gather input from residents on what they would like to see.

Catherine Lopez, spokeswoman for the county Public Works Department, said two opposing ideas have emerged for the road. She said there are some who would like the road to become a "destination" location, while others want it to simply be a corridor — a way to get from point A to point B.

"Some would like to see it as a place with restaurants, shops, quaint places people can meet," she said. "It would be a pedestrian-friendly type of thing. When you have that type of environment, traffic has to move at a slower pace."

She said the goal is to merge the two ideas, which the meeting is intended to help do.

After the initial meeting Wednesday, the design team will come up with a concept for the boulevard during two all-day sessions Thursday and Friday. They will take place from about 8:30 a.m. to 4:30 p.m. The concept will be presented to the public during an open house May 12 from 9 a.m. to noon, also at the senior center.

Ed Potthoff, consultant team project manager with HDR, said the biggest task right now is coming up with a definite concept.

"Really the biggest challenge is deciding what improvements to put in," he said. "We want to know what is the public interested in having and then what is economically feasible."

The U.S. Department of Housing and Urban Development and the U.S. Department of Transportation are providing a \$500,000 grant for planning. The county will match that with \$382,000. The final project cost will not be known until the plan is finalized.

The road now has both residential and commercial uses and very little room for pedestrian traffic. It is congested during rush hours.

The design team will use four objectives when drafting a plan: improve the local economy; make the neighborhood walkable; ease traffic congestion; and expand area housing choices.

If you go

**WHAT:** Kickoff meeting for the Bridge Boulevard Corridor Redevelopment Plan

**WHEN:** 6 to 7:30 p.m., Wednesday

**WHERE:** South Valley Multi-Purpose Senior Center, 2008 Larrazolo SW

**WHO:** Open to public

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**PLANNED  
BRIDGE BLVD.  
UPGRADE**



JOURNAL

Date: May 6, 2012; Section: News; Page: A9



## BRIDGE BLVD CORRIDOR REDEVELOPMENT PLAN

# We Want Your Input on the Bridge Boulevard Corridor Redevelopment Plan

**Bernalillo County**, in cooperation with the **U.S. Department of Housing and Urban Development** and **U.S. Department of Transportation** is working on a draft redevelopment plan for the Bridge Boulevard corridor from Coors Boulevard to the Barelvas Bridge. The Bridge Boulevard Corridor Redevelopment Plan will include long-term planning recommendations to:

- Increase safety
- Reduce traffic congestion
- Revitalize local businesses
- Improve housing availability and affordability

**Bernalillo County Invites you** to participate in a design charrette to help plan for the future of Bridge Boulevard. At the Kickoff Meeting on Wednesday, May 9, we will discuss existing conditions and issues to be considered during the design process. Using your input, the project team will develop concept plans and present them for review and feedback at the Open House on Saturday, May 12. We hope to see you there!

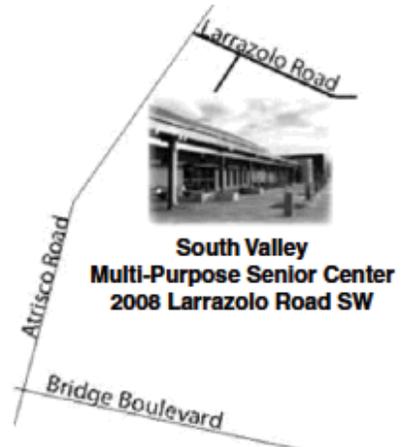
#### For more information:

Contact Richard Meadows, Bernalillo County, 505.848.1508 or Kelly Sims, HDR Engineering Inc., 505.830.8845  
email: [info@bridgeboulevard.com](mailto:info@bridgeboulevard.com)  
[www.bridgeboulevard.com](http://www.bridgeboulevard.com)

## JOIN US

**Kickoff Meeting**  
Wednesday, May 9  
6:00pm to 7:30pm  
Presentation at 6:15

**Open House**  
Saturday, May 12  
9:00am to 12:00pm



**South Valley  
Multi-Purpose Senior Center**  
2008 Larrazolo Road SW

Persons with a disability may request accommodations by calling 505.830.8845. Requests should be made as early as possible to allow time to arrange the accommodations.

# Records Reveal More About Chávez, Mares

PAGE A1

spokesman said in a subsequent interview that the relationship began in early 2007. His city travel and phone records from Chávez's final year as mayor of Albuquerque, reviewed by the Journal, show more than 700 calls between Chávez and Mares on the mayor's city-provided cellphone over a 10-month period that began in August 2010. Many of the calls were on nights and weekends.

Records also show that Mares—who flows on allegations and criminal charges—accompanying him on official trips to the Canary Islands, Ireland and China in 2007 and 2008. Chávez later has been accused of using work-related funds to pay for his travel.

Asked by the Journal about the phone calls and trips, Chávez said in an interview that what he wants to be stands by the previous statements. He said he and Mares had dated but weren't in an "exclusive" relationship until early 2009.

"We were going out," said Chávez, who has been divorced since 2004. "I've known Lore for 10 years."

"The only legitimate question that doesn't invade my personal life is whether or not any taxpayer records were subpoenaed and the answer is no," Mr. Mares said in his responses, Chávez said.

His spokesman, Alan Pachman, told the Journal last December that Chávez had no involvement in or knowledge of the events that led to Mares' legal problems.

Chávez said in the interview that week that he couldn't recall exactly when he and Mares started dating and said both had dated other people prior to 2009.

He said Mares was the only woman he had dated who accompanied him on official trips that included official government travel missions.

City records also show the trips and cellphone calls more than a year before a company Mares owned received a \$200,000 city of Albuquerque contract—which later became the subject of a billing dispute. The contract was to provide city employee training on how to complete construction.



PHI SERVICES/ALBUQUERQUE JOURNAL

A company truck sits outside the Downtown Albuquerque office of information document management firm, earlier this year. The firm is owned by the one-time housemate of congressional candidate Marty Chávez.

"I don't want to do anything that reflects negatively on her (Mares). She's entitled to her day in court."

PUNMER MAREZ  
MARTY CHAVEZ

aid documents. Chávez said last week that, since the civil and criminal cases were filed, he and Mares have "severed ties."

"We're not together, parent and child," he said. But he added, "We will always be close."

**Relationship history**  
Chávez, a former three-term mayor of Albuquerque, is serving the Democratic nomination to New Mexico's 1st Congressional District seat in the U.S. House in the June 5 primary election.

After leaving city government in late 2008, he became executive director of a Washington, D.C.-based nonprofit organization in social stability and clean energy. He left that job and moved back to Albuquerque last summer to run for Congress.

From about July until December 2011, he and Mares lived together.

He moved out of her North Valley home shortly after she and three others were sued last December by Green

American Insurance Company, which covered the multi-million dollar loss incurred by the Santa Fe hospital.

The North Valley home, which Mares owns, has been the subject of a foreclosure action since 2010, but Chávez said last week he was unaware of that fact while he was living there.

Her house was to be the site of a year-end fundraiser for Chávez's congressional campaign, but she canceled, moved the party to another supplier's home after the official house was filed.

A multi-count criminal indictment filed in February of this year accused Mares and a former top official at St. Vincent's of defrauding the hospital of at least \$2.5 million between early 2008 and early 2009.

Mares, 48, has pleaded not guilty. On Friday, she referred Journal questions to her attorney, Robert Givorce, who couldn't be reached for comment.

"I don't want to do anything that reflects negatively on her," Chávez said in the interview last week. "She's entitled to her day in court."

**Travel records**  
In May 2007, Chávez and Mares traveled to the Spanish Canary Islands on what was billed as "his expense-paid trip" as part of a small American trade delegation that included two U.S. congressmen and a U.S. ambassador. City records show the trip

was sponsored in part by the American Chamber of Commerce in Spain, among other organizations.

Six weeks later, in July 2007, city records show Mares joined Chávez and several city officials on a trade mission to China, a venture that included a well-publicized city pitch for a lawsuit in the Grand Canal.

Chávez said Mares also went with him on an official trip to Israel. "Because she is a devout Catholic and wanted to see the Holy Land."

City officials last week could find no evidence that the city paid for any of Mares' expenses on the trips.

The 10-month period leading up to the 2007 international trip from the fall of 2006 to June 2007, is the period in which Chávez's city cellphone records show he made more than 330 calls to and from Mares.

Cellphone records were not readily available before Aug. 1, 2008, or after June 2007, because the city didn't store those data at the time, records show. The city records submitted fraudulent invoices to the Santa Fe hospital for payment.

The indictment against Mares accuses the defendant of "work product" which was overvalued or not provided.

in including her firm.

City records show the company, Information Document Management Inc., billed the city more than \$10,000 for training services current city officials say apparently never occurred.

The Chavez administration refused to pay until, after Mayor Richard Berry took office in late 2009, his staff found the bill had also been overcharged more than \$1,000 by the firm.

In an interview last week, Chavez recalled that somebody from the city's Solid Waste Department suggested hiring Mares' firm, which had put on a free recycling promotion at City Hall.

Records show that a year earlier the company had received about \$7,000 from the city for disposal of city records and materials.

Information Document Management is one of at least five firms in which Mares has had an ownership interest in recent years, according to the civil lawsuit. But the firm lost among the companies being sued in the civil case.

The criminal indictment alleges that the companies she controlled and/or operated with her associates extorted "bribe on paper."

The document company has an office in Downtown Albuquerque.

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**BRIDGE BLVD**  
COMMON REDEVELOPMENT PLAN  
We Want Your Input on the Bridge Boulevard Corridor Redevelopment Plan  
JOIN US  
Kickoff Meeting  
Wednesday, May 9  
6:00pm to 7:30pm  
Presentation at 6:15  
Open House  
Saturday, May 12  
9:00am to 12:00pm  
Bernillo County invites you to participate in a design charrette to help plan the future of Bridge Boulevard. All the World's Working on Wednesday, May 9, will discuss existing conditions and help plan the corridor during the design process. Using our map, the project team will discuss concept plans and present them to you and discuss at the Open House on Saturday, May 12. We hope to see you there!

**Hayashi**  
Hibachi & Sushi Bar  
Located at Sun Mateo and Academy  
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"National Jewelry Buyers Shows Light on the Gold Buying Industry."  
"All gold buyers are NOT the same."  
"National Jewelry Buyers praised by Albuquerque Police Department for nabbing spectral serial burglar."  
"National Jewelry Buyers shares an insider's perspective on the subject."  
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## It's your turn

# What do you want to see for Bridge

It's your turn, "what do you want to see for Bridge Street?"

The recent public meeting about the redevelopment of the Bridge Street corridor attracted almost 40 participants who all offered their vision and values for Bridge Street from Barelas Bridge to Coors Boulevard.

And clearly, people wanted to be involved. Tim Karpoff of Karpoff & Associates is the facilitator for the meetings, and he helps keep the conversation going in an effort to determine what the people would like to see. He has 34 years experience in community and organizational development, meeting facilitation, strategic planning, and multi-party collaboration.

"The idea of revitalizing Bridge is not controversial," Karpoff said. "People from across all political points of view are interested in seeing some revitalizing on Bridge."

Karpoff said that there are a couple of dilemmas inherent in the planning process. He pointed

out that there are really four plans in one: there's a transportation plan, an economic development plan, a land use plan, and an environmental assessment. Doing all of these planning activities at once makes the individual issues more complex.

One of the dilemmas is the transportation plan. "The question becomes what is Bridge? Is Bridge a corridor to get people to the next destination or is it part of a community unto itself that needs to be the primary service for businesses as well as the residents," Karpoff continued. "Is it to be used for building a sense of community?"

The other question associated with Bridge is to figure out what function does it play as opposed to Central or Rio Bravo, Karpoff continued.

"If you wanted to make Bridge an efficient transportation corridor, you could increase the speed limit," he added. That would include well-timed traffic lights.

"But if as one person mentioned in the meeting 'I would like to do my Christmas shopping at Five Points' that is a different image

of what Bridge could become," he added. "It gives you a very distinct picture." You would see a slower corridor with longer lights.

"When you ask what kind of road is Bridge," Karpoff continued, "it brings up a whole host of questions."

It is not a simple answer nor a simple question.

"It brings up questions about safety, about quality of life," he adds.

And this brings up a question about businesses. What type of businesses do people want to see along the street?

"Would it be all retail or should we encourage more professionals along Bridge," Karpoff continued.

He pointed out that the South Valley Economic Community Center which serves as a business incubator would like to see places where its newly successful businesses could find 'local' locations for development. Currently, these new businesses have to go far away to find a reasonable cost location, but if the Bridge corridor

*See Bridge continued on Page 5*

## SV Civitan Car Show Fund Raiser June 3

Mark your calendar for Sunday, June 3rd, 11:00AM to 3:00PM. The South Valley Civitan Club is holding its first Classic Car Show at El Camino Real Academy, 3713 Isleta Blvd. SW.

Civitan is an International community service organization in 36 countries. In the Albuquerque area, we have 18 Civitan Clubs; and our South Valley Civitan Club is

We are, also, in the process of recruiting Classic Car owners to be a part of our benefit, as well as, licensed businesses and non-profits to have a 10x10' area at the event; plus we are requesting donations for door prizes for our Classic Car registrants. Please contact Carol at 452-0585 if you would like additional information regarding a sponsorship, Classic

Car registration or 10x10' space for your favorite vehicle—so please come lend your support!

Please mark your calendar for Sunday, June 3rd to come see some awesome vehicles, buy a delicious lunch from El Chicken, visit the 'booth' registrants and participate in our fun activities.

And, please note that the South Valley Civitan Club meets the 1st and 3rd Thursday each month

Schedule of Events:

**Week 1 / April 1-7: Financial & Occupational Week**

✓ Economic Development Workshop - April 5, 2012 / SV Economic Development Center

✓ Family Self Sufficiency Program - Entrepreneur Workshop

**Week 2 / April 8-14: Physical & Intellectual Week**

✓ NM Hispanic Medical Association - "Feria De Salud" / April 14th 10 a.m.

**Health Week**

✓ Environmental Health Grant / Collective Impact for Neighborhood and County Health

✓ Diabetes Awareness Information

✓ Parks & Recreation / Centennial Tree Naming & Planting - 2012 Trees Planted

✓ Nutrition and Cooking Show with Bernalillo County Extension Office

✓ Keep America Beautiful Clean-Ups

# What is your vision of Bridge?

*Cont. from Page 2*

and professional business it is possible they could find a location

near to the South Valley.

Another question is what type of housing would honor the community history and address its needs, Karpoff continued. These are the questions the public is dealing with.

Karpoff pointed out that the county housing program has a two and a half year wait for housing, and there is a huge need for senior housing.

So the question for the residents is specifically what type of housing would they like to see? Would it be single-family residential home, senior housing, or nice apartments..

Karpoff pointed out that the current land uses are a hodgepodge of land uses. By creating a vision for the Bridge Corridor, land uses would be more in line with a coherent land use strategy, Karpoff noted.

Karpoff said that the meeting produced an interesting mix of people—some who are known for their community activism and some who are interested in preserving the individual property rights. And there were people in between.

"Our discussion about the vision for Bridge was fairly animated and of a high quality," Karpoff said.

Some people were really con-

*See Bridge Cont. on Page 6*

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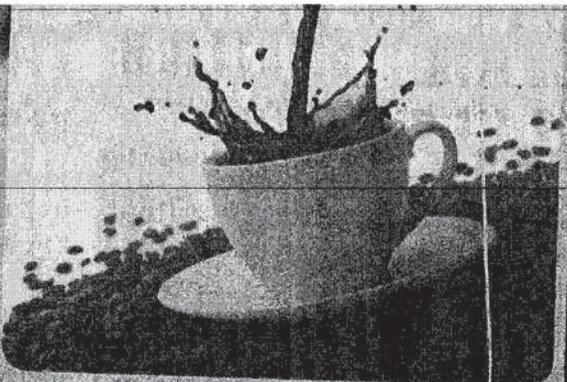
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ne," he said, "Charcoal  
en fresh roasted cof-  
local roaster. I prefer  
pasts; they have more  
nd varied flavor pro-  
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grind the coffee ap-  
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s was a ceramic cone  
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into the coffee. Mi-  
long spouted little  
like a cute tea pot.  
ust cover the beans  
ter, and wait till the  
ost gone then pour  
to the grounds, just



to the top of the beans. Continue this  
till the water is gone.

"The last necessity in this  
process is the water temperature.  
like it just off the boil between 200  
-250 degrees Fahrenheit. This is just  
one of the many ways to enjoy a  
great cup of coffee."

I thanked Michael for his  
time, took my last sip of his good  
coffee and walked out into the cold  
wind. Driving back to the South  
Valley I remembered a decade ago  
when I was walking along a muddy  
sidewalk, during a downpour, in a  
rough and ready logging town in  
Peru on the Rio Ucayali. I glanced  
into a dusty room to see a four foot  
mound of little brown beans.

"Coffee beans", I was told.

Still drenched from the rain  
I found a little eatery and ordered  
a soup and coffee. I was so happy  
to be able to sip some real coffee  
in the heart of coffee country. The  
waitress wiped off the plastic table  
cloth and put a half of a paper napkin  
with a plastic spoon in front of me.  
Then came a cup of hot water. Then  
she reverently placed a jar of Instant  
Nescafe next to the plastic cup.

Continued from Page 1

Blvd. SW, in the parking lot of the  
Cristo del Valle Presbyterian Church.  
As always, we cordially welcome  
new growers, artisans, musicians,  
and those making processed-food  
items in a certified commercial  
kitchen. For more information on  
how to become a vendor at the  
South Valley Growers' Market, con-  
tact Rhonda at 877-4044 or by email  
at RKReinert@aol.com.

## Bridge Vision

Continued from Page 2

cerned about the mobile food  
units on the street and the type of  
regulations governing them; others  
pointed out that they wanted to  
keep the local flavor of food in the  
area and use local products; some  
wanted local food restaurants rath-  
er than large commercial chains.  
Other people didn't want to see  
mobile food units along the street.

Many of the people seemed to  
have a very clear vision of what they  
wanted to see. Most wanted to see  
local restaurants that used the local  
agriculture to support them. Other  
people said they would like to see  
something like Sunflower Market  
or Trader Joes—smaller chain busi-  
nesses.

It will take a lot of discussion  
and problem solving to come up  
with the plan, said Karpoff.

Coming up in May is a Char-  
rette. This is simply a "meeting" at  
which people discuss all angles of  
a land use or planning problem. It  
encourages the free exchange of  
ideas among all attendees.