

Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan



Prepared for:
Sawmill Community Land Trust
and
City of Albuquerque Planning Department

Prepared by:
Community
 **ByDesign**
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In association with:
Calott + Gifford, Architects
Southwest Planning and Marketing
Terry Brown, PE, Transportation

August, 2005

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

3 SECTION 1: The City Council, after having conducted a public hearing
4 pursuant to the Code, adopts the Sawmill/Wells Park MRA Plan, as attached
5 hereto and incorporated herein.

6 SECTION 2: The entire Sawmill/Wells Park MRA is specifically included for
7 purposes of Tax Increment Financing. This area encompasses 504 acres and
8 is bounded by I-40 to the north, Rio Grande Blvd. to the west, Mountain Rd. to
9 the south and 4th and 5th Streets to the east.

10 SECTION 3: The City Council, after having conducted a public hearing
11 pursuant to the Code, finds that:

- 12 A. The Plan proposes activities for the redevelopment of the
13 Sawmill/Wells Park MRA that will aid in the elimination and
14 prevention of slum and blight; and
- 15 B. The Plan does not require the relocation of any families and
16 individuals from their dwellings and a method for providing
17 relocation assistance is not needed; and
- 18 C. The Plan conforms to and complements the Albuquerque/Bernalillo
19 County Comprehensive Plan; and
- 20 D. The Plan affords maximum opportunity consistent with the needs of
21 the community for the rehabilitation for redevelopment of the
22 Sawmill/Wells Park MRA by private enterprise or persons, and the
23 objectives of the Plan justify the proposed activities as public
24 purposes and needs.

25 SECTION 4: The City shall support efforts to establish development
26 projects such as land banking activities and transit-related development
27 programs intended to make the area more pedestrian friendly and mixed in
28 income and use, thus affording the opportunity for locally-owned small
29 businesses to establish themselves; the City shall also support community
30 education activities that broaden the local knowledge base and invite
31 members from outside the immediate area to take part in these community
32 education activities.

1 SECTION 5: The City shall support these programs: in providing technical
2 assistance to local committees interested in developing mixed-use, mixed-
3 income housing programs, and by providing technical assistance to
4 businesses within the Sawmill/Wells Park MRA for the purpose of obtaining
5 funding for redevelopment activities, and providing guidance and technical
6 assistance to businesses wishing to open, operate and/or expand with the
7 Sawmill/Wells Park MRA.

8 SECTION 6: All resolutions, or parts thereof, in conflict with this
9 Resolution are hereby repealed; this repealer shall not be construed to revive
10 any resolution, or part thereof, heretofore repealed.

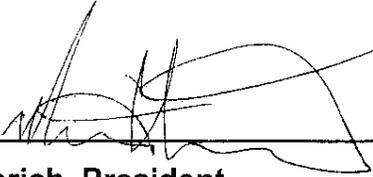
11 SECTION 7: SEVERABILITY CLAUSE. If any section paragraph, sentence,
12 clause, word, or phrase of this resolution is for any reason held to be invalid
13 or unenforceable by any court of competent jurisdiction, such decision shall
14 not affect the validity of the remaining provisions of this resolution. The
15 Council hereby declares that it would have passed this resolution and each
16 section, paragraph, sentence, clause, word or phrase thereof irrespective of
17 any provisions being declared unconstitutional or otherwise invalid.

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1 PASSED AND ADOPTED THIS 7th DAY OF August, 2006
2 BY A VOTE OF: 7 FOR 0 AGAINST.

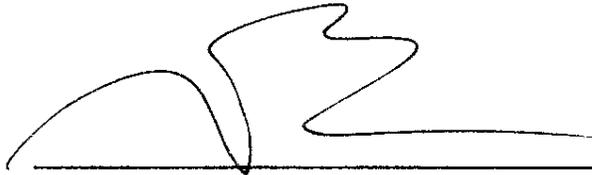
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4 Excused: Harris, Mayer

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9 Martin Heinrich, President
10 City Council

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13 APPROVED THIS 2nd DAY OF August, 2006

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16 Bill No. R-06-100

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20 Martin J. Chavez, Mayor
21 City of Albuquerque

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26 ATTEST:

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29 City Clerk

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**CITY of ALBUQUERQUE
TENTH COUNCIL**COUNCIL BILL NO. R-371 ENACTMENT NO. 164,1993

SPONSORED BY: Vincent E. Griego

RESOLUTION

1
2 **MAKING CERTAIN FINDINGS AND DETERMINATIONS PURSUANT TO THE**
3 **METROPOLITAN REDEVELOPMENT CODE, DECLARING THE SAWMILL AREA**
4 **TO BE SUFFERING FROM SLUM AND BLIGHT, AND DESIGNATING THE**
5 **"SAWMILL METROPOLITAN REDEVELOPMENT AREA."**

6 **WHEREAS, the State of New Mexico has adopted 3-60A-1 to 3-360A-48**
7 **NMSA 1978, the "Metropolitan Redevelopment Code", which grants**
8 **municipalities certain powers; and**

9 **WHEREAS, the City of Albuquerque (the "City") and the Metropolitan**
10 **Redevelopment Agency of the City (the "Agency"), and their employees and**
11 **agents, have engaged in a study of slum and blighted conditions within the**
12 **Sawmill area (bounded by Interstate 40, Rio Grande Boulevard NW, Mountain**
13 **Road NW, and the eastern properties on Fifth Street NW), and have submitted**
14 **their findings and recommendations concerning the proposed Sawmill**
15 **Metropolitan Redevelopment Area to the City Council (the "Council"), which**
16 **findings and recommendations are set forth in Exhibit A, attached hereto and**
17 **incorporated herein by reference; and**

18 **WHEREAS, the Albuquerque Development Commission held a public**
19 **hearing on August 17, 1993, took testimony from the public, and recommended**
20 **to the Council the designation of the Sawmill Metropolitan Redevelopment Area**
21 **as set forth in Exhibit B; and**

22 **WHEREAS, pursuant to Section 8 of the Metropolitan Redevelopment**
23 **Code, the Council has caused to be published on September 25 and October 3,**
24 **1993 in the Albuquerque Journal, a newspaper of general circulation in the**
25 **proposed Metropolitan Redevelopment Area, a notice containing a general**
26 **description of the area and the date, time, and place where the Council will hold**

a public hearing to consider the adoption of this resolution and announcing that any interested party may appear and speak to the issue of the adoption of this resolution. The Council has also caused to be mailed a notice of this hearing to all property owners in the proposed Metropolitan Redevelopment Area; and

WHEREAS, the Council met on this 1st day of November, 1993 at the time and place designated in the notice, to hear and consider all comments of all interested parties on the issue of the adoption of this resolution; and

WHEREAS, the Council has considered the findings and determinations set forth in Exhibit A, attached hereto, and all comments made at the public hearing concerning the conditions which exist in the Sawmill Metropolitan Redevelopment Area, identified on Exhibit B, attached hereto.

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

Section 1. The Council hereby finds and determines that the Sawmill Redevelopment Area, as described above and as shown on the map which is Exhibit C of this resolution, is an area, by reason of the presence of a substantial number of deteriorated and deteriorating structures, unsafe conditions, deterioration of site and other improvements, lack of adequate housing facilities, obsolete and impractical planning and platting, low levels of commercial and industrial activity and redevelopment which substantially impairs and arrests the sound growth and economic health and well-being of the City and the Sawmill Metropolitan Redevelopment Area, constitutes an economic and social burden, is a menace to the public health, safety and welfare in its present condition and use, is a blighted area and is appropriate for one or more Metropolitan Redevelopment Projects.

Section 2. The Council hereby finds that the rehabilitation, conservation, development and redevelopment of and in the Sawmill Metropolitan Redevelopment Area is necessary in the interest of the public health, safety, and welfare of the residents of the City.

+ B

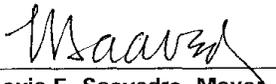
RESOLVED AND ADOPTED THIS 1st DAY OF November, 1993.

A VOTE OF 9 FOR AND 0 AGAINST.


Vincent E. Griego, President
City Council

APPROVED THIS 15th DAY OF November, 1993.

st B


Louis E. Saavedra, Mayor
City of Albuquerque

TEST:

City Clerk

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ACKNOWLEDGEMENTS

Sawmill/Wells Park Metropolitan Redevelopment Area Plan

City of Albuquerque

Mayor

Martin Chavez

Councilors

Debbie O'Malley

Michael Gomez

Eric Griego

Brad Winter

Michael Cardigan

Martin Heinrich

Sally Mayer

Craig Loy

Tina Cummins

Chief Administrative Officer

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Richard Dineen, Director

Metropolitan Redevelopment Agency

Cynthia Borrego, Manager

Kim Calander, Project Manager

The Sawmill/Wells Park Metropolitan Redevelopment Area Plan was jointly developed by the Albuquerque Planning Department and the Sawmill Community Land Trust. A special thanks goes to the many volunteers who gave countless hours of their time in developing the Plan. Special mention goes to the following organizations: Sawmill Advisory Council, Wells Park Neighborhood Association, Arbolera de Vida Property Owners' Association, Sawmill Area Neighborhood Association, Harwood Art Center, and the Old Town Sheraton Hotel.

We also acknowledge the financial support of the City of Albuquerque and the Catholic Campaign for Human Development

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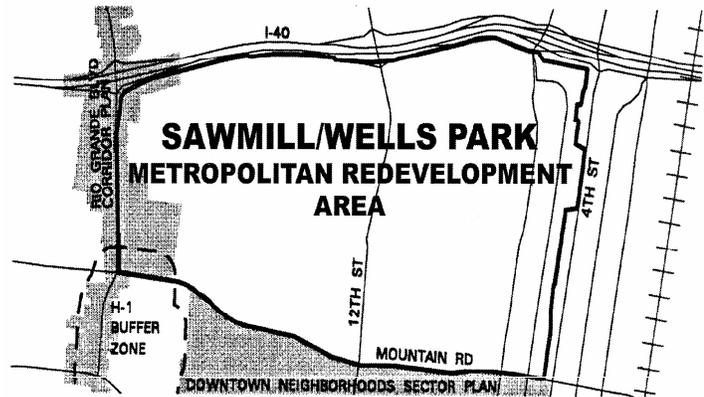
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I. INTRODUCTION

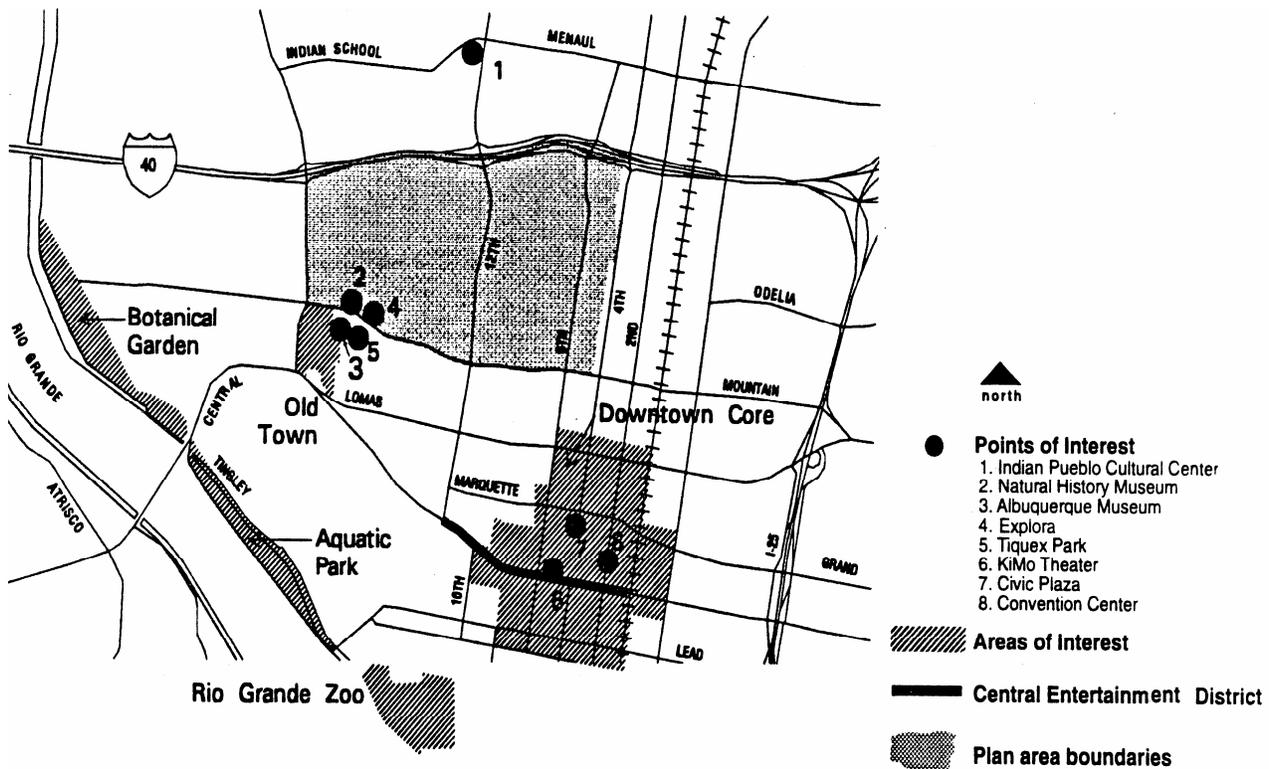
A. Plan Purpose

The New Mexico Metropolitan Redevelopment Code (3-60A-1 to 3-60A-48 NMSA 1978) provides cities in New Mexico with the powers to correct conditions in areas or neighborhoods within municipalities which “substantially inflict or arrest the sound and orderly development” within the city. These powers can help reverse and area’s decline and stagnation; however, the City may only use these powers within designated Metropolitan Redevelopment Areas (MRA). Designation of an MRA is based on findings of “slum or blight” conditions, as defined in the Metropolitan Redevelopment Code (3-60S-8). The criteria set by the Code for a “blighted” area include physical and economic conditions.

The Sawmill/Wells Park Community Metropolitan Redevelopment Area (MRA) boundary was created in 1993, which as a designated blighted area, qualified it as appropriate for redevelopment projects under the City's Metropolitan Redevelopment Code. Metropolitan Redevelopment projects are activities designed to eliminate slums or blighted areas that conform to an approved plan for rehabilitation and conservation.



The Sawmill/Wells Park Community Metropolitan Redevelopment Area (MRA) Plan seeks to eliminate the problems created by blight and indicates the proposed activities to be carried out in the area including land acquisition, demolition, zoning and land uses, traffic controls, recreational and



I. INTRODUCTION

community facilities, housing, commercial and industrial facilities and public transportation. The MRA Plan provides tax incentives that include a wide variety of mechanisms to encourage redevelopment through the use of public taxation tools. These often take the form of tax credits or tax deferrals. By crediting or deferring taxes to be paid on property, income, or sales, governments create incentives for businesses to act on redevelopment opportunities. Conversely, special tax programs can be used specifically to fund improvements in the area benefited by the tax. The City can take advantage of either option, but would choose the approach that would provide the best benefit. The powers afforded a city under the Metropolitan Redevelopment Code are numerous, but mainly consist of the power to acquire property (which is tax-exempt as long as the city owns it) by purchase or eminent domain, refurbish or replace it, and then lease or sell the new or remodeled property to a qualified developer in response to a request for proposals issued by the city. The city may issue tax-exempt revenue bonds or may employ tax increment financing to finance the redevelopment project.

B. Planning Process and Intent

The preparation of the Sawmill/Wells Park MRA Plan was through a collaborative effort with the Sawmill Advisory Council, the Sawmill Community Land Trust, The Wells Park Neighborhood Association, Sawmill Area Neighborhood Association, Harwood Art Center, Albuquerque Public Schools, Arbolera de Vida Homeowners Association, the Downtown Neighborhood Association and the City of Albuquerque. The plan was developed through an extensive community-based process that was supported through quantitative data collection and analysis from a consulting team led by CommunityByDesign. The intent of the organizations involved in developing the MRA Plan is to revitalize the neighborhood, to create jobs, and maintain and enhance the affordable housing stock. It is about enhancing the life for the multi-generational working residents who can be easily priced out of the real estate and high skilled job market of the future. It also is about attracting investment and new and different people into the neighborhood. The dynamic interplay of these elements will determine the future of the neighborhoods and is a core focus of this plan.

C. Area History

The Sawmill/Wells Park area has been shaped by over 600 years of rich multi-cultural history. The earliest permanent settlements were in the Old Town area by the Tiwa speaking people around 1350 AD. From 1706 to 1879, the Spaniards called this area the Province of Tiguex and farmed the area. Five historic periods comprise the area, starting with the Old Town settlement in 1706.

In the 1800's, houses were built along the irrigation ditches and major roads that are now called Mountain Road, Sawmill Road and Rio Grande Boulevard.



In 1903, the original Sawmill, the American Lumber Company and its railroad spur were surrounded by farmland. Mountain Road was the connection to the village of Carnuel in the Sandia Mountains, from where the trees were brought for milling. Most of the area's major housing subdivisions were built in the

I. INTRODUCTION

1920's after World War I. Both housing and industrial areas replaced the area's farmland through the 1940s.

In the 1950's, Old Town began to commercialize and in the 1970s and 1980s brought restaurants, Old Town Sheraton, the Albuquerque Museum and the New Mexico Natural History Museum. More recently the Explora Science Center continues this trend of commercial and cultural development.



An excellent detailed overview of the history and architecture of the Sawmill/Wells Park area is described in the *Sawmill/Wells Park Sector Development Plan* (City of Albuquerque, 1996).

D. Sawmill/Wells Park Community MRA Plan Priority Projects

The following is a summary of the priority redevelopment goals and associated projects that resulted from the Sawmill/Wells Park Community MRA planning process. These priority projects are intended to serve as catalysts toward achieving the goals identified in the MRA Plan, and to reverse the blighted physical and economic conditions defined in the 1993 MRA Designation Report. The full list of prioritized redevelopment projects and tasks to achieve them are identified in Chapter V, Section B. Implementation Matrix.

Housing Goal: "Enhance the Sawmill/Wells Park area as a mixed-income community by providing a permanent mix of affordable and market-rate homes."

- Create a land bank to buy rundown, vacant or rental property for rehabilitation/new construction of permanent affordable housing. Any city-supported housing should use a mixed-income model with at least 20% of the units as permanently affordable for families under 80% Area Median Income.

Education Goal: "Foster a commitment to lifelong learning and provide opportunities for the celebration of cultural diversity for all community members."

- Promote and support community-based education and cultural venues such as Documentation Learning Center, Farmers Market, and "Carnuel Road Parade", i.e., close the road for a day as an opportunity for neighborhood to take back the street.

Infrastructure Goal: "Create a walkable and livable community."

- Implement traffic improvements to 5th and 6th Streets such as converting them back to two way streets with on-street parking, bicycle lanes, and pedestrian/streetscape enhancements.

Community Economic Development Goal: "Create community-scale work, business, and wealth-building activities."

- Provide financial support and incentives, such as low interest loans, for businesses that are small, locally owned, and community controlled, such as a local plant nursery/greenhouse, or a community-supported agriculture (CSA) organization.
- Develop an Artisan Village on the abandoned Ponderosa Products mill building

II. EXISTING CONDITIONS

A. Existing Plans and Studies

The Sawmill/Wells Park area, located near Old Town Albuquerque and adjacent to the Downtown core, has had a number of plans and studies on the redevelopment of this area over the last thirty years. In 1978, the first *Sawmill Sector Development Plan* was completed, providing guidance on land uses and zoning to increase the compatibility of residential and industrial uses in the area.

In 1993, the *Sawmill Metropolitan Redevelopment Area Report* and boundary was approved, in compliance with the Redevelopment Code, finding that the area meets the criteria for the MRA designation due to its blighted physical and economic conditions. There are several physical and economic conditions that still exist today that are addressed in the MRA plan. These include a high percentage of neglected or dilapidated housing and commercial buildings, deterioration of site improvements such as sidewalks, street paving and vacant/underutilized land, substandard lots and subdivisions, and low-income/high unemployment. There has been improvement in the public health and environmental concerns that existed in 1993.

The City initiated two studies in the area, a revision to the 1978 Sector Plan, titled the *Sawmill/Wells Park Sector Development Plan*, and the *Sawmill Revitalization Strategy*. The *Sawmill Revitalization Strategy* was intended to serve as the MRA Plan for the area, although it only covered a portion of the total approved MRA boundary. This area was largely the industrial center of the area located south of I-40, east of 19th St alignment, north of Summer Ave. alignment, and west of 12th St. This Plan outlined a preferred final plan identifying a mix of commercial and industrial land uses for economic revitalization to the area. The Plan was completed in 1994 but was not adopted by the City.

The *Sawmill/Wells Park Sector Development Plan* identifies public project design guidelines and establishes zoning districts within the MRA boundary. The Sawmill Special Use zones are described and delineated in the next section on Land Use and Zoning. The *Sawmill/Wells Park Sector Development Plan* was approved in 1996 and has been amended in 2000 and 2002.

Additional existing plans that influence the Sawmill/Wells Park MRA include the *Downtown Neighborhood Association (DNA) Plan* that shares Mountain Road as a boundary to the north. The DNA is very concerned with Mountain Road and is interested in working with the Sawmill and Wells Park neighborhoods on this roadway.

The *Old Town Redevelopment Plan* is also to the south and is a significant influence to this MRA plan. A new redevelopment planning effort is also being initiated along the 4th Street corridor, and the outcome of this effort will play an important role in achieving the goals of the Sawmill/Wells Park community vision. The integration of these plans and collaborative efforts of these neighborhoods to work together are critical to the successful outcome and shared futures of these areas.



II. EXISTING CONDITIONS

B. Land Use and Zoning

The Sawmill/Wells Park community has a rich and varied history, one that is largely unknown to many newcomers. It is a true mixed use area, providing agriculture, housing and employment opportunities all within its boundaries. Yet its history is that these land use mixes have occurred in a chaotic and environmentally-harmful way. Many of its unifying roots have been lost, such as the acequia system, and narrow streets are widened to carry regional traffic through existing neighborhoods. The industrial areas, once the livelihood for the area residents, have become dilapidated and created environmental and health hazards through air and water pollution. There has, however, been a resurgence of cleaner industry in the area, including wood products producer, coffee roaster, art and glass manufacturers, and most recently, a film and media studio is proposing to locate here.



There has also been renewed interest and investment in the Museums and in affordable housing in the area. The Explora Museum opened in 2001, and a Children's Museum opened in 2002 in temporary quarters. Explora finally moved into its own building in September, 2003. The Sawmill Community Land Trust, created in 1997 in collaboration with the City and Sawmill Advisory Council, has built 26 permanently affordable housing units in Arbloera de Vida, and is ready to break ground in 2005 on an additional 67 housing units and a 60 unit live/work project to be known as Sawmill Lofts.

Of the 504 acres within the MRA, approximately 20% of the area is vacant. These areas hold the greatest promise for the future of the area. The greatest challenge, though, lies with the approximately 40% of the area that needs to be redeveloped, either through rehabilitation of older housing stock or adaptive reuse/removal of defunct industrial warehouses and storage yards. Incentives for reinvestment, from both public and private sectors, in the redevelopment of the area are the focus of this Plan.

The *Sawmill/Wells Park Sector Development Plan* reassigned several of the City's conventional zoning designations, which did not function well for this area, to six new special use zoning districts for the area. These six districts come under the City's SU-2 Special Neighborhood Zone, which does not require Environmental Planning Commission development review, but do contain their own performance standards to ensure that certain guidelines and objectives are achieved. The following is a brief overview of the zoning districts for the MRA. A detailed explanation of the zones, their permitted uses and performance standards, is available for review in the Sector Development Plan. The Sawmill/Wells Park Sector Plan Zoning designations include:

- | | |
|------|--|
| C-2 | Community Commercial- <ul style="list-style-type: none">• general commercial and residential uses |
| R-T | Residential Townhouse <ul style="list-style-type: none">• single family attached residential uses |
| S-DR | Sawmill Developing Residential- <ul style="list-style-type: none">• single family residential, apartments and light commercial on collector streets |
| S-I | Sawmill Industrial- <ul style="list-style-type: none">• light industrial and retail commercial on arterial streets (no new residential) |

II. EXISTING CONDITIONS

- | | |
|-------|---|
| S-MI | Sawmill Mixed Industrial- <ul style="list-style-type: none">• light industrial, retail commercial, and limited residence/work space |
| S-MRN | Sawmill Mountain Rd Neighborhood- <ul style="list-style-type: none">• single family residential (attached/detached) on 3200 sf lots, neighborhood commercial |
| S-R | Sawmill Residential- <ul style="list-style-type: none">• single family residential (attached/detached) on 3500 sf lots |
| SU-1 | Special Use – <ul style="list-style-type: none">• Museum district |

Experience to date with the zoning indicates that some amendments are needed in the Sector Plan to achieve the community's vision for the area. There is a need to amend some of the regulations in the Sector Plan to address zoning issues that are no longer applicable to the area as a result of land use and ownership changes. The recommendations in the MRA Plan for amending the Sector Plan zoning will require Environmental Planning Commission (EPC) approval.

**SAWMILL / WELLS PARK
COMMUNITY
METROPOLITAN REDEVELOPMENT
AREA (MIRA) PLAN**

AERIAL 2003

LEGEND

 Redevelopment Boundary

Community
BYDesign
P.L.L.C. & Associates
SAWMILL, ILL. 62451
555-996-8238



**SAWMILL / WELLS PARK
COMMUNITY**

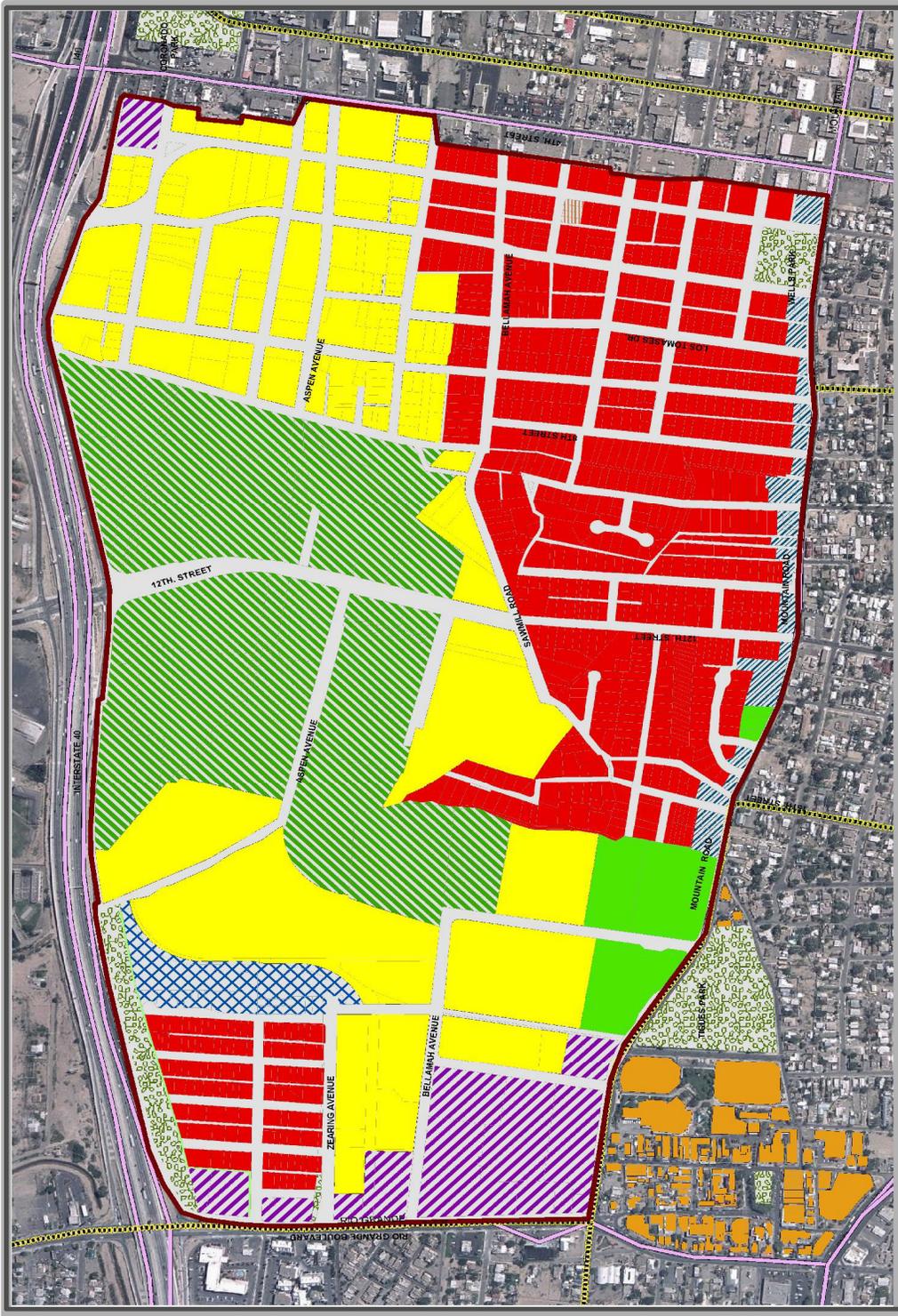
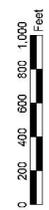
**METROPOLITAN REDEVELOPMENT
AREA (MRA) PLAN**

Z O N I N G M A P

LEGEND

	Redevelopment Boundary
	City Parks
	Bike Route
	Major Routes
	Old Town
	C-2:
	R-T:
	S-DR:
	S-I:
	S-MI:
	S-MRN:
	S-R:
	SU-1:

Community
CityByDesign
2005, St. James, TX
817.551.1500
817.551.8125



Data Source:
City of Abilene GIS
April, 2003

II. EXISTING CONDITIONS

C. Transportation

The Sawmill/Wells Park MRA is served by a number of local and regional streets. The 2002 Traffic Flow Map for the Greater Albuquerque Area prepared by the Mid-Region Council of Governments shows an Average Weekday Traffic Flow for each of the following streets in the MRA. Peak hour traffic flows would be approximately 25% higher than these averages.

12th St. between I-40 and Lomas carries approximately 11,500 vehicles per day.

Mountain Rd. near 12th St., as a two lane roadway, carries approximately 5,600 vehicles per day.

5th St., a two lane street that is one-way to the north, from Lomas Blvd. to I-40 carries approximately 7,000 to 10,300 vehicles per day, with more traffic occurring as 5th St. approaches I-40.

6th St., a two lane street that is one-way southbound, from Lomas Blvd. to I-40 carries approximately 6,000 to 7,000 vehicles per day.

Both 5th St. and 6th St. are one-way streets that serve essentially as a four lane major arterial through the existing Wells Park neighborhood. Both 5th St. and 6th St. are two-lane facilities with parallel parking on one side of the street. Both streets are sufficiently wide, however, to reconfigure as two-way streets where needed.

Interstate 40 is along the north boundary of the Plan area and provides excellent access to the area from the Rio Grande, 12th Street and 4th Street interchanges. The Interstate also creates a noise issue for the northern portions of the plan area, particularly the residential neighborhoods.

There are also designated bike routes which are on the perimeter of the area but do not traverse through it. These bike routes are along Rio Grande Blvd and along Mountain Road, west of 15th Street. There are transit routes along Rio Grande Blvd, 12th Street, Mountain Road, 5th St and 6th St with several bus stops along these streets. A rail spur also serves the area, with several tracks, some abandoned, traversing the area in the industrially-zoned properties. There is a proposal to utilize some of these existing tracks for a commuter rail line to the downtown and various destinations in the area.

There are streetscape improvements along the collector roadways of 5th St., 6th St. and Mountain Road, which has helped to mitigate for the volume of traffic that traverses through the neighborhoods, but there area still issues in the residential neighborhoods with traffic speed, lack of pedestrian facilities and east-west connectivity. There are opportunities on Bellamah and 18th St., Sawmill Road, 5th St., 6th St and Mountain Road for further improvements that will calm traffic, improve pedestrian walkability and the connectivity between neighborhoods.

II. EXISTING CONDITIONS

Demographics

The Sawmill/Wells Park population has been steadily declining since 1990. The 1990 Census population was 2,259 residents, compared with an estimated 2,045 residents in 2003, a decline of 214 residents. By 2008, Claritas projects the population will decrease to 1,948, a loss of an additional 98 residents (Table 1). The number of family households shows a projected decrease consistent with that of the decrease in population over the same period. Interestingly, the number of total households increased slightly from 1990 to 2000. This suggests that families moved out of the area and were replaced by households with fewer people.

It should be noted that the continued population decline projected by Claritas is based on trend analysis which cannot account for the potential effects of such things as the MRA plan, for example, which could help reverse the history of decline.

MRA Population						
	<i>MRA Population</i>	<i>Percent Change</i>	<i>MRA Households</i>	<i>Percent Change</i>	<i>Family Households</i>	<i>Percent Change</i>
1990 Census	2,259	...	879	...	553	...
2000 Census	2,099	-7.08	891	1.37	483	-12.66
2003 Estimate	2,045	-2.57	889	-0.22	474	-1.06
2008 Projection	1,948	-4.74	882	-0.79	457	-3.59

Source: Claritas, Inc. 2003

Table 1 – Estimated 2003 MRA population

The majority of households (69 percent) in the MRA are one or two-person households (Table 2). This is consistent with the numbers in Table 1 that indicate a change in the MRA population from families to single heads-of-household.

MRA Household Size		
	<i>Number of Households</i>	<i>% of Households</i>
1 person	332	37.35
2 persons	282	31.72
3 persons	123	13.84
4 persons	88	9.90
5 persons	37	4.16
6 persons	19	2.14
7 or more persons	9	1.01

Source: Claritas, Inc. 2003

Table 2 – Estimated 2003 MRA household size.

II. EXISTING CONDITIONS

It is estimated that thirty-five percent of the residents in the MRA have not completed high school, compared to 14 percent for the City of Albuquerque. It is estimated that 20 percent of MRA residents have a Bachelor or higher degree compared to 36% for Albuquerque residents. (Table 3).

Educational Attainment				
	<i>MRA # of households</i>	<i>%</i>	<i>Albq. # of households</i>	<i>%</i>
Less than 9th grade	250	17.09%	16,797	5.59%
Some high school, no diploma	249	17.02%	24,494	8.15%
High school graduate (or GED)	358	24.47%	65,349	21.73%
Some college, no degree	249	17.02%	68,390	22.75%
Associate degree	59	4.03%	15,855	5.27%
Bachelor's degree	182	12.44%	59,791	19.89%
Master's & professional degrees	100	6.83%	49,998	16.63%
Doctorate degree	15	1.03%	N/A	N/A

Source: Claritas, Inc. 2003 & U.S. Census Bureau, 2002

Table 3 – Estimated 2003 MRA resident educational attainment.

Approximately half of all MRA family households have less than \$35,000 per year in household income compared to 34% of all Albuquerque family households (Table 5). The estimated median MRA family household income is \$34,627. The Federal Register, published February, 2004, listed the government-recognized poverty standard for a two-person household as \$12,490. About twenty percent of the MRA households fall under that poverty level, while the City population is approximately at 13% below that level.

Household Income				
Income	<i>MRA # of households</i>	<i>%</i>	<i>Albq. # of households</i>	<i>%</i>
less than \$15,000	196	22.05%	30,179	15.72%
\$15,000-24,999	160	18.00%	29,895	15.57%
\$25,000-34,999	143	16.09%	23,396	12.19%
\$35,000-49,999	154	17.32%	28,464	14.83%
\$50,000-74,999	134	15.07%	36,876	19.21%
\$75,000-99,999	51	5.74%	19,757	10.29%
\$100,000-149,999	31	3.49%	18,095	9.43%
\$150,000-199,000	14	1.57%	3,808	1.98%
\$200,000 or greater	6	0.67%	1,506	0.78%

Source: Claritas, Inc. 2003 & U.S. Census Bureau, 2002

Table 4 – Estimated 2003 MRA Household Income (includes both single and multiple person households.)

II. EXISTING CONDITIONS

Family Household Income				
	<i>MRA # of households</i>	<i>%</i>	<i>Albq. # of households</i>	<i>%</i>
less than \$15,000	76	15.97%	10,919	9.17%
\$15,000-24,999	98	20.59%	16,934	14.22%
\$25,000-34,999	66	13.87%	12,574	10.56%
\$35,000-49,999	92	19.33%	17,220	14.46%
\$50,000-74,999	80	16.81%	25,774	21.64%
\$75,000-99,999	28	5.88%	15,827	13.29%
\$100,000-149,999	15	3.15%	15,247	12.80%
\$150,000-199,000	14	2.94%	3,363	2.82%
\$200,000 or greater	7	1.47%	1,260	1.06%

Source: Claritas, Inc. 2003 & U.S. Census Bureau, 2002

Table 5 – Estimated 2003 MRA Family Household Income (includes two or more person households).

MRA Resident Work Skills

The following is a list of work skills of Sawmill-Wells Park residents from *A Community Economic Development Project Evaluation Tool For The Sawmill Community Land Trust*, produced as part of a professional project for the University of New Mexico Community & Regional Planning Masters program in 1999. The skills were identified in a survey of the residents in the summer of 1999. Of 1,069 households, 170 households were surveyed. The results show that community residents have a broad cross section of skills that include:

- Tutoring/Teaching (12 residents)
- Computer Use (12 residents)
- Clerical (11 residents)
- Report writing (8 residents)
- Scheduling (8 residents)
- Customer Service (12 residents)
- Payroll (5 residents)
- Electrical Repairs (5 residents)
- Maintenance (5 residents)
- Manager (5 residents)
- Record Keeping (5 residents)
- Research (5 residents)
- Data Entry (5 residents)
- Healthcare Assistance (4 residents)
- Ordering (4 residents)
- Computer Programming (4 residents)
- Answering Phones (4 residents)
- Cleaning (4 residents)
- Business Management (4 residents)

II. EXISTING CONDITIONS

A generalized classification of employment types reveals that sales and service positions accounted for half of all the jobs held by MRA residents in 2003. 13% of all MRA residents held professional or management positions compared to 43% of Albuquerque residents (Table 6).

Employment by Profession				
	<i>MRA # of households</i>	<i>%</i>	<i>Albq. # of households</i>	<i>%</i>
Service	236	30.41%	37,354	17.04%
Sales & Office	214	27.58%	55,104	25.13%
Professional, Management, Business, Financial	101	13.02%	95,498	43.55%
Prod., Trans. & Mat. Moving	127	16.37%	17,575	8.02%
Construction, Extraction & Maint.	98	12.63%	13,744	6.27%
Farming, Fishing & Forestry	0	0.00%	0	0.00%

Source: Claritas, Inc., 2003 & U.S. Census Bureau, 2002

Table 6 – Estimated 2003 MRA resident employment by profession.

III. COMMUNITY PARTICIPATION

The Community-based Planning Process

There were several opportunities for the community to be involved in developing the Sawmills/Wells Park Metropolitan Redevelopment Area (MRA) Plan. A Stakeholder Group of approximately 70 members comprised of residents, businesses, non-profit organizations, neighborhood associations, and City representatives met on a regular basis during the development of the MRA Plan. These meetings were open to the public and interested individuals were encouraged to attend.

A significant opportunity for the community to be involved in the planning process was to participate in a three day Community Workshop. This workshop was a hands-on opportunity to shape the future look and feel of the Sawmill/Wells Park community. This was an interactive workshop that was intended to inform, educate and provide a hands-on planning process for the community. The goal of the workshop was for both the community and the design team to share and learn from each other in order to create the best possible MRA Plan.

A. The Stakeholders Group

The Stakeholders Group was the direct connection for the planning team in understanding their issues, opportunities and vision of the Sawmill/Wells Park community. They were integral in providing direction and priorities during the planning process.

At one of the initial Stakeholders meetings, the planning team asked the Group to identify their issues, opportunities and vision for the area. These responses were sorted into the following categories for each of the three questions:



ISSUES

“What don’t you like about the Sawmill/Wells Park area or what would you like to see changed?”

A. SOCIAL ISSUES

- Negative social services- need to have a balance and relocate some of the social facilities.
- Area used as a “dumping” area for businesses, homeless, manufacturing, etc that attract drug houses, causing poverty levels and crime

B. OUT MIGRATION

- Gentrification and high taxes causing families to move out of area – need to put a cap for low to moderate income residents.
- Preserve traditional neighborhood sense – need to keep some housing in area perpetually affordable.

C. LAND USE

- Lack mix of residential/local business. Redevelopment of industrial areas to have a mix of use – walkable, lively, vibrant and meet needs of residents.
- Identify & develop a plan to address substandard land uses and code violations.
- Zoning controls on what type of businesses are allowed into the community.
- Absentee landlords – with shoddy rental properties and/or drug houses.

III. COMMUNITY PARTICIPATION

D. LACK OF INVOLVEMENT/FAMILY ORIENTATION

- Want more of a family oriented area – safety, more neighborhood feel, reduced blight, etc.
- Increased level of participation of residents presently a lack of vitality, energy

E. ENVIRONMENTAL

- Get rid of heavy industrial property users
- Identify & clean up of environmental pollution sites
- Trash in yards and on streets, level of disrepair of the area, chain link fences.

F. TRAFFIC/TRANSPORTATION

- Need slower speed limits, bumps, traffic lights, or signs
- Need safer neighborhood -friendly controls– speed humps, round-about, more stop signs.

OPPORTUNITIES

“What three things do you like about the Sawmill/Wells Park area, or what would you not want to see changed? What is it that gives a sense of place to this community?”

A. SENSE OF COMMUNITY

- Commitment of Neighborhood boards
- Strong sense of community already established, want to see this expanded to the greater community (area).
- It has heart = humbleness, truth, & optimism. It’s not cookie-cutter.

B. HISTORIC CHARACTER

- Old New Mexico character and historic culture
- Don’t change the home areas where folks have lived for generations.
- Historic buildings on Mountain Road and neighborhoods with historical buildings and character

C. PEDESTRIAN STREETScape

- Streetscapes (pedestrian scale building), walkability and accessibility
- Easy proximity & walking distance to a vibrant & growing downtown.
- Tree-lined streets with beautiful historic homes

D. DIVERSITY OF RESIDENTS, HOUSING, LAND USES

- Diversity of residents' background, ethnicity, business/residence, historic/modern, etc.
- Strong mix of diverse uses, i.e. residential, commercial, business, museums, parks, etc.
- Diverse architecture and housing styles
- Generations of families – history of people & community

VISION

“What is it you would like to see in the future of the Sawmill/Wells Park community?”

A. COMMUNITY DESIGN

- Infuse history into landscape – walkways, bike trails, & historic housing.
- Historic value to the community and emphasize historic nature of area
- Connectivity through walking corridors, diversity of streetscapes including public art, parks, greenways, mixed uses, and so forth.
- A safe environment for one to walk or bike in. Neighborhoods linked by walking or riding trails/thoroughfares.

III. COMMUNITY PARTICIPATION

- Make Mountain Road an “Arts Byway” – public sculpture, mural on the old building at 11th & Mountain.
- Sustained community involvement (proactive)

B. ECONOMICS

- More Neighborhood services - grocery stores, etc. Good jobs and higher incomes for local and new residents.
- More community services – Businesses within the neighborhood, things for people (especially children) to do.
- Strong and viable community & business district. Bring back Ma & Pa businesses to the area.

C. COMMUNITY FORM/LAND USE

- Connections between Old Town/downtown – creative, transportations attractions for tourists and locals.
- Vitality, vibrancy, mix of households, local businesses.
- Good balance of new housing with old – a mixed income community without displacing current residents with artist shops, small business, art galleries, beautiful, clean neighborhoods.
- Visualize an attractive, safe neighborhood for families with children.

B. The Community Workshop

A significant effort in the planning process was to provide for a high level of community involvement in developing the MRA Plan. A significant step in achieving this involvement was a three day Community Workshop on March 25, 26, and 27 at the Sheraton Old Town Hotel. Each day of the workshop offered information and insights by those involved in the community as developers, non-profits, city agencies and departments or designers.

The first day was a series of interactive presentations by knowledgeable individuals on several topics that are relevant to creating the plan. Community participants were encouraged to ask questions and provide their insights on these topics.

The second day was additional interactive presentations on specific topics related to the Sawmill/Wells Park area. This will be followed by developing a Community Vision and Plan Goals that are agreed upon by everyone present. That evening the Design team presented land use programming and design elements.



III. COMMUNITY PARTICIPATION

The third day, Saturday morning, began with breaking community participants into groups of Community Planning Teams to begin the process of identifying land uses and design elements within the planning area. Each of the three Community Planning Teams presented their ideas to the rest of the participants to identify the redevelopment ideas and projects from each Team's plan.



The Design team worked through the afternoon in preparing a Preferred MRA Plan that incorporated the community's ideas and aspirations, which was presented and discussed by the community in the evening.

The Sawmill/Wells Park Community Vision

This vision was developed by the Stakeholder Group and then reaffirmed at the Community workshop by the public. It is intended to serve as a foundation for the Metropolitan Redevelopment Area plan.

"The Sawmill/Wells Park area is a diverse and traditional community with a rich heritage that seeks to be sustainable through preserving our history, creating a vibrant sense of neighborhood, supporting viable economic development and regenerating our environmental quality. Our neighborhood is a place where multi-generations of families can live, work and participate in the greater Albuquerque community."

IV. METROPOLITAN REDEVELOPMENT AREA PLAN

The Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan is an implementation plan to upgrade and rehabilitate the area through a number of tools available under the State and City Redevelopment Code authority. This MRA Plan is organized based on the results of the community participation process that identified overall planning vision, goals and redevelopment projects for the entire area. The MRA was then examined in more detail through six redevelopment sub-areas that are based on existing neighborhoods and distinct land use characteristics.

The overall MRA Plan identifies a number of community consensus redevelopment projects that were common projects identified by community workshop participants in each of the three alternative MRA plans. These consensus projects generally traverse or influence the entire MRA Plan area. Within each of the six redevelopment subareas, a vision for redevelopment is identified, the impediments to redevelopment defined and redevelopment projects and tools for that sub-area are recommended.

Market research on the feasibility of various land uses was conducted in developing the Sawmill/Wells Park MRA Plan. A number of possible land uses were examined that would meet community needs, be compatible with the existing uses in the Sawmill-Wells Park community, and move the community in the right direction for the future. This market analysis took into account community input, analysis of considerable background data and plans, and expert opinion. The major findings from this research indicate the following:

- The Sawmill/Wells Park community is characterized by a historically declining population, an aging population, an aging housing stock, small household size, and relatively low incomes.
- Because of its proximity to Downtown, Old Town, and the museum row, the neighborhood offers significant opportunities for redevelopment.
- The area faces significant challenges related to small lots sizes, multiple ownerships, inappropriate juxtaposition of land uses, and blighted conditions.
- Redevelopment must be accomplished in an appropriate way to avoid either gentrification, on the one hand, or the concentration of undesirable uses, on the other.
- There is a high potential for an artisan village that could provide local workforce training, opportunities, locally-based entrepreneurial activities, increased tourism and economic development, and affordable live/work residences.
- There is a need for a mix of housing in the community, including affordable townhouses, courtyard housing, live/work housing, and apartments, that would be distributed on scattered sites throughout the community, rather than concentrated in any one area.
- It would be desirable to initiate some new projects in the northeast portion of Wells Park to provide a catalyst for redevelopment; this could include local-serving commercial on Fourth Street and “green” businesses within the interior.
- It is not recommended that a major office project be developed at this time; however, there is demand for high quality small-scale office space targeted at specific users.
- The construction of a new childcare facility should be pursued in the next two to three years as Phase II of Arbolera de Vida is developed and additional employers are recruited to the area as part of the implementation of the MRA plan.
- Although in the short term there is adequate community meeting space available, it is appropriate to develop a community facility with meeting space to accommodate the needs of Arbolera de Vida and associated non-profit organizations as Phase II is built out.

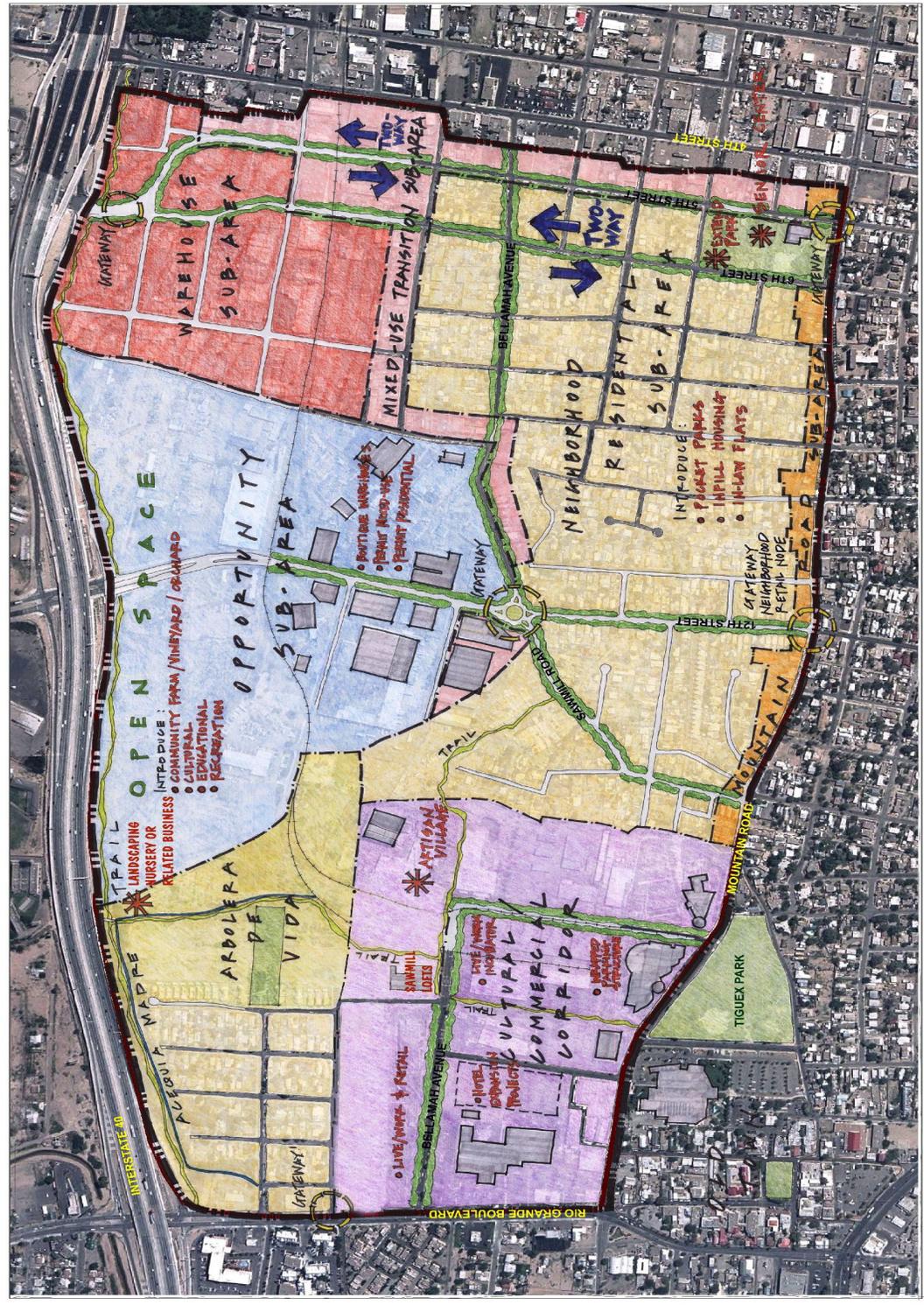
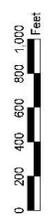
**SAWMILL / WELLS PARK
COMMUNITY**
METROPOLITAN REDEVELOPMENT
AREA (MIRA) PLAN

**Proposed Redevelopment
Projects**

LEGEND

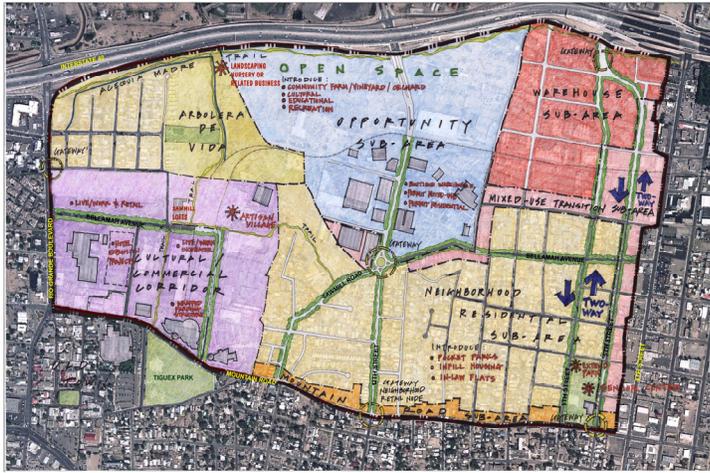
-  Redevelopment Boundary
-  Subarea Plan Boundary
-  Enhanced Streetscape/Transportation
-  Gateway Feature
-  Community Facilities

Community
ByDesign
201 S. 1st Street
Sawmill, NJ 07096
908-982-8338



Plan Source:
City of Albuquerque GIS
April, 2003

IV. METROPOLITAN REDEVELOPMENT AREA PLAN



Sawmill/Wells Park Community Metropolitan Redevelopment Area Plan

Community Vision:

"The Sawmill/Wells Park area is a diverse and traditional community with a rich heritage that seeks to be sustainable through preserving our history, creating a vibrant sense of neighborhood, supporting viable economic development and regenerating our environmental quality. Our neighborhood is a place where multi-generations of families can live, work and participate in the greater Albuquerque community."

Redevelopment Plan Goals:

Goals reaffirmed from the 1996 Sawmill Revitalization Study and the Sawmill/Wells Park Sector Plan include:

- A. Preserve a balance between housing which serves low income families and higher priced market rate units.
- B. Maintain a scale of new retail/office or other commercial that preserves the character of area, supports living wage jobs for local residents, promotes New Mexican-owned businesses and protects workers and residents from negative environmental impacts.
- C. Provide a permanent reserve of affordable housing for families at or below 80% of the median income of the area;
- D. Create a built environment that retains its physical integrity for future generations and preserves the natural attributes of the land and the cultural history of the community.
- E. Develop commercial and industrial space that benefits the community with job creation and needed services.
- F. Blend "old" and "new" into one unified neighborhood.
- G. Avoid negative impacts from new development on the existing residents.
- H. Empower residents to make decisions about their future.
- I. Ensure ecological sensitivity and energy efficiency.
- J. Conserve and build on community identity and historic character.
- K. Protect and improve existing residential neighborhoods.
- L. Prevent new environmental hazards, correct existing environmental problems and promote resource conservation.
- M. Increase and improve housing without displacing current residents.
- N. Improve circulation for people walking, bicycling, using public transportation and/or driving.
- O. Develop local recreational services for people living and working in and near the Sawmill Area.
- P. Promote programs to prevent crime.
- Q. Guide the future development of vacant land. Promote uses compatible with adjacent neighborhoods, the museums and historic Old Town.
- R. Support commercial and industrial revitalization, jobs and job training for local residents that do not conflict with other plan goals.
- S. Continue to improve city owned properties, public right of way and public infrastructure.

IV. METROPOLITAN REDEVELOPMENT AREA PLAN

Community Consensus on Overall Redevelopment Projects/Tools:

At the Community Workshop in March, three Community planning teams comprised of workshop participants each developed their own Redevelopment Plan that they presented to the entire group. There were common ideas and projects that were included in each of the three plans by the different teams. These common elements were identified at the workshop as consensus projects and are listed here as being of high value to the community:

- Construct the Acequia Madre Trail/Green way along south edge of I-40 corridor
- Utilize existing rail line to connect between east and west areas
- Create Gateway features at Zearing/Rio Grande Blvd., 12th/Mountain, 12th/Sawmill, and 5th/Mountain Rd.
- Rehabilitate the existing housing stock for mixed income residences
- Develop an Artisan Village on abandoned Ponderosa Products mill building
- Convert 5th St and 6th St back to 2-way traffic flow with on-street parking on one side, bicycle lanes, and pedestrian/streetscape improvements. Do not have 5th Street merge into 6th as it does now.
- Install a Roundabout at 12th and Sawmill
- Promote mixed income residential infill
- Provide for a safe Sawmill/Bellamah pedestrian connection
- Pursue the Wells Park park expansion or develop mixed income housing on block north of the Community Center
- Provide permanent affordable housing - any city-supported housing should use mixed-income model with at least 20% of the units as permanently affordable for families under 80% Area Median Income (AMI).
- Strengthen the north- south pedestrian connection to Tiguex Park
- Promote agricultural uses (community gardens, nursery, orchards) as a connection to historical roots of area
- Provide funding for Sawmill Rd/Bellamah/12th St streetscape improvements

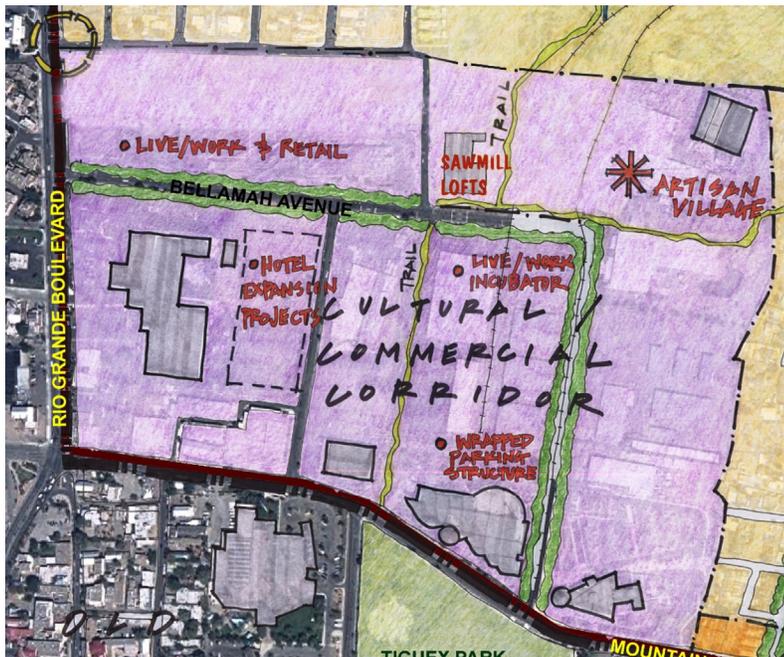
Metropolitan Redevelopment Sub-Areas Recommendations

The following six MRA subareas represent distinct areas within the overall MRA that possess unique land use characteristics and existing neighborhoods. Consequently, the redevelopment of these areas will also involve unique approaches appropriate to the particular issues of that area.

The six subareas are defined as the Cultural/Commercial Corridor, the Mixed Use Transition, the Warehouse subarea, Neighborhood Residential, the Opportunity subarea and the Mountain Road subarea.

A Redevelopment Vision, Impediments to redevelopment and Redevelopment Projects/Tools are identified for each subarea.

IV. METROPOLITAN REDEVELOPMENT AREA PLAN



Cultural/Commercial Corridor Sub-area

Redevelopment Vision:

Promote a mix of uses that attracts locals and tourists alike through economic incentives for local manufacturers, artisans and business owners. Develop/retain dialogue between manufacturers, artisans and business owners and promote artwork and filmmaking production and education. Create a mentorship of local youth to carry on knowledge of the arts and craftsmanship

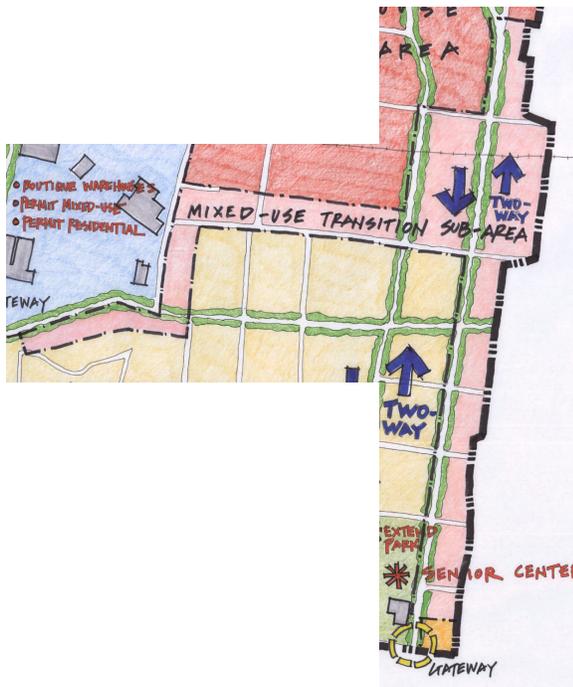
Impediments to Redevelopment:

- Zoning limitations
- Industrial uses/blighted properties

Redevelopment Projects/Tools:

- Create a Mixed Use Overlay zone that allows a variety of residential live/work, employment incubators, institutional/educational uses and tourism activities that also protects the existing neighborhood.
- Include in economic development proposals a training and workforce development component. These can include but not be limited to mentorship, after school educational programs, summer interns, on the job training. Local artisans and other small businesspersons should be provided training and technical assistance in business planning, marketing and other business success skills that will ready them for loans and wealth building.
- Include the Railroad as part of “string of pearls” – from Aspen Rd. to Ponderosa RR tracks.
- Support a city-built parking structure, wrapped with mixed use and mixed income residential, on former Georgia Pacific property.
- Promote a “Park Once” approach through strategic placement of lots, signage, shared use of lots, 24-hour lot use, etc.
- Provide streetscape improvements on Bellamah Rd. from 18th Street to Rio Grande, and all of 18th St.
- Do not extend Bellamah Rd. through Ponderosa Products to 12th Street. This may draw truck traffic through the cultural corridor between 12th Street and Rio Grande.
- Provide bike/pedestrian access route on 15th St. and on Sawmill Rd to the Arbolera de Vida Plaza.
- Include a pedestrian crossing at 18th St. and Mountain that is a pedestrian-activated light. The heaviest pedestrian traffic appears to be kids and students.
- Provide gallery space for commissioned public art display as part of public and private projects.
- Develop a shuttle system to connect Old Town/Museums/River Bosque and Botanical Gardens.

IV. METROPOLITAN REDEVELOPMENT AREA PLAN



Mixed-Use Transition Sub-area

Redevelopment Vision:

People will live and work in same building while protecting the integrity of residential areas and property values. Walkability to local retail and restaurants and work along tree-lined streets and sidewalks in an area that serves as a "Creative Corridor" for artists

Impediments to redevelopment:

- Lack of infrastructure capacity, e.g. water lines
- Traffic on 5th Street
- Blight
- Zoning restrictions

Redevelopment Projects/Tools:

- Promote Grass roots community action groups to implement adaptive reuse of buildings.
- Extend the 5th Street water line.
- Create Pocket parks, e.g. on Aspen.
- Provide landscaping and streetscape improvements.
- Create a Business Improvement District (BID) to assist businesses in providing maintenance and security.
- Screen/fence blighted properties.
- Provide incentives/funding for murals and public art projects.
- Xeriscape the yards of seniors in cooperation with the Xericouncil and UNM.

IV. METROPOLITAN REDEVELOPMENT AREA PLAN



Warehouse Sub-area

Redevelopment Vision:

This area will support live/work re-use in existing and new buildings and encourage that 20% of the housing units be permanently affordable for artisan studios and businesses. It will support locally-owned businesses producing living-wage jobs, and support co-op owned and worker owned businesses. The area will be aesthetically appealing and maintain the character of the area in a sustainable way by promoting creative and interesting reuses of large, old warehouses, encourage Green businesses, e.g. nursery and convert houses in far northeast to commercial use.

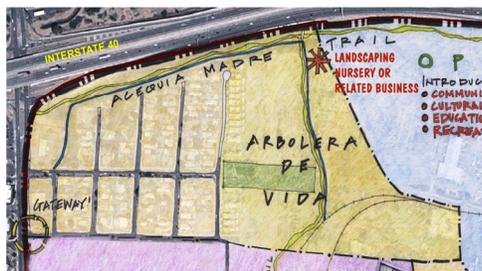
Impediments to Redevelopment:

- Junkyards and abandoned properties
- Industrial zoning limitations
- Lack of infrastructure capacity

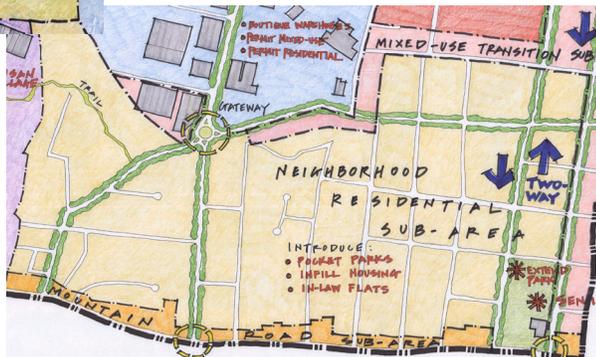
Redevelopment Projects/Tools:

- Establish an Art or Technical school campus (like TVI)
- Provide funding for infrastructure improvements where needed to make supported uses feasible
- Provide safe and smooth rail crossings at 7th and 8th Streets
- Plant wildflowers, potted plants, and trees along tracks
- Encourage the City to buy residences in far northeast for reuse
- Develop a health club and/or office building west of the hotel in the far northeast (as a reuse for the residential property)
- Create pocket parks on empty lots
- Provide community activities/events to bring life into the area
- Encourage the City to clean up its property on 4th, 5th and 6th Streets

IV. METROPOLITAN REDEVELOPMENT AREA PLAN



Neighborhood Residential Sub-area (Wells Park, Sawmill CLT, and John Baron Burg)



Redevelopment Vision:

This subarea is to promote a safe environment for mixed-income families, owner-occupied housing and reinvestment in the area. It will include walkable streets for daytime and nighttime activities and family-oriented activities and education opportunities.

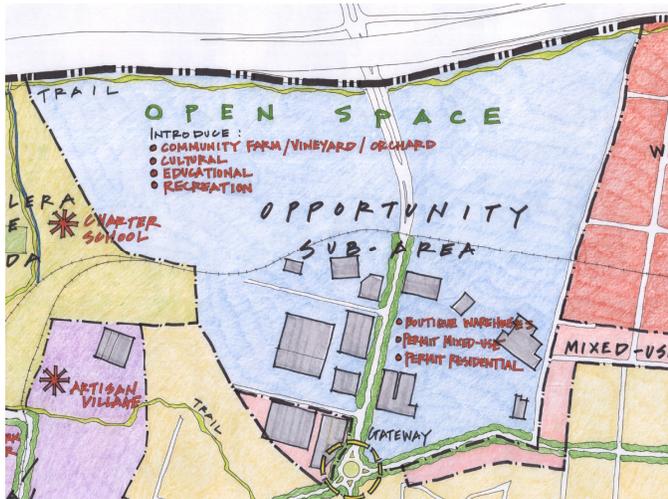
Impediments to Redevelopment:

- Absentee landlords/property-owners
- Cluster of social service agencies attracting high numbers of transients
- Drug dealers and gang-activity
- Vacant properties and abandoned buildings

Redevelopment Projects/Tools:

- Limit municipal and federal subsidies to projects that provide permanently affordable housing, and community-controlled and community-supported businesses.
- Create program within SCLT to buy rundown, vacant or rental property for rehabilitation/new construction of permanent affordable housing
- Work with market rate infill developers to acquire vacant parcels for redevelopment while requiring 20% of units to be permanently affordable (Community Land Trust model)
- Develop Phase III of Arbolera de Vida to include:
 - Artisan Village
 - Office Space/Community meeting rooms
 - Senior Apartments
 - Child Care Center
 - Nursery/Greenhouse business

IV. METROPOLITAN REDEVELOPMENT AREA PLAN



Opportunity Sub-area

Redevelopment Vision:

Promote re-establishment of sustainable agricultural uses such as landscape nursery, orchard, community gardens, vineyards, botanical garden. This area will encourage mixed-use developments, including live/work residential, neighborhood-based commercial and light manufacturing uses. It is also envisioned to promote Green Industries, such as wind/solar products and generation and make the area aesthetically appealing

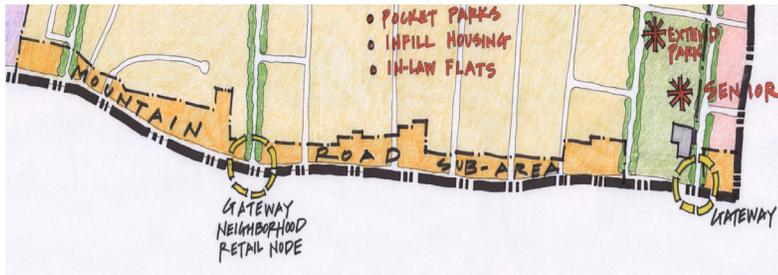
Impediments to Redevelopment:

- Industrial zoning restrictions and land assembly/ownership difficulties
- Political and institutional will is lacking to stimulate change
- PNM substation and transfer station

Redevelopment Projects/Tools:

- Construct noise wall along I-40 between Rio Grande and 3rd St.
- See Cultural Corridor subarea regarding training and technical assistance tools.
- Provide financial support and incentives, such as low interest loans, for businesses that are small, locally owned, and community controlled (coops, worker owned, non-profits, etc).
- Amend zoning to allow S-MI without impediment of 250 ft. setback from S-I and without 50,000 sq.ft. lot size limitation; reduce 3rd floor setback requirement; and reduce work area square footage requirement to as low as 25% allowing up to 75%.
- Install 12th St Streetscape improvements.
- Research/acquire water rights for Acequia Madre.

IV. METROPOLITAN REDEVELOPMENT AREA PLAN



Mountain Road Sub-area

Redevelopment Vision:

Redevelop underutilized properties and sites as becoming neighborhood-serving (old Escuela site, restaurant at 15th & Mountain, 8th & Mountain, 12th & Mountain, 11th - 13th Streets.). Mountain Road will include traffic calming measures

such as bike lanes and pedestrian enhancements. Create a great street that serves as a gateway for neighborhood residential and neighborhood retail and promotes locally-owned neighborhood scale commercial. Develop a walkable street that is pedestrian-friendly and encourages seniors and kids/students to use.

Impediments to Redevelopment:

- Need to review existing zoning to refine permitted uses under MRN/C-1 zoning
- Parking requirements – require parking on adjacent lots which promote vacant/underutilized lots along street.
- Speed- too fast (posted at 25 mph but not enforced, so need design features to slow traffic).
- No parking along street

Redevelopment Projects/Tools:

- Construct Streetscape improvements as incentive for private re-investment in blighted buildings.
- Promote and support community-based venues such as Flea Market, Farmers Market, and "Carnuel Road Parade"- close the road for a day as opportunity for neighborhood to take back the street.
- Install pictorial markers identifying community sites of importance/history
- Waive development fees and expedite plan review for "visionary" projects that are consistent with MRA Plan
- Install on-street parking and bulb-outs at corners
- Construct traffic calming improvements, e.g., narrow travel lanes, bike lanes, etc.
- Design and install pedestrian-crossings, signs and lights
- Provide incentives and support for community-supported/based retail for affordability (non-profit initiatives and incentives to private sector)

IV. METROPOLITAN REDEVELOPMENT AREA PLAN

Redevelopment Project Priorities

At a Stakeholder Group meeting in September, 2004 the participants reviewed the Redevelopment projects/tools that were identified above for each sub-area. After reviewing and revising the recommended projects, they were asked to prioritize the redevelopment projects most important, or are a critical need, to them for improving the economic and neighborhood conditions in the plan area. The prioritization was accomplished by each participant placing their total of eight adhesive dots on large sheets that listed the consensus projects and the Subarea projects. They had to make choices between the sixty-five redevelopment projects/tools listed and identify the eight redevelopment projects most important to them. The following redevelopment projects/tools are listed in the order of highest number of dot votes and then are combined with the remaining consensus projects list that was developed at the community workshop:

1. Implement traffic improvements to 5th and 6th Streets such as converting them back to two-way streets with on-street parking, bicycle lanes, and pedestrian/streetscape enhancements.
2. Create incentives to promote agricultural uses (community gardens, nursery, orchards, etc.) as a connection to historical roots of area.
3. Create a land bank to buy rundown, vacant or rental property for rehabilitation/new construction of permanent affordable housing. Any city-supported housing should use mixed-income model with at least 20% of the units as permanently affordable for families under 80% Area Median Income (AMI).
4. Provide financial support and incentives, such as low interest loans, for businesses that are small, locally owned, and community controlled (coops, worker owned, non-profits, etc).
5. Extend 5th Street water line.
6. Promote and support community-based venues such as Flea Market, Farmers Market, and "Carnuel Road Parade", i.e., close the road for a day as an opportunity for neighborhood to take back the street.
7. Develop an Artisan Village at the abandoned Ponderosa Products mill building .
8. Utilize existing rail line to connect between east and west areas
9. Develop Gateway features at Zearing/Rio Grande Blvd., 12th/Mountain, 12th/Sawmill, and 5th/Mountain Rd.
10. Install a Roundabout at 12th and Sawmill.
11. Install pedestrian safety improvements at the Sawmill/Bellamah pedestrian connection.
12. Pursue the Wells Park park expansion or develop mixed income housing on block north of the Community Center.
13. Strengthen the north-south pedestrian connection to Tiguex Park.
14. Secure funding for Sawmill Rd/Bellamah/12th St streetscape improvements.

V. FUNDING SOURCES/IMPLEMENTATION TOOLS

A. Funding Sources

A number of funding sources from local, State and Federal agencies have been identified as potential opportunities to finance the implementation of the Sawmill/Wells Park Community MRA Plan. These funding sources have been matched to the MRA Plan priority projects in an Implementation Matrix at the end of this chapter.

A. Public/Non-profit/Private partnerships

There are a number of opportunities for partnerships to occur between these various entities. Partnerships hold the highest potential for redevelopment opportunities to occur in the Sawmill/Wells Park area. The City can provide incentives through public financing, land holdings, or eminent domain authority, to serve as incentive/collateral for groups such as the NM Community Development Loan Fund, Accion; Wesstcorp, Small Business Association, Sawmill Community Land Trust, and private developers.

B. New Mexico Community Development Loan Fund

The New Mexico Community Development Loan Fund is a private, non-profit organization that provides loans, training and technical assistance to business owners and non-profit organizations. Their services support the efforts of low-income individuals and communities to achieve self-reliance and control over their economic destinies. Loans to new and existing small businesses for such needs as equipment, inventory, building renovations and operating capital. They provide loans to non-profits for such needs as bridge financing against awarded private and public contracts, capital improvements and equipment, and loans to non-profits that develop affordable housing.

C. Tax Increment Financing Districts

Tax increment financing is created through a local government's property tax assessments. The incremental difference in tax is used to finance the improvement within the district. In NM, tax increment financing is enabled in forms through the Metropolitan Redevelopment Code, Enterprise Zone Act and the Urban Development Law. The City of Albuquerque uses tax increment financing within its designated Metropolitan Redevelopment Areas. (MRA). Creating a TIF District of the entire Sawmill/Wells Park MRA could be beneficial, although additional research and analysis is needed due to the large geographical size and diversity of uses. However, given the low tax base in the area, it would be advantageous if both City and County would participate with their mil levies

D. Capital Improvement Plan

The City of Albuquerque's Capital Improvement Program (CIP) is to enhance the physical and cultural development of the City by implementing the Albuquerque/ Bernalillo County Comprehensive Plan and other adopted plans and policies. Through a multi-year schedule of public physical improvements, CIP administers approved Capital Expenditures for systematically acquiring, constructing, replacing, upgrading and rehabilitating Albuquerque's built environment. In practice, the CIP develops, and sometimes directly implements, diverse projects and improvements to public safety and rehabilitation of aging infrastructure such as roads, drainage systems and the water and wastewater network ,public art projects, libraries, museums, athletic facilities, parks and trails, and Senior, Community and Multiservice Centers.

E. Industrial Revenue Bonds (IRB)

An IRB is a form of tax-exempt municipal bond issued by a state or local government entity to finance the acquisition, construction or equipping of a facility. IRB tax-exempt financing for manufacturing projects has been restored under the federal Revenue Reconciliation Act of 1993 on a permanent basis. Today IRBs continue to provide companies with an important alternative to conventional financing of manufacturing projects. Cities, public agencies, development authorities, and similar entities can issue tax-exempt, private-

V. FUNDING SOURCES/IMPLEMENTATION TOOLS

activity, industrial revenue bonds for manufacturing projects. All issuances are subject to state-wide volume caps. Some states offer umbrella programs to finance several smaller projects from a single issue; this is the case in Albuquerque, where revenue bonds could promote local economic development through encouraging local businesses and hiring a higher wage local work force as a priority.

F. Transportation and Equity Act for the 21st Century (TEA-21)

Federal TEA-21 Enhancement funds, in excess of \$200 billion, is allocated to integrate transportation projects with environmental and community revitalization goals over a period of six years. TEA-21 funds are applicable beyond highways, road and transit maintenance -- funds may also be used for relevant environmental restoration, pollution abatement, historic preservation, trails, bike paths and pedestrian infrastructure including aesthetic enhancements.

Below is a list of the most common sources of financing that are utilized for brownfield redevelopment projects.

G. Federal Financing Programs:

Loans

a. EDA's Title IX

EDA's Title IX program deals with two types of problems: "sudden and severe" economic dislocations (SSED), such as plant closings; and long-term economic deterioration (LTED) of the local economic base. SSED grants are used to prepare an adjustment strategy or carry out projects that will save jobs or create new ones for dislocated workers. By approaching SSED creatively, local officials could link Title IX resources to a number of financing needs present at brownfield locations, especially at sites where a long-time industrial operation has just shut down. LTED grants typically are made to establish or recapitalize locally-managed revolving loan funds that support business development; these funds are designed to overcome specific capital markets gaps and encourage business activity. EDA's participation in revolving loan funds through the Title IX program, has been especially effective at retaining small companies in distressed areas; such funds could be designed to play a prominent role in helping companies set up or maintain operations at brownfield sites.

b. HUD funds for local CDBG loans and "floats"

Community Development Block Grants are used to finance locally determined activities and can include coping with contamination and financing site preparation or infrastructure development. Eligible activities include planning for redevelopment, site acquisition, environmental site assessment, site clearance, demolition, rehabilitation, contamination removal and construction. Also, when a grant recipient can show that previously awarded CDBG funds will not be needed in the near term, it may tap its block grant account on an interim basis, using a "float" to obtain short-term, low interest financing for projects that create jobs. Money borrowed from grants in this way may pay for the purchase of land, buildings and equipment, site and structural rehabilitation (including environmental remediation) or new construction.

c. EPA revolving loan funds

The Albuquerque and Bernalillo County Brownfields Cleanup Revolving Loan Fund Pilot (BCRLF) is administered through a Coalition of City of Albuquerque and Bernalillo County. The Albuquerque Development Services is designated as lead agency and the New Mexico Community Development Loan Fund acts as fund manager. The Albuquerque and Bernalillo Count BCRLF was awarded \$1 million in May of 2000. Use of BCRLF monies is restricted to brownfield properties that have been determined to have an actual release or substantial threat of release of a hazardous substance. These loans are used for the environmental cleanup of the properties.

V. FUNDING SOURCES/IMPLEMENTATION TOOLS

d. SBA Microloans

These loans are administered through responsible nonprofit groups, such as local economic development organizations or state finance authorities that are selected and approved by the SBA. The SBA loans the money to the nonprofit organization which then pools the funds with local money and administers direct loans to small businesses. SBA microloans are administered much like a line of credit and are intended for the purchase of machinery and equipment, furniture and fixtures, inventory, supplies and working capital. The funds are intended to be dispersed with close monitoring of the recipient and a self-employment training program may accompany the loan. The maximum maturity for a microloan is six years. The average loan size is \$10,000. The loan cannot be used to pay existing debts. They can be used to capitalize a brownfield revolving loan fund.

e. SBA's Section 504 development company debentures

Small businesses can receive long-term capital for fixed assets from SBA-certified local development companies who issue notes backed by SBA. These resources can support up to 40 percent of a project's total costs, up to \$750,000. A private financial institution must provide 50 percent of the project financing, but has first claim on collateral. The remaining 10 percent of funding must be obtained from the developer, a non-federal economic development program, or owner equity.

Loan Guarantees

f. HUD Section 108 loan guarantees

Under Section 108, state and local governments receiving CDBGs can receive federally guaranteed loans, often at lower interest rates, to cover the cost of multi-year development projects too large for single year financing with CDBG funding. City or state applicants can pledge up to five times their annual CDBG grants as collateral. States can also pledge their own CDBG allocation on behalf of their small cities.

g. SBA's Section 7(a) and Low-Doc programs

Under Section 7(a), SBA will guarantee up to 90 percent of private loans of less than \$155,000 to small businesses and up to 85 percent of loans between \$155,000 and \$500,000. The Low-Doc Program offers SBA-backing of 90 percent and a streamlined application, review, and approval process for guarantees of loans of less than \$100,000.

Grants

h. HUD's Brownfield Economic Development Initiative (BEDI)

HUD awards competitive BEDI grants to local and state governments in conjunction with Section 108 loan commitments. These grants may be used to provide additional security for the Section 108 loan, for project costs, or to reduce the interest rate. Brownfields EDI grants are targeted specifically to brownfields projects and must be used to improve the viability of projects financed with new Section 108 commitments.

i. HUD's CDBG Grants

The CDBG program, one of the nation's largest Federal grant programs, is administered by the Department of Housing and Urban Development to promote the revitalization of neighborhoods and the expansion of affordable housing and economic opportunities. This includes activities that support the redevelopment of properties in distressed areas if such activity supports the mission of the program. CDBG is a "bricks and mortar" program, with the rehabilitation of affordable housing traditionally being the largest single use of CDBG funds.

V. FUNDING SOURCES/IMPLEMENTATION TOOLS

j. EDA Title I and Title IX

Grants are available to governments and nonprofit organizations in distressed areas to fund improvements in infrastructure and public facilities, including industrial parks.

k. Army Corps of Engineers (cost-shared services)

The Corps is a partner with the Environmental Protection Agency and other federal agencies in helping communities prevent, assess, safely clean up, and sustainably reuse Brownfields. The Corps can lend its engineering and design services at low to no cost.

Equity capital

l. SBA's Small Business Investment Companies

Licensed and regulated by the SBA, SBIC's are privately owned and managed investment firms that make capital available to small businesses through investments or loans. They use their own funds plus funds obtained at favorable rates with SBA guaranties and/or by selling their preferred stock to the SBA.

Tax incentives and tax-exempt financing

m. Historic Rehabilitation Tax Credits

Investors can receive a credit against their total income taken for the year in which a rehabilitated building is put into service. Rehabilitation of certified historic structures qualifies for a credit equal to 20 percent of the cost of the work; rehabilitation work on non-historic structures built before 1936 qualifies for ten percent.

n. New Markets Tax Credits (NMTC)

The NMTC Program permits taxpayers to receive a credit against Federal income taxes for making qualified equity investments in designated Community Development Entities (CDEs). Substantially all of the qualified equity investment must in turn be used by the CDE to provide investments in low-income communities. The credit provided to the investor totals 39% of the cost of the investment and is claimed over a seven-year credit allowance period. In each of the first three years, the investor receives a credit equal to five percent of the total amount paid for the stock or capital interest at the time of purchase. For the final four years, the value of the credit is six percent annually. Investors may not redeem their investments in CDEs prior to the conclusion of the seven-year period.

o. Low-income Housing Tax Credits (LIHTC)

Ten year credit for owners of newly constructed or renovated rental housing that set aside a percentage for low-income individuals for a minimum of 15 years. The amount of the credit varies for new construction and renovation. The project must receive allocation of New Mexico State's annual credit ceiling or use multi-family housing tax-exempt bonds that receive allocation of New Mexico State's bond volume cap. Allocations are made on the basis of the New Mexico State Qualified Allocation Plan.

V. FUNDING SOURCES/IMPLEMENTATION TOOLS

B. IMPLEMENTATION MATRIX

The following Implementation Matrix identifies the preliminary costs, responsible agency for implementation, and the potential funding sources for each of the highest priority redevelopment projects identified by the Stakeholders Group and community workshop participants. The Implementation Matrix is the work plan developed by a committee of community leaders representing the community groups in the Metropolitan Redevelopment Plan Area. The work plan will be implemented by the five Committees organized to pursue each of the five goals of the Plan, including Housing, Community Education, Infrastructure, Economic Development and Implementation.

The funding sources identified in the matrix are based on a diversity of sources, with some of these sources using "gap" financing initially from the City or private sources. For example, the Tax Increment Financing District will be a funding source once it becomes viable over time. The TIF assumes City and County participation with a 3% growth per year. These funds will be used to support the soft programs such as staffing, and will provide funding for activities such as (1) coordination/management (SCLT recipient); (2) Housing (SCLT recipient); Community Education (SCLT recipient as pass-through to other organizations implementing the Education work-plan). General Obligation Bonds are primarily for infrastructure improvements, such as street and parks. The Land banking proposal for mixed income housing and rehabilitation is proposed as a match funding source, with the City providing \$2.5 million and private foundations providing \$2.5 million. The Community Economic Development funding will be sought from private sources, with \$10,000 being initially needed for planning purposes

V. FUNDING SOURCES/IMPLEMENTATION TOOLS

Sawmill/Wells Park Metropolitan Redevelopment Plan Implementation Matrix

*Items of preference

GOALS	TASKS	RESPONSIBLE ORGANIZATION	COST TO IMPLEMENT	FUNDING SOURCE	TIMEFRAME
Manage MRA Plan					
	*Hire intern to manage MRA Plan	Sawmill Community Land Trust	\$15,000 (annual)	TIF (SCLT will fund until TIF funds available)	Nov/05-ongoing
	*1. Pursue TIF funding for local projects	Implementation Committee			Nov/05
Enhance the Sawmill/Wells Park District as a Mixed-Income Community					
Housing: Provide a permanent mix of affordable and market-rate homes	*Form Housing Committee to address vacant and underutilized properties in Sawmill/Wells Park	Implementation Committee	\$30,000 (annual)	TIF (SCLT will fund until TIF funds available)	Oct/05-ongoing
	1. Conduct survey of all vacant and derelict property within neighborhood	Housing Committee	\$10,000	City/Private Foundation	Oct/05-Dec/05
	2. Locate funding sources to assist in the purchase, rehabilitation, and/or development of targeted properties	Housing Committee			Oct/05-Dec/05
	3. Develop proposal for public/private land banking opportunities	Housing Committee	\$5mm	City/Private Foundations	Nov/05-Feb/06
	4. Locate and enlist aid of lending institutions that will lend on "fixer-upper" properties	Housing Committee			Oct/05-Feb/06
5. Develop program with Harwood Art Center to Create Affordable Live/Work spaces at the Center	Housing Committee			Dec/05-Feb/06	

V. FUNDING SOURCES/IMPLEMENTATION TOOLS

GOALS	TASKS	RESPONSIBLE ORGANIZATION	COST TO IMPLEMENT	FUNDING SOURCE	TIMEFRAME
Zoning: Strengthen and redefine zoning and design guidelines in support of Sector Development Plan and MRA Plan objectives	1. Consider revising the Sawmill/Wells Park Sector Plan to strengthen neighborhood design guidelines	Housing Committee			Oct/05-Mar/06
	2. Consider revising the Sawmill/Wells Park Sector Plan to: (a) eliminate 250' setbacks between S-MI and S-I, (b) permit larger lot sizes than 50,000 sq.ft., (c) reduce 3rd floor setback requirements, (d) reduce work area requirements in live/work units to 25%, and (e) allow live/work at the former Ponderosa Products site	Housing Committee			Oct/05-Mar/06
	3. Review zoning on 5th St, 6th St. and Mountain Rds. to allow broader development to include neighborhood-serving retail, office and residential	Implementation Committee			Jul/06-Dec/06
Community Education: Foster a commitment to lifelong learning and provide opportunities for the celebration of cultural diversity for all community members					
	*Form Community Education Committee	Implementation Committee	\$30,000 (annual)	TIF	Oct/05-ongoing
	1. Review all Community Education options, i.e. museums, schools, Documentation Learning Center, Sawmill Studios, Carnuel Parade and Fiesta, local flea market, farmers market, etc.	Community Education Committee			Oct/05-Apr/06

V. FUNDING SOURCES/IMPLEMENTATION TOOLS

GOALS	TASKS	RESPONSIBLE ORGANIZATION	COST TO IMPLEMENT	FUNDING SOURCE	TIMEFRAME
	2. Locate funding necessary to carry-out Community Education Plan	Community Education Committee			Oct/05-Apr/06
	3. Develop a community resources directory	Community Education Committee			Mar/06-Jun/06
Create a walkable and livable community					
Infrastructure	*Form Infrastructure Committee to address Infrastructure/Open Space issues	Implementation Committee			Apr/06-ongoing
	*1. Pursue \$2mm in GO Bonds for neighborhood Road and Streetscape improvements	Implementation Committee & Infrastructure Committee	\$2mm	GO Bonds	Oct/05-Dec/05
	2. Convert 5th and 6th St. to two-way traffic flow with on-street parking on one side, bicycle lanes, and pedestrian/streetscape improvements, or implement other traffic calming measures	Infrastructure Committee	\$800,000	GO Bonds	2006-2010
	3. Install a roundabout at 12th and Sawmill	Infrastructure Committee	\$800,000	GO Bonds/TEA-21	2006-2010
	4. Improve Mountain Rd. to allow for bike lanes, walking paths, landscaping, signage	Infrastructure Committee	\$300,000	GO Bonds/TEA-21	2006-2010
	5. Improve streetscape on Bellamah Rd. and 18th Street	Infrastructure Committee	\$100,000	GO Bond/TEA-21	2006-2010
	6. Add a fire hydrant at corner of Mountain Rd. and 15th St.	Infrastructure Committee	\$20,000	City CIP	2006-2010
	7. Extend 5th St. waterline	Infrastructure Committee	\$20,000	City CIP	2006-2010

V. FUNDING SOURCES/IMPLEMENTATION TOOLS

GOALS	TASKS	RESPONSIBLE ORGANIZATION	COST TO IMPLEMENT	FUNDING SOURCE	TIMEFRAME
	8. Improve streetscape on 12th St. north of Sawmill Rd.	Infrastructure Committee	\$100,000	GO Bond/TEA-21	2006-2010
	9. Create design/art theme for Sector	Infrastructure Committee			2006-2010
	10. Improve streetscape on Rio Grande Blvd. north of Mountain Rd.	Infrastructure Committee	\$100,000	GO Bond/TEA-21	2006-2010
	11. Improve streetscape on Bellamah and Sawmill Rds.	Infrastructure Committee	\$100,000	GO Bond/TEA-21	2006-2010
Parks/Trails/Open Space	*1. Pursue \$1mm in GO Bonds for Parks, trails and neighborhood open space improvements	Infrastructure Committee	\$1mm	GO Bonds	Oct/05-Dec/05
	2. Support development of Dog Park at Coronado Park	Infrastructure Committee			2006-2010
	3. Support development of Skate Park at Coronado Park	Infrastructure Committee			2006-2010
	4. Improve pedestrian connections to Tiguex Park	Infrastructure Committee			2006-2010
	5. Create community garden spaces	Infrastructure Committee			2006-2010
	6. Create community trails system that utilizes acequias, local businesses, parks and lesser-travelled streets	Infrastructure Committee			2006-2010
	7. Identify potential properties for open space/parks creation	Infrastructure Committee			2006-2010

V. FUNDING SOURCES/IMPLEMENTATION TOOLS

GOALS	TASKS	RESPONSIBLE ORGANIZATION	COST TO IMPLEMENT	FUNDING SOURCE	TIMEFRAME
Community Economic Development: Create Community-scale work, business, and wealth-building activities					
	*Form Community Economic Development Committee	Implementation Committee			Oct/05-ongoing
	1. Write Economic Development Plan	Economic Development Committee	\$10,000	City/Private Foundations	Oct/05-Oct/06
	2. Locate funding for carrying-out Economic Development Plan	Economic Development Committee			Mar/06-Oct/06
	3. Identify lending institutions interested in working with small, locally-owned and local-serving businesses	Economic Development Committee			Mar/06-Oct/06
	4. Support creation of new, and expansion of existing community-owned and controlled businesses in sector	Economic Development Committee			2006-ongoing
	5. Support development of local plant nursery and greenhouse business	Economic Development Committee			2006-2007
	6. Limit Industrial Revenue Bond property tax abatement to 75% with remaining 25% dedicated to Sawmill/Wells Park TIF district and limit it to a 20-year term	Economic Development Committee			Oct/05-Mar/05

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- A. Community Workshop Agenda
- B. Community Workshop Summary
- C. Three Alternative MRA Plans created by workshop participants
- D. Preferred MRA Plan prepared at workshop
- E. Sawmill/Wells Park Community Market Study

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Sawmill/Wells Park Metropolitan Redevelopment Area Plan

Community Workshop Schedule

March 25, 26 and 27, 2004

Location: Sheraton Old Town, Weaver Meeting Room (*enter from north parking lot*)

Thursday, March 25

- *5:00 p.m.** **Open House**
- On-going Exhibits: • Base Maps of Existing Conditions
• Photographs: aerials, historical, neighborhood, etc
- On-going Stations: • Issues
• Opportunities
• Visions
• Community Vision Statement
- 5:45 p.m.** **Welcome**
- *6:00-9:00 p.m.** **Interactive Workshop Presentations (30 minutes each)**
- 6:00 p.m.: History of Place
6:30 p.m.: Transportation and Parking
7:00 p.m.: Streets and Streetscapes
7:30 p.m.: Urban Design and Placemaking
8:00 p.m.: Downtown/Old Town
8:30 p.m.: Financing & Development

Friday, March 26

- *6:00 p.m.** **Interactive Workshop Presentations (continued)**
- 6:00 p.m.: Market Assessment
6:30 p.m.: Land Uses/Building Types: • Residential and Live/Work
• Office/Commercial/Retail
• Warehouse/Studio
• Open Space/Parks/Acequias
- *7:30 p.m.** **Community Vision and MRA Plan Goals**
- Sawmill Advisory Council
• Sawmill Community Land Trust
- 8:30 p.m.** **Design Team working on Site and Development Programming**
- 9:00 - 10:00 p.m.** **Design Team Working on Design Elements:** • Streets and Walkability
• Building-types
• Community form

Saturday, March 27

- *9:00 a.m. - 12:00 p.m.** **Community Planning Teams working on Alternative Conceptual MRA Plans**
- *12:00 - 1:00 p.m.** **Presentations by Community Planning Teams of Alternative MRA Plans**
- 1:00 - 6:00 p.m.** **Design Team working on Preferred MRA Plan**
- *6:00 - 7:00 p.m.** **Presentation of Preferred MRA Plan / Question & Answer dialogue**

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Sawmill/Wells Park MRA Community Workshop Old Town Sheraton Hotel Thursday, March 25, 2004

Charlie- what is a MRA?

- MRA definition = ‘slum and blighted are’
 - Step #1 done = declaring area
 - Step #2 done = sector plan
 - Step #3 = currently in process → develop a MRA Plan- identify “projects”

Jessie and Stan: History of area

- Ponderosa products (PP) = impetus for Sawmill CDC & CLT
 - ‘80’s PP recycle plant = lots of smoke
 - pre ERA regulations = build-up of urea-formaldehyde in ground
 - mid 80’s = Debbie & Max moved to form SAC, backbone of current SCLT
 - trying to figure out who to ask for clean-up of contamination was change of SAC
 - went to council to change zoning = due to ‘takings’ land law could not change zoning
 - Sawmill CLT formed to purchase property to prevent further industrial development

John – CoA Planning

- RR – rail mode – idea of ‘string of pearls’
 - Feasibility of light rail or electric rail (1927 went out of business due to dispute with city)
 - Connecting City attractions: Old Town / Hispanic Cultural Center / Barrellas (?) / airport / balloon festival
 - Would need to take into consideration several rail modes
 - alternatives analysis – City currently studying
 - in EIS phase = assessing recommendations
 - if feasible, city can tap into fuel taxes for funding
 - potentially looking at current spur line as north portion of ‘strand’
 - ❖ west of river = great deal of population growth
 - may become main trunk line through this neighborhood
 - will have benefit to community and City – City’s reconfiguration of bringing jobs and people to the area
 - re-alignment of track, in short term, for benefit of industry and spurs are existing → potential for new tracks to become something else in the future
 - ? demand of rail by industry: RR can enter into contract and some commodities better for them than others = if move lumber out of this area, need to find another area to accommodate [lumber prefers direct RR access]

Dave – CoA DOT

- In residential areas typical problems:
 - Parking
 - Establishing permit parking areas
 - Establishing no parking or limited parking
 - Typical single family residence = 10 trips/day
 - Some find this traffic to be excessive
 - Neighbors speed through
 - Neighborhood traffic management programs
 1. Speed
 - Speed humps (can drive over @ 50 mph)
 - Average 25 mph
 - 80% of speed = 29 mph is average over residential streets
 - data collection on streets:
 - identify speeds 28-29 mp
 - humps affect emergency response time
 - there was legislation in NM to do away with speed humps throughout state
 2. Cut through traffic = getting from one major street to another = mitigations:

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- 30% of traffic pattern on that street
- diagonal diverters ← drawback → diverts traffic to adjacent street
- data collection on streets:
 - identify speeds 28-29 mph
 - humps affect emergency response time
 - there was legislation in NM to do away with speed humps throughout state
- 5th St. problem: data shows no difference in speed change
 - comment: problem with data collection method = done during weekend
 - 5th/6th considered major street in City plan
 - ? can this be changed? – City would need to evaluate traffic affect on City-wide basis → need transportation analysis
 - roundabouts take a lot of room to implement
- 12th St.
 - gets used as a major street = but is residential all the way
 - cut-through traffic when 5th/6th backed up
 - 12th is defined as a major street – but slightly different in classification
 - unless City sets a reasonable speed limit → no one will pay attention
- problem in Sawmill/Well Park area = presence of industry and large trucks shaking roads and adjacent homes: neighborhood feels they should not be penalized to move the industrial traffic
 - downtown seeking to calm and slow down traffic
- 19th St (N of Aspen/Zerion) = residential, but used as cut-through → concerned for safety of children
- Need provision for light rail/trolley/walkways – fuel crisis will force us into this; need to be pro-active now

Chris – Urban Design

- Need to invite neighbors – this is your place
- Great spaces:
 - Have a sense of place – you know where you are
 - Connected to surrounding environment
 - Maintain memory - history
 - Buildings: style & materials
 - Place founded for a reason
 - In this area: NE area attracting interest for development
 - Has a center/knoll/focus area where people identify with = imaginable (street can serve that purpose)

Cynthia & Kim – CoA Finance & Community/Dev. Services

- Generated \$\$'s from downtown area: from MRA's created: choose projects that can be catalysts and attract other investors
 - Examples 2 MRA's:
 - Alb. HS area
 - Highland Central – CoA purchased old DeAnza Motor Lodge
 - One have MRA – easier to attract other funds
 - State grants
 - Bonds (gross receipts)
 - Other federal funds
 - Need to do projects specific to plan
 - Old Santa Barbara school – state historic preservation funds (Martinez Plan)
 - Number of ways to put projects together
 - 4th St. N or Lomas – hear there is \$\$'s available
 - how can community find out \$\$ amount allocated
 - council person looking for potential study \$\$'s → may have potential \$\$'s available from Comm. Service & Dev. Dept. (not planning)
- zoning classifications = would be helpful to know how progressive City is
 - sector plan did create some innovative zoning; but doesn't mean existing zoning is right

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Sawmill/Wells Park MRA Workshop Old Town Sheraton Hotel Friday, March 26, 2004

Rob: EDO Charette

- Charette: 4-7 day process
 - Zoning ordinance
 - Broadway-Central Corridor Assoc.
 - Team of professionals
 - Need people: invite/get the word out – pr = banner/radio/door hangers
- Principles (look at best practices)
 - Peds 1st
 - Park once & walk
 - Variety of housing
 - Traditional housing w/ mixed use = vertical as well as horizontal
 - Beautiful public spaces
 - Great transit
- Why a charette
 - Need to change zoning to make catalyst project possible
 - Citizen involvement
 - Master Plan close to charette results
 - Respect historic structures → guides new development
- Currently
 - High crime/high traffic/vacant land
 - Would like to slow traffic but keep volume moving by
 - Same success – Alb. HS conversion
- Plan : 20 year plan / 100 new housing / 30,000 sf retail
 - 3 zoning districts = 1 page
 - retail = 5 min. walk to retails from surrounding neighborhood / limiting types of retail to prevent excessive competition / empty stores
- 2 round-abouts (Central/Broadway) : rapid transit
 - Central = allowed ; temp median w/ landscape
 - On-street parking
- 5 steps of implementation
 - adoption
 - MRA
 - Public improvement district (TIF)
 - Financing of private projects
 - Main street retail District (mixed use)
 - ⇒ If Highland built-out = will gave 3000 more residents
 - ⇒ Problem w/ downtown = highest & best use turned out to be parking lots
- Look for 5 catalytic projects = involve many hands (do not look for 1 major developer only)

Bruce: market research & study

- Look at different land uses & reality check on what market can support
- Overview/demographics
 - population has been declining (9% over 13 years)
 - Aging population (median = 40; older than anything in Alb)
 - Not large families
 - Traffic count on arterials
 - Good access to I-40
 - Rail access
 - Tradition neighborhood feel/diversity
- Challenges
 - Small lots
 - Blighted areas

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- Potential for gentrification spill-over from downtown
- Potentials
 - Artisan village (Ponderosa Bldg – 29,000 sf)
 - Furniture/pottery/jewelry
 - Can purchase land at lower value – help w/ lower rents
 - Break-up building – provide several studios
 - Potential occupation w/in 3 years
 - Incubator space-dependent on what is happening w/ rest of Alb.
 - Housing
 - Appropriate housing – affordable + mixed
 - Scattered housing of mix rent & ownership
 - Strong townhouse & condo's = can develop on sm. Lots
 - 4-plex/8-plex
 - live/work could be interesting – not much in Alb – but potential: unproven marketing in Alb.; mixed-industrial zoning allows live-work residential
 - senior housing - not large demand in this area
 - rehab – w/ older houses, will always have need
 - day-care – not huge need @ this time; existing facilities can accommodate
 - glut of office space
- NE node
 - Projects to stimulate area
 - Demand for office/warehouse/live-work
 - 2 types:
 - along 4th street = gateway shopping (N of Aspen Rd)
 - grocery store/video/what else
 - interior area of NE = “green” industry – i.e, nursery; temp use till land value goes up
 - Recommendations: artisan village / housing
 - Future: community center
 - Large challenge – areas S of I-40 [traffic noise/pollution]
 - Would like to see some sort of retail that goes toward rehab (i.e., home dept) will stimulate rehab of area by owners
 - Creative professionals” – great opportunity in NW corridor

Michael = warehouse

- Throw ideas out = what to do to strengthen community
- Look at urban living = some form of multi-family housing
- Location/proximity
- Obstacles & zoning p [parking. Shopping building. streetscape incentives
- Mixed-use:
 - Suburban plan = uses separated zoning →
 - Has to connect pieces
- Streetscape = helps reinforce promoting ped environment
 - Walkable/social gathering
 - Eyes on the street = helps reinforce promoting ped. Environment
- Housing types – not homogenous
 - Diversity (townhouse/live-work/courtyard/mid-rise (flat)
 - New or old construction (ability to re-use some of industrial area – in some cases may be hazardous- look at adaptive re-use
 - Building layout – places for people to come together
 - Architectural considerations: construction / day-lighting
 - Project Old Alb. HS gym → converting to lofts

Sean: Residential elements

- Live work & how applies to Alb
- 3 types
 - home occupations
 - live-work = emphasis residential

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- proximity
 - live with = same
 - live near = separated by vertical or horizontal
 - live by – walk short distance
- typical users:
 - are there any kinds of business you don't want
 - lowest intensity = home occupation
 - house w/ garage & studio/office over garage
 - issues: zoning/market demand
 - small live-work (central/10th)
 - helpful to have some traffic for commercial
 - evolved through time & started as residential = now office
- 4th/Coal project – dense but looks like houses
 - need to have amenities – café
 - scale small than Rob's
- urban scale live work
- ?how deep is pocket for these types of products and can wells park compete in this market
- challenges:
 - zoning/regulations
 - neighborhood concerns
 - market competition – need niche

Tom – building types

- FAR = gross area of building to lot
- Density = # of dwelling units/acre
- Townhomes = front/back setback; no side; Alb. can string 8 together

Dory – Open Space/public areas/acequias

- Sustainable development for SM area as a whole
- Perception: high crime → create walkable spaces – eliminate these perceptions
- Originally there were farm fields – old Alb. acequia still active
- Sawmill area – N → through E end → Sawmill loft area → Tequez park area
- Tequez designed to make more accessible on museum side
- Mountain Rd area is a cultural corridor
- ? expanding Wells park to N (Walker property?)

SAC - Martinez

- SAC borne out of issues of pollution & health
- Moved into ed. & ec. dev.
- Gentrification issues & displacement – ↑ land values & ↑ property taxes (67% ownership in area)

SCLT – Ken

- Impacts of fringe growth to existing and infill neighborhoods- allocation of resources to edge creates decaying core.
- Put SCLT community goals forward as part for everyone
 - Idea of community
 - Idea of ecological sensitivity
 - Put forward
 - Adopt SCLT model to preserve land
 - Fund a residential rehab
 - Create overlay zone

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Sawmill/Wells Park MRA Workshop Old Town Sheraton Hotel Saturday, March 27, 2004

Path Patrol: Lorraine/Ricardo

- Orange-residences
- Character
 - Tiquez Park
 - Garcias
 - NM Coffee Co.
 - Walking trails
 - Old Town Plaza
 - Bike path = Mountain/off Mountain
- Make community better
 - Connect E –W via bike path N & S perimeter
 - Portion of Mt. – paths not delineated
 - Increase active lifestyle = walking / bike
 - Passing thru community
 - Industrial separation
 - Areas for bikes only
 - Gateway = (NW) gas station area public art
 - 12th St / I-40
 - 5th / Bellamah
 - 12th / Mountain
 - Tiquez Park connect to future development
 - Market / farmer’s Market – couple of areas in E & W
 - Bike trail by I-40 = enhance – green industry
 - Safe places for youth’s (i.e. skateboarding / Teen Center)
 - P & M area
 - Education = charter school
 - Tie in w/ artisan village (history continuity)
 - Light rail connection E-W-Alb (String of Pearls)
 - Civic component school artisan village connection
 - Rehab of existing homes = scatter sites
 - Potential trigger w/ Lowe’s & Albertson N of I-40]
 - Shade = landscape important
 - 5th / 6th landscape – 2-way traffic calming (on-street parking)
 - landscape under power lines
 - Artisan between 5th / 6th
 - Expand Wells Park N of W.P. (city needs to support & purchase)

Heart of Matter: Emma/Cynthia

- Connections important (different communities)
 - Greenway = I-40
- Bike trail along existing trail = connect E-W
- Control traffic in NW area = Gateway 12th / Mt.
- Areas for green space
- Need for affordable / market price housing = mix good /ok
 - Senior accessible design
- Rehab existing housing
- Live-work
 - Buffer between residential
 - Furniture/pottery/jewelry industrial character
 - N industrial area – redefine “industrial”potential live-work
 - Create live-work zone
- Support artisan village
- Greenway needs to occur 1st (S of I-40)

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- Performance standard for live-work
- Emphasis safe streets program
 - Bike / ped
- Investigate tracks to trails
- 2-way traffic 5th/6th slow down
- concept of education strong – help charter school
- ? concern = volume of traffic entering neighborhoods
 - node @ 12th / Bellamah = S of node will experience cut through
- round-about at 12th/ Bellamah

Los Zapatistas = Jessie

- Acequia Madre – green way go into nature center
 - Seniors & youths working together to create greenway
 - Continue I-40 / Coronado (Coronado Park – history of community use; 2 parks (2nd / 3rd; create dog park; take back park – create skate park)
- History = farming/orchard
 - 12th off I-40 = Wheels museum (trains/gas station)
 - Potential vineyards
- Old Town area – affect Wells Park
 - Limited housing – reserve as much residential as possible (may have SCLT buy and run); mixed income
- Tiquez Park – need to give more input into re-design
- 12th Street
 - yellow = traffic congestion / movement / speed
- 5th / 6th – slow traffic move to 2nd / 3rd
 - Walkable/social gathering
- Not against homeless – need to be responsible
 - 4th St. = not much left (mom + pop stores left)
 - Asking St. Marks to be responsible & help
 - Working to get Coronado Park back to community
 - Eliminate social services & attract business
- Gateways
 - I-40/ 12th
 - 12th / Sawmill = round-about
 - 12th / Mountain
 - 5th / Mountain
- Pocket Parks [uniqueness of Wells Park]
 - Buy empty land = lots 42’-50’ x 100’-150’
 - Create parks
 - Regulate mixed-income
- Walkways
 - Acequia Madre
 - Bring Wells Park w/ Sawmill
 - Sawmill/Bellamah connection to Sawmill 15th Mt. Rd museums
- Live-work along Bellamah
 - E side 5th 4th = live-work
 - Limit types of business on 4th
 - 5th – 5th buffer [w/ tax incentives for business] to residential
 - New business = 5th / Haynes – live-work; old Alb. Chem. – nursery
- Wells Park Community Center

Discussion

- Fed land (RR) issues but lack mechanism for control (need to address & interface – SCLT – has been interfacing for 8 years)
- Environmentally friendly
 - walkability
 - green spaces

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- live-work

Common Elements / Themes

- Green way @ of I-40 (Acequia Madre)
- Utilize existing rail line connect E-W – options if possible
- Gateway 12th / Mountain & 12th / Sawmill
- Rehab existing housings
- Artisan Village (Ponderosa)
- 5th – 6th = 2-way traffic (calm streets) [address by moving to 2nd / 3rd]
- roundabouts @ 12th / Sawmill
- Mixed income residential infill
- Sawmill / Bellamah ped connection some connection between E – W
- Wells Park expansion
- Permanent affordability
- N- S connect to Tiquez
- Warehouse District (NE)
- Use of ag as connection history
- Tiquez Old Town connection
- Charter school & connect (education in general)
- 4th social service are is an issue (cancer)

Evening Summary

- Recap of a.m. session
- Work-in-progress
- Commons:
 - Traffic
 - Linkages
 - Location of user's trails
 - Green spaces
 - Gateways
- Skate park = in Coronado Park / expanded Wells Park park (if WPP expanded)
- Mountain Rd. = has been improved by City
 - This plan currently shows Mt. Gateway @ 12th
 - N side – no sidewalks problem w/ R.O.W. & historic adobe structures/homes – had to give up bike lane
 - Encourage retail along Mountain (cannot show much more enhancement due to limitations)
- Expansion of Wells Park Park
 - Acquisition
 - Expanded facility
 - Rehab fire station

Debbie (Councilmember)

- More interest from development community of this area
- Challenges how community connects
- Mall situation N of Tiquez Park (school busses) – parking issue
- Soccer field (\$1 mil set aside = ? looking into where it went)
- Comment: give thought to closing down streets to put in rail – example Buffalo N.Y. – killed business & never revived
 - Portland – just opposite = business thrived w/ implementation of light rail
 - It can work – just need to think about how going about doing it

Dede (Rep)

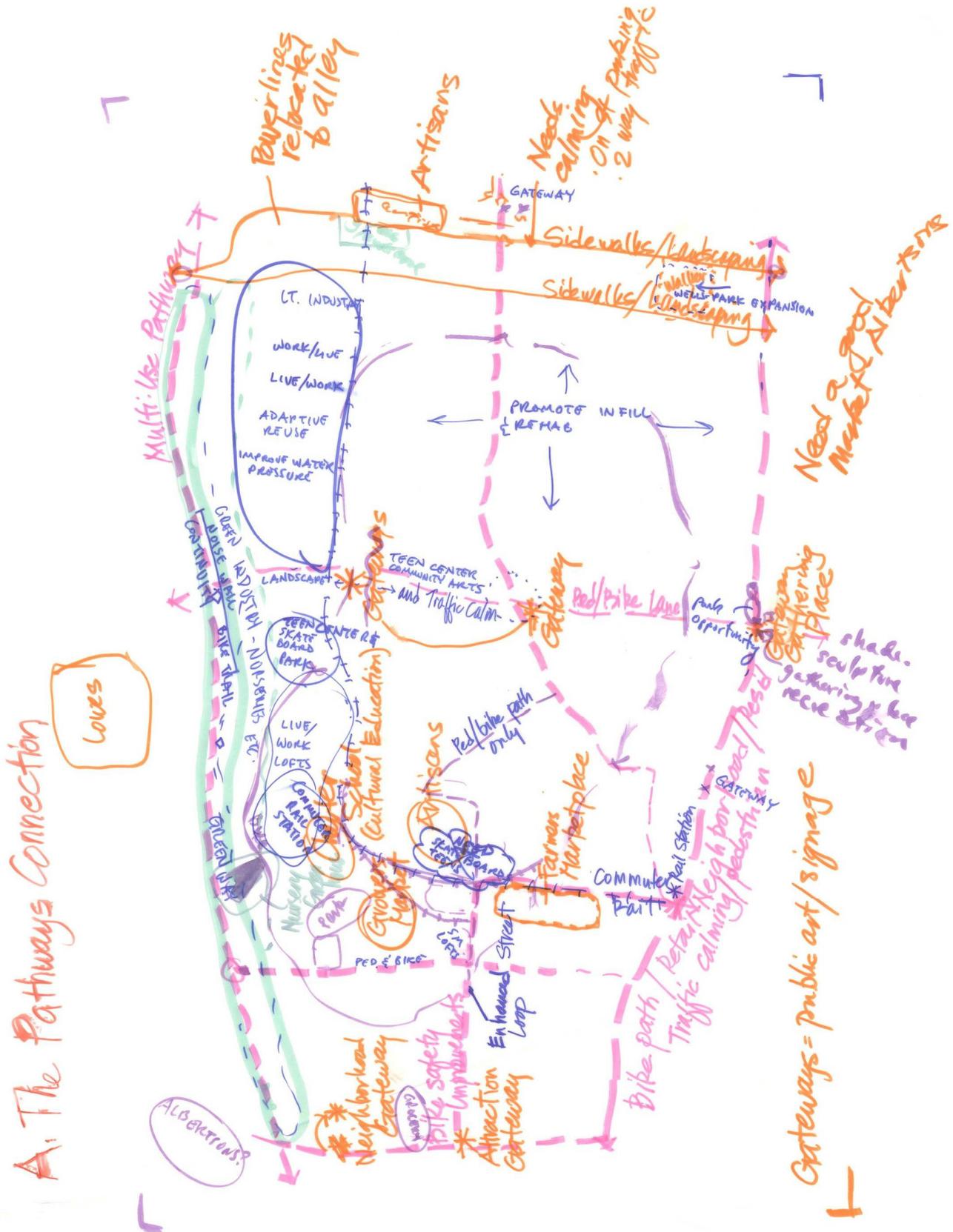
- Funds devoted to 4th looking @ 5th / 6th funding
- Would like to see integration of 4th St. in this plan
- Aware of lot of people living & working in area
- State office of film – interest in old Ponderosa property
 - Could be hub of area (\$21 m. in Santa Fe for film institute)
 - Rail spur great interest

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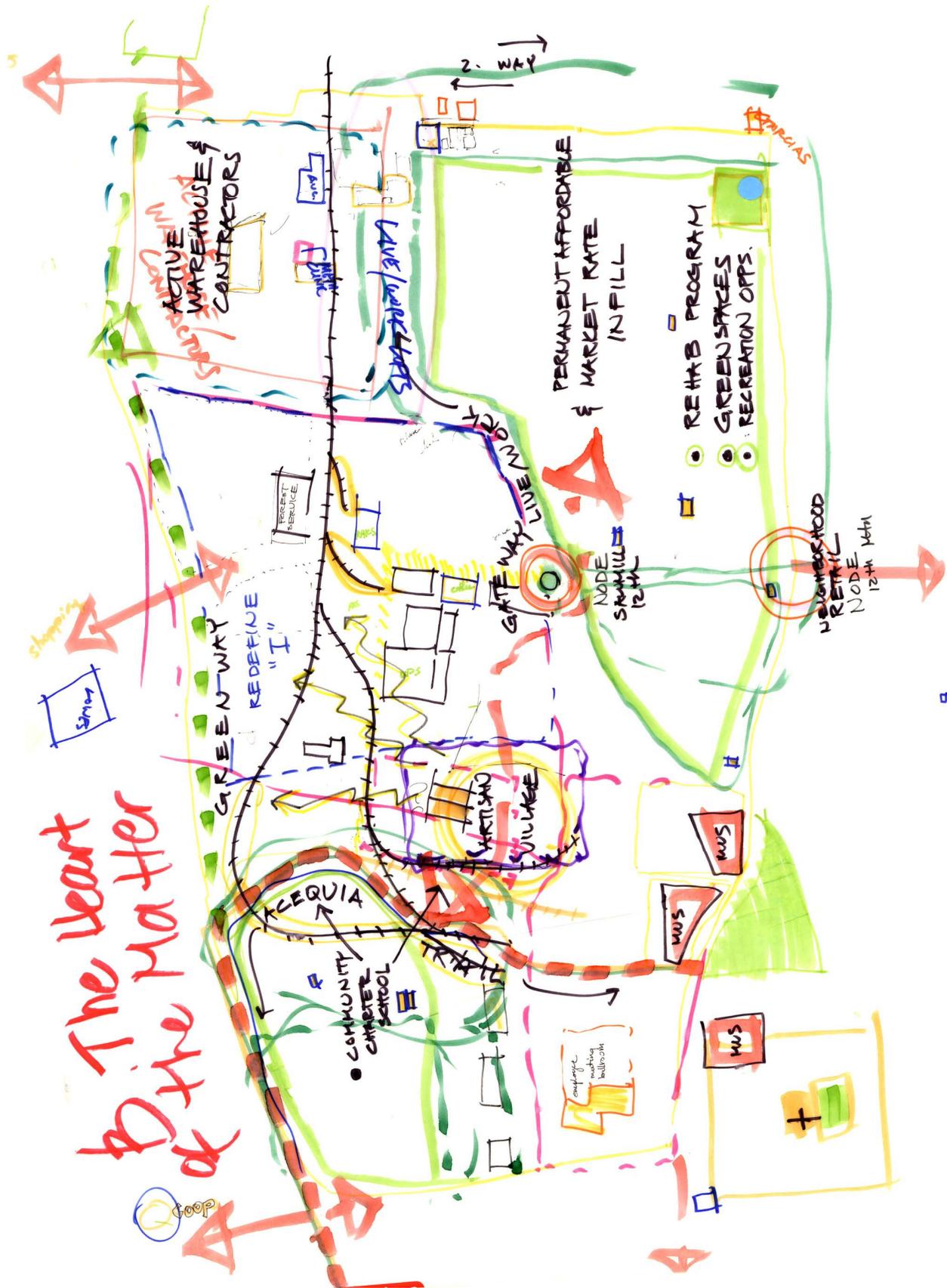
General comments:

- Need to get word out regarding re-doing Tiquez Park – needs connection between Park & surrounding area
- Rio Grande / Mt. Rd – Chavez Elementary School – cross Rio Grande to get to Explora = ?? \$\$'s for cat walk (some feel it breaks neighborhood)
- Pursuits of agricultural interest
 - Issue of water rights
 - Winery / orchards
- Addition of Wheels Museum – some reason to go up into N area
 - Can use temp. use as step to future development
 - Opportunity for children learning
- UK model : gov. did initial investment – turn over to local gov. [\$\$ provided for some infrastructure improvement]
- GSA property interest in N12th by folks redeveloping Old Indian School
- Rehab program : neighbor/community needs to work together to move this forward would like to see SCLT to assist with this

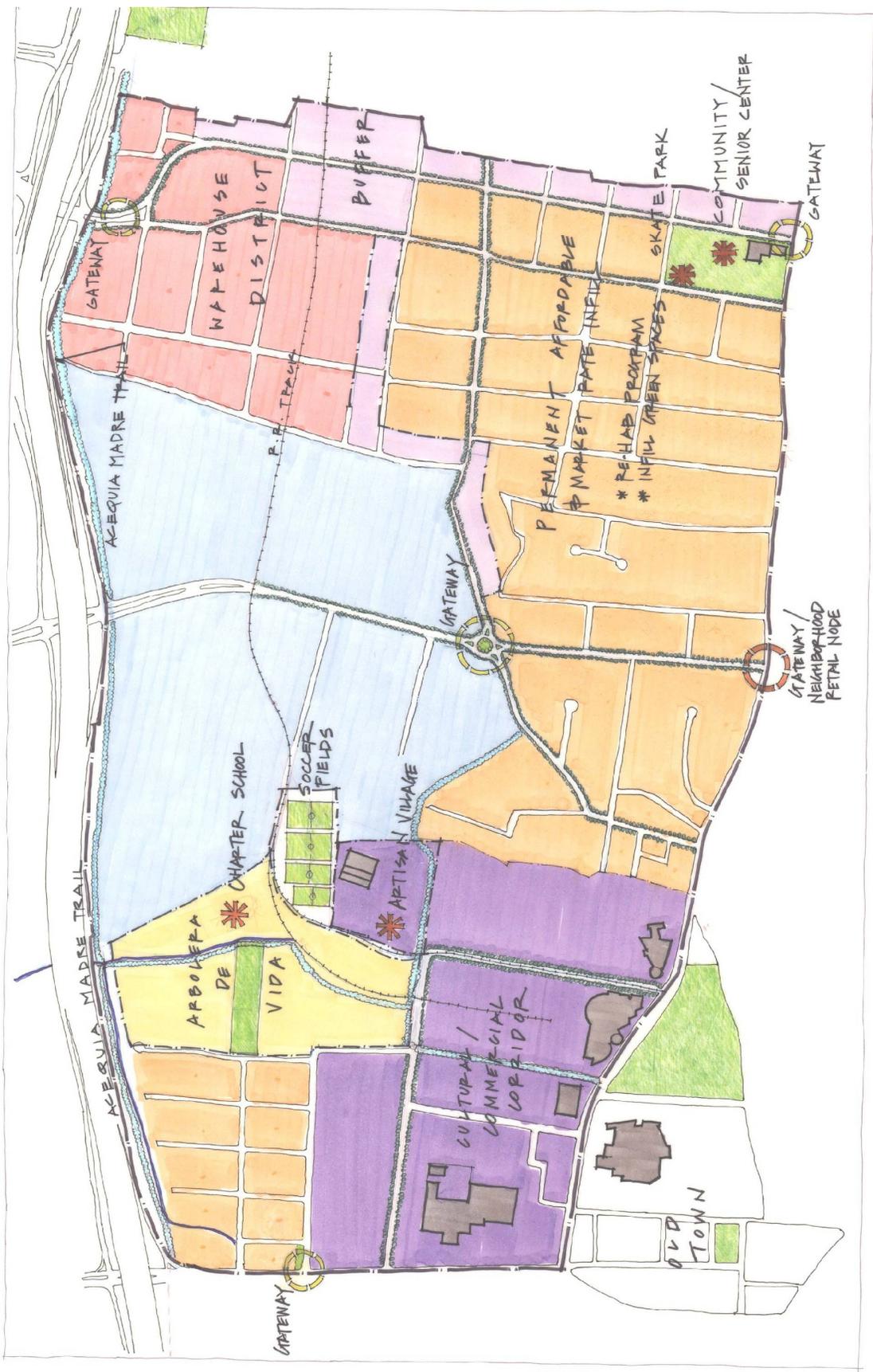
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*Sawmill/Wells Park Community
Market Study*

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April 2004

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Introduction

This study is intended to focus on the market for specific types of development that have been identified for the Sawmill-Wells Park area. To determine the feasibility of developing such projects, we gathered data from many sources. These include:

1. Input at public meetings regarding the community's wants and needs, as well as the community's resources and capacities,
2. One-on-one interviews with area residents and stakeholders, such as property owners, area businesses, and organizations in the Sawmill-Wells Park area,
3. Census and other data for the neighborhood, the city of Albuquerque, and the nation,
4. A survey of related plans and documents (see resource list),
5. Claritas, Inc. economic and demographic profiles, estimates, and projections.

The specific projects examined are:

1. Artisan village in the Sawmill neighborhood
2. Office space in the Sawmill neighborhood
3. Sawmill community facilities
4. Child care facility in the Sawmill neighborhood
5. Housing in Sawmill and Wells Park
6. Mixed-use node in the northeast part of Wells Park

Albuquerque Overview

Albuquerque has an overall cost-of-living index similar to other cities in the Southwest (Albuquerque COL index = 101) and Albuquerque's transportation and utility costs are significantly lower than the national average (94.4% and 94.9% of the national average, respectively).

The reasonable cost of living coupled with amenities and features that make living in Albuquerque attractive – such as quality-of-life, nearby outdoor recreational opportunities, and many restaurants and cultural activities – have contributed to recent job growth that is higher than the national average (1.6

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percent in Albuquerque versus 1.3 percent for the nation), and is projected to remain so until at least 2010 (projected growth of 21.4 percent in Albuquerque versus 15.1 percent for the nation over the next six years). Albuquerque's stable economy and better-than-average job growth, coupled with low interest rates, have helped drive demand in both the residential and commercial real estate markets in the City. According to Realty Times, residential sales in Albuquerque and surrounding areas have shifted from a strong buyer's market to a more neutral market. They noted that homes priced at market value now sell within 60 to 90 days, compared to 180 days just two years ago.

Sawmill and Wells Park Demographics

The Sawmill-Wells Park population has been steadily declining for more than a decade. The 1990 Census population was 2,259 residents, compared with an estimated 2,045 residents in 2003, a decline of 214 residents. By 2008, Claritas projects the population will decrease to 1,948, a loss of an additional 98 residents (Table 1). The number of family households shows a projected decrease consistent with that of the decrease in population over the same period. Interestingly, the number of total households increased slightly from 1990 to 2000. This suggests that families moved out of the area and were replaced by households with fewer people.

It should be noted that the continued population decline projected by Claritas is based on trend analysis which cannot account for the potential effects of such things as the MRA plan, for example, which could help reverse the history of decline.

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MRA Population						
	<i>MRA Population</i>	<i>Percent Change</i>	<i>MRA Households</i>	<i>Percent Change</i>	<i>Family Households</i>	<i>Percent Change</i>
1990 Census	2,259	...	879	...	553	...
2000 Census	2,099	-7.08	891	1.37	483	-12.66
2003 Estimate	2,045	-2.57	889	-0.22	474	-1.06
2008 Projection	1,948	-4.74	882	-0.79	457	-3.59

Source: Claritas, Inc. 2003

Table 1 – Estimated 2003 MRA population

The majority of households (69 percent) in the MRA are one or two-person households (Table 2). This is consistent with the numbers in Table 1 that indicate a change in the MRA population from families to single heads-of-household.

MRA Household Size		
	<i>Number</i>	<i>%</i>
1 person	332	37.35
2 persons	282	31.72
3 persons	123	13.84
4 persons	88	9.90
5 persons	37	4.16
6 persons	19	2.14
7 or more persons	9	1.01

Source: Claritas, Inc. 2003

Table 2 – Estimated 2003 MRA household size.

It is estimated that thirty-five percent of the residents in the MRA have not completed high school, compared to 14 percent for the City of Albuquerque. It is estimated that 20 percent of MRA residents have a Bachelor or higher degree (Table 3).

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Educational Attainment				
	<i>MRA</i>	%	<i>Albq.</i>	%
Less than 9th grade	250	17.09%	16,797	5.59%
Some high school, no diploma	249	17.02%	24,494	8.15%
High school graduate (or GED)	358	24.47%	65,349	21.73%
Some college, no degree	249	17.02%	68,390	22.75%
Associate degree	59	4.03%	15,855	5.27%
Bachelor's degree	182	12.44%	59,791	19.89%
Master's & professional degrees	100	6.83%	49,998	16.63%
Doctorate degree	15	1.03%	N/A	N/A

Source: Claritas, Inc. 2003 & U.S. Census Bureau, 2002

Table 3 – Estimated 2003 MRA resident educational attainment.

Approximately half of all MRA family households have less than \$35,000 per year in household income (Table 5). The estimated median MRA family household income is \$34,627. The Federal Register, published February, 2004, listed the government-recognized poverty standard for a two-person household as \$12,490. About twenty percent of the MRA households fall under that level.

Household Income				
Income	<i>MRA</i>	%	<i>Albq.</i>	%
less than \$15,000	196	22.05%	30,179	15.72%
\$15,000-24,999	160	18.00%	29,895	15.57%
\$25,000-34,999	143	16.09%	23,396	12.19%
\$35,000-49,999	154	17.32%	28,464	14.83%
\$50,000-74,999	134	15.07%	36,876	19.21%
\$75,000-99,999	51	5.74%	19,757	10.29%
\$100,000-149,999	31	3.49%	18,095	9.43%
\$150,000-199,000	14	1.57%	3,808	1.98%
\$200,000 or greater	6	0.67%	1,506	0.78%

Source: Claritas, Inc. 2003 & U.S. Census Bureau, 2002

Table 4 – Estimated 2003 MRA household income.

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Family Household Income				
Income	MRA	%	Albq.	%
less than \$15,000	76	15.97%	10,919	9.17%
\$15,000-24,999	98	20.59%	16,934	14.22%
\$25,000-34,999	66	13.87%	12,574	10.56%
\$35,000-49,999	92	19.33%	17,220	14.46%
\$50,000-74,999	80	16.81%	25,774	21.64%
\$75,000-99,999	28	5.88%	15,827	13.29%
\$100,000-149,999	15	3.15%	15,247	12.80%
\$150,000-199,000	14	2.94%	3,363	2.82%
\$200,000 or greater	7	1.47%	1,260	1.06%

Source: Claritas, Inc. 2003 & U.S. Census Bureau, 2002

Table 5 – Estimated 2003 MRA Family household income.

MRA Resident Work Skills

The following is a list of work skills of Sawmill-Wells Park residents from *A Community Economic Development Project Evaluation Tool For The Sawmill Community Land Trust*, produced as part of a professional project for the University of New Mexico Community & Regional Planning Masters program in 1999. The skills were identified in a survey of the residents in the summer of 1999. Of 1,069 households, 170 households were surveyed. The results show that community residents have a broad cross section of skills that include:

- Tutoring/Teaching (12 residents)
- Computer Use (12 residents)
- Clerical (11 residents)
- Report writing (8 residents)
- Scheduling (8 residents)
- Customer Service (12 residents)
- Payroll (5 residents)
- Electrical Repairs (5 residents)
- Maintenance (5 residents)
- Manager (5 residents)
- Record Keeping (5 residents)
- Research (5 residents)
- Data Entry (5 residents)
- Healthcare Assistance (4 residents)
- Ordering (4 residents)

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- Computer Programming (4 residents)
- Answering Phones (4 residents)
- Cleaning (4 residents)
- Business Management (4 residents)

A generalized classification of employment types reveals that sales and service positions accounted for half of all the jobs held by MRA residents in 2003. Less than a quarter of MRA residents held professional or management positions (Table 4).

Employment by Profession				
	<i>MRA</i>	%	<i>Albq.</i>	%
Service	236	30.41%	37,354	17.04%
Sales & Office	214	27.58%	55,104	25.13%
Professional, Management, Business, Financial	101	13.02%	95,498	43.55%
Prod., Trans. & Mat. Moving	127	16.37%	17,575	8.02%
Construction, Extraction & Maint.	98	12.63%	13,744	6.27%
Farming, Fishing & Forestry	0	0.00%	0	0.00%
Source: Claritas, Inc., 2003 & U.S. Census Bureau, 2002				

Table 6 – Estimated 2003 MRA resident employment by profession.

This plan examines the market potential for specific types of development, particularly projects associated with redevelopment in the Sawmill area. The types of development examined in this report were identified through previous studies, public input at community meetings, and discussions with residents and stakeholders in the Sawmill-Wells Park area. The specific projects are:

1. Artisan village in the Sawmill neighborhood
2. Office space in the Sawmill neighborhood
3. Sawmill community facilities
4. Child care facility in the Sawmill neighborhood
5. Housing in Sawmill and Wells Park
6. Mixed-use node in the northeast part of Wells Park

Market for Office Space

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With the Sawmill Community Land Trust needing permanent office space for its staff, the Trust is considering building offices that can accommodate their needs and also provide affordable office space to for nonprofit corporations or small businesses.

The average rental rate for Class A office space in Albuquerque's central business district (Downtown) in 2003 was \$18.10 per square foot. Class A space outside of the Downtown area rented for a slightly higher average rate of \$19.50. The rate for Class B space was \$14.20 per square foot in the Downtown area and \$14.99 per square foot in outlying areas.

\$300 million worth of redevelopment projects in Downtown Albuquerque have recently added 259,000 square feet of new office space to the area. This new space, coupled with 120,000 square feet of existing office space being vacated in Downtown by the FBI and Special Trustee for the Department of Interior, means there is projected to be 541,000 square feet of vacant office space in the central business district alone, and a total of 2.1 million square feet of total vacant office space in the Albuquerque metro area in 2004. This represents an office vacancy rate of almost 19 percent in the central business district and a 16.5 percent overall office vacancy rate in the Albuquerque market. In addition, Albuquerque's white collar job growth, jobs typically associated with the need for offices, has been flat for the past several years.

Construction of office space, if undertaken, should be highly targeted. For example, Sawmill could position itself to offer charitable organizations office space at reduced rates to create a charitable organization cluster. The Arts Alliance offered office rental space for arts-oriented charitable organizations several years ago. When the Arts Alliance moved to a new location on San Mateo, they were no longer able to offer offices. It does, however, have plans to offer office rental space to such organizations again in the future.

Attracting this type of tenant to the Sawmill-Wells Park area, given that there is currently a high office vacancy rate in Albuquerque, would require providing incentives such as rental rates below market rate or particular services and features such as a common conference room, reception desk and fax, similar to an incubator setup, for example.

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There is also the potential to attract law and other professional offices that currently occupy houses in neighborhoods around Downtown, particularly now that construction of the new courthouses on Lomas, south of the Sawmill-Wells Park area, have been completed. Attracting this type of tenant would require providing office facilities sized and arranged appropriately to accommodate their needs. The area is potentially attractive to such tenants because it is reasonably close to government facilities located in Downtown, as well as being within walking distance of amenities such as a Starbucks coffee shop, restaurants, and the Sheraton Old Town hotel. Bringing professional offices into the area could provide well-paying jobs for some neighborhood residents and help to support services such as daycare that would benefit the community. Additionally, tenants that are able to pay market rate rent could help subsidize rent for other offices for nonprofit charitable organizations. However, building offices that bring in professionals from outside the neighborhood is counter to the expressed desires of many area residents who fear gentrification and the encroachment of Downtown business development.

Downtown Albuquerque is in the middle of a building boom and a large amount of office space is available or coming on line. Given the current soft market for office space in the Downtown area and Albuquerque in general, we do not recommend pursuing the construction of office space at this time. Development efforts should be focused on projects that offer greater benefit to the Sawmill community. Office space targeted at a specific market segment that would complement other businesses in the Sawmill area, or address the needs of the Sawmill Community Land Trust, is feasible but should be part of a later phase of the area's redevelopment efforts.

Potential for Community Facilities

There are many community meeting spaces close to or within the Sawmill-Wells Park neighborhood. These include spaces in the museums on Mountain Road, the Wells Park Community Center, the Harwood Art Center and the Albuquerque Friends meeting house on Fourth Street. The following are several area organizations that offer space for meetings and community functions. The list gives an idea of the types of spaces that are available and the associated rental rates at Explora, the Atomic Museum and the Harwood Art Center.

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Room	Sq. Ft.	Occupancy	# of Staff	Rental Rate(3 hours)	Additional hours rate
Community Room	903	61	1	\$375.00	\$125.00
Theater	13,057	134	2	\$450.00	\$150.00
West Deck	19,767	444	3	\$1,500.00	\$500.00
East Deck	17,845	316	3	\$1,500.00	\$500.00
Dark Lab					
Classroom	14,302	38	1	\$300.00	\$100.00
Intel Classrooms					
(2)	13,375	72	2	\$600.00	\$200.00
Intel Classroom (1)	12,837	36	1	\$300.00	\$100.00
Classroom Patio	18,580	378	3	\$1,350.00	\$450.00
Exhibit Patio	14,733	108	2	\$450.00	\$150.00
Lobby	1,759	118	2	\$450.00	\$150.00
West Gallery	3,693	129	3	\$750.00	\$250.00
South Gallery	13,114	372	3	\$900.00	\$300.00
North Gallery	15,960	319	3	\$900.00	\$300.00
Upper Gallery	13,114	257	3	\$900.00	\$300.00
First Floor			6	\$1,950.00	\$650.00
Entire Public Building & Grounds	40,572	2782	10	\$3,000.00	\$1,000.00

Atomic Museum

- \$800 per 3 hour facility rental
- Reception up to 400 people
- Seated dinners up to 75 people
- PA system, microphone, and audio visual equipment
- Stage and theater
- Tented events can also accommodate additional people outside.

Harwood Art Center

- Performance stage and theater in basement
- Dance floor in basement
- Meeting space available up to approximately 100 people
- \$15 per hour for meeting space rental (sometimes free)

As the above lists demonstrate, the facilities in the area can provide a wide array of meeting spaces. They can accommodate small meetings, stage performances, dinners, and large events up to 400 plus attendees. A New Mexico-style chapel is even available for weddings at the Sheraton Old Town hotel adjacent to the

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Sawmill community. Meeting space is available for free at both the Harwood Art Center and the community center, although both of these facilities do not serve the Sawmill area very well because they are not within walking distance.

A new community facility in the Sawmill area would be redundant unless it could serve a distinct need not already met with the other facilities in the area. Given the proposed artisan village concept and the Arbolera de Vida residential development, a new community facility in the Sawmill area could serve as an all-weather community center for Sawmill residents when inclement weather precludes the use of the Arbolera de Vida plaza. In addition, such a facility should be designed to be used for receptions and showings, and other functions that cannot be appropriately accommodated in the rental spaces in the artisan village and live-work units. Such a facility would need to comfortably hold from 10 to 100 people and be appropriately sited to be useful to both the businesses and the residents of Sawmill. At a minimum, such a facility should have:

- Entry/Vestibule – approximately 60 to 75 sf
- Reception area – approximately 100 to 150 sf
- Multipurpose room – approximately 900 to 1500 sf
- Food prep/kitchen area – approximately 150 to 180 sf
- Restrooms – approximately 450 to 500 sf
- Storage space – approximately 100 to 150 sf

This would result in a facility that is roughly 1,700 to 2,500 square feet. Additionally, there would need to be adequate parking for visitors that come from outside the neighborhood, and it should be in a prominent place and highly visible so it is easy to both locate and identify. The community center should be located where it is accessible to Arbolera de Vida residents and close to live-work units, yet easily accessible to visitors. An ideal location is on the western edge of the Arbolera de Vida development, near the terminus of Zearing Avenue.

Such a facility could function as a point of initial interaction between visitors and Sawmill community residents and businesses, as well as serving community meeting space needs. Such a facility would be an ideal location for the Sawmill Community Land Trust offices, as it would be visible and accessible to both Sawmill residents and visitors.

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We recommend creating a small community center based on the space needs described above. However, given the current facilities available to Sawmill-Wells Park residents, we do not see an urgent need for additional meeting space at this time. We anticipate the need for the suggested 1,700-2,500 square foot community facility after build-out of additional phases of Arbolera de Vida and other Sawmill projects bring more residents into the Sawmill area.

Market for Child Care Center

There were estimated to be 261 family-with-children households and 123 preschool-aged children in the MRA in 2003 (Exhibit 1). Looking beyond the MRA boundaries at the greater area bordered by Interstate 25 on the east, the Rio Grande on the west, Lomas Blvd. on the south, and Menaul Blvd. on the north, there were an estimated 874 family-with-children households and 782 preschool-aged children in 2003. Based on Claritas consumer buying power estimates within those boundaries, area residents have the capacity to spend \$721,000 per year for child care services, or about \$60,000 per month.

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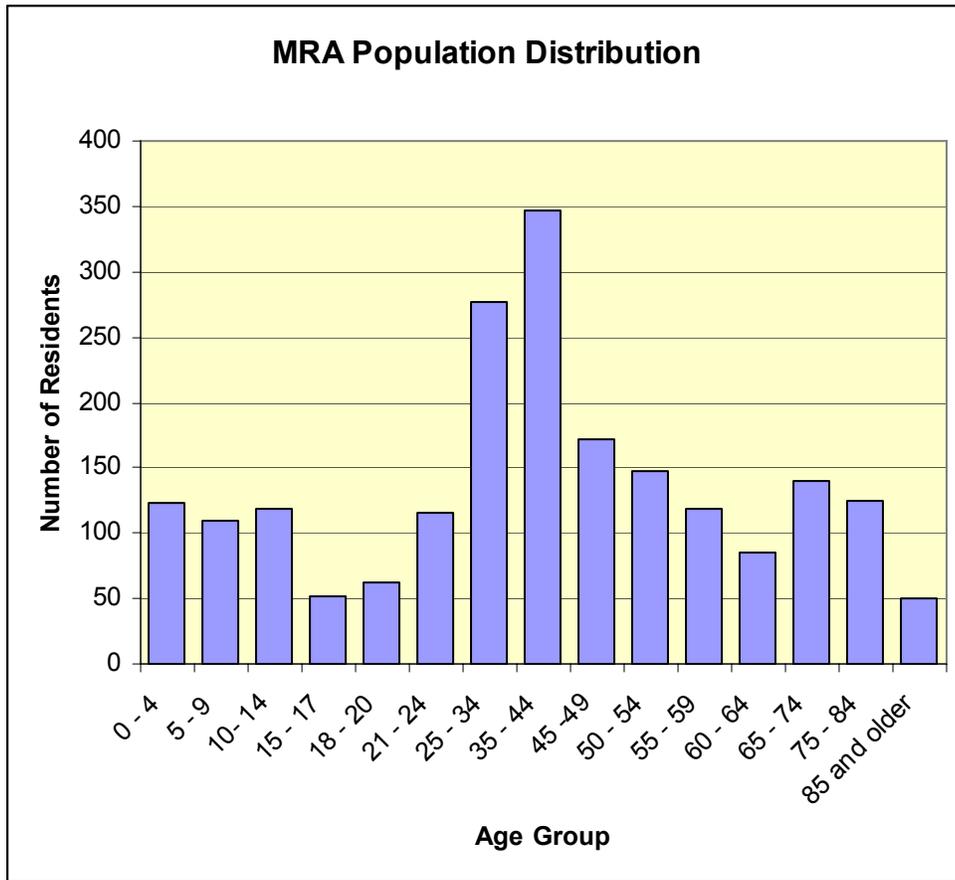


Exhibit 1 – Estimated 2003 MRA population distribution

Exhibit 2 shows MRA households types according to the number of households above and below the poverty line. MRA families with single female heads of household have the highest likelihood of living below the poverty line. Nearly half of families with single female heads of household (33 families) in the MRA lived below the poverty line in 2003. Nationally, the average is closer to one quarter for this segment.

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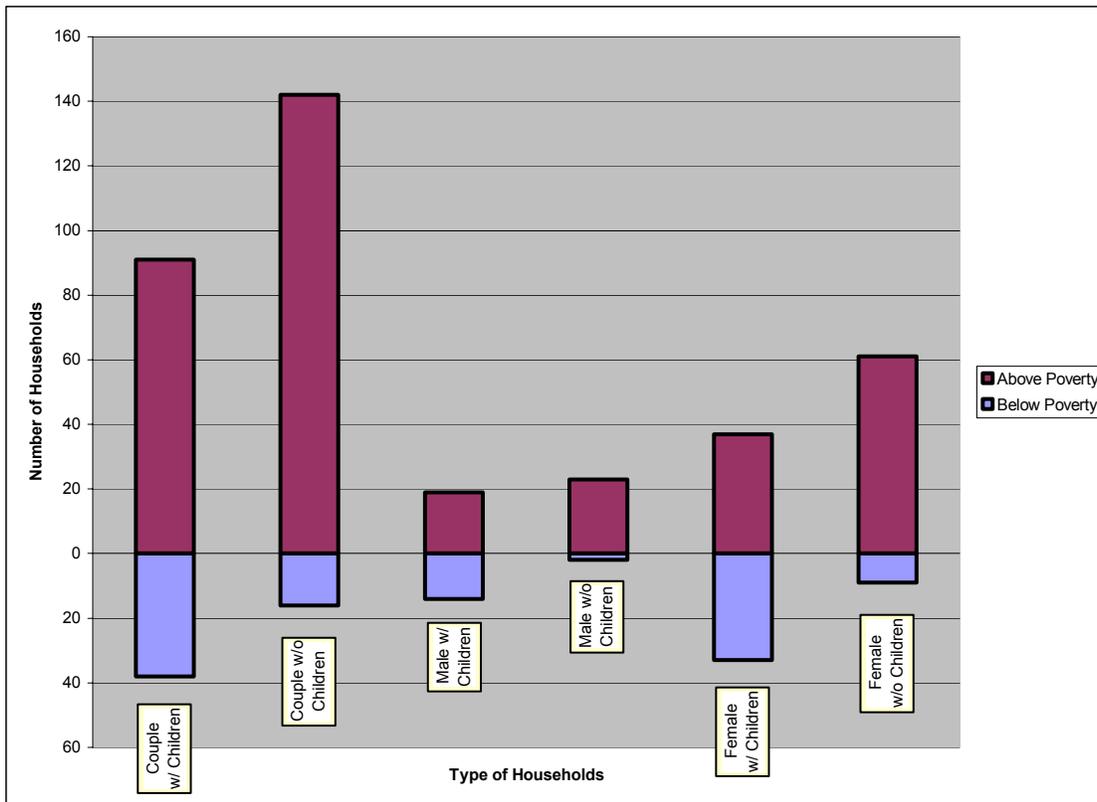


Exhibit 2 – Number of MRA families above and below poverty level by family type.

There are several childcare facilities in and around the Sawmill-Wells Park neighborhood. The following is not a comprehensive list of area childcare facilities, but is representative of the services provided and the rates charged:

Downtown Childcare Centers

There are two Downtown Childcare Centers near the Sawmill-Wells Park neighborhood. The center located at 1503 Sixth Street, NW is within the MRA and the center located at 1105 Candelaria, NW is within a short driving distance to the north. Downtown Childcare Centers provide Early Childhood Education programs. The facilities are State-approved, meaning that parents that are either students or work full time and make 150 percent of poverty level or less in income are eligible for financial assistance through the New Mexico Children Youth & Families Department. Downtown Childcare Centers accept children from as young as six weeks old up to children of school age, and provide care from two days per week up to full-week programs, as well as before- and after-school programs. In addition, they have a van for field trips and some limited playground equipment in a small outdoor yard.

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The programs and rates are:

Age 6 to 24 weeks	(4-5 days/week)	\$130/week
Age 24-60 months	(4-5 days/week)	\$110/week
	(3 days/week)	\$90/week
	(2 days/week)	\$60/week
Kindergarten	(4-5 days/week)	\$85/week
Before/After School	(4-5 days/week)	\$65/week
School-age APS out-of-school		\$110/week

The typical Student:Teacher ratio is 12:1. They have up to four teachers available at each facility. This means that each facility could have up to 48 children enrolled, or 96 children between the two facilities. The Sixth Street location currently (Spring 2004) has twenty children enrolled, although they typically only have around 12 children at the facility on any given day. There is similar enrollment at the Candelaria facility. There is currently no waiting list at either facility.

Albuquerque Preschool Cooperative (606 Candelaria)

Unlike the Downtown Childcare Centers, the Albuquerque Preschool Co-op is run, as its name suggests, as a cooperative. They require that parents volunteer a certain amount of time each month helping out in the classroom or participating in activities with the children. They offer programs for pre-school children, referred to as the two-year-old program, comprised of children up to three years old, and a program for kindergarten-age children (ages three to five).

Two year old program – half day only

Tue. – Thur. from 8:30 – Noon.

Monday-Wednesday-Friday 8:30 – Noon

Three to Five Year Old programs

Tue. – Thur. from 8:30- Noon or 12:30 to 4:00

Mon. - Wed.-Fri. from 8:30- Noon or 12:30 to 4:00

Both the Two-Year-Old program and the Three-to-Five-Year-Old program cost \$129 per month for the Tuesday-Thursday option and \$193 per month for the Monday-Wednesday-Friday option.

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They can accommodate a maximum of 10 children on Tuesday-Thursday in each program during each time period and a maximum of 12 children on Monday-Wednesday-Friday in each program during each time period. There are currently (Spring 2004) no openings in the Two-Year-Old program and they are taking registrations for the Fall 2004.

Escuela del Sol Montessori (11147th Street)

Escuela del Sol Montessori is a not-for-profit school located south of Mountain Road on Seventh Street. It has toddler through Sixth grade (18 months through 12 years old) child care and education programs, as well as an art program at the Harwood Art Center located on the grounds of the school. 2004 enrollment is approximately 190 students.

Programs:

Toddler – Ages 18 months to 3 years. Student:Teacher ratio is 5:1. Cost is \$7,000 per year.

Preschool – Ages 3 to 6 years. Student:Teacher ratio is 12:1. Cost is \$6,600 per year.

Elementary – Ages 6 to 12 years. Student:Teacher ratio is 11:1. Cost is \$7,700 per year.

The teachers are AMS, AMI, NCME, and State-certified. Escuela del Sol Montessori has a short admissions waiting list, although they makes every attempt to accept all who apply. The school offers tuition assistance based on need.

Approximately thirty-seven percent of family households in the MRA make \$25,000 per year or less. A family household making \$25,000 or less might spend up to twenty percent of their yearly income on childcare costs, based on the local program fees for area childcare and child education programs. This figure highlights the fact that economic development efforts intended to employ MRA residents within the neighborhood need to consider residents' childcare needs and their income levels. Specifically, employing single parents will not simply require having childcare in the neighborhood; it will also need to be affordable, considering the number of both single-parent and two-parent households that are at or below the poverty line (Exhibit 2).

Providing daycare in conjunction with redevelopment efforts in the Sawmill-Wells Park MRA is important as an amenity that could help attract both businesses and employable residents to the area.

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Reduced-rate childcare could be offered to income-qualified Sawmill-Wells Park residents and full-market-rate childcare services would be provided to artisan village tenants, office tenants, and other outside residents to help subsidize the low-cost care.

Although we believe it is important to offer convenient and affordable childcare services for Sawmill-Wells Park residents as part of an overall economic development program, constructing a specific facility should be delayed to coincide with later development projects so more clients would be served within the neighborhood. Providing childcare services would assist in economic development efforts by potentially allowing current residents a low-cost childcare option, as well as providing an amenity to entice future businesses and new residents to locate in the neighborhood.

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Market for Artisan Village

Based on earlier plans and public input, one of the suggested redevelopment options for the industrial area in the Sawmill-Wells Park neighborhood is to create an artisan village. This development would potentially offer manufacturing, retail, office/warehouse, and studio space. The probable site for the artisan village is an abandoned industrial site, referred to as the Ponderosa Products property, adjacent to Sawmill's Arbolera de Vida development. The site currently has 109,000 square feet of warehouse space that will be leased out on an interim basis while the artisan village is in the planning stages. Ultimately, the vision for the site includes approximately 60 live-work rental units, 36 live-work ownership units, a 29,000 square foot artisan manufacturing center and showroom, and a plaza. Offering a mix of rental and ownership units in the development is important. The Grubb & Ellis 2004 Real Estate Forecast for the Albuquerque market states "*The hot product type for general industrial users is office warehouse condominiums. With historically low interest rates fueling demand, many smaller users, below 15,000 square feet, are seeking ownership opportunities in condominium settings.*" While the office warehouse condominium product type is not directly comparable to the products that will be offered in the artisan village, they are similar, suggesting that there will be demand for a mix of ownership and rental units. This is also our experience in Santa Fe, where the live-work market is more mature.

The manufacturing center should have a mix of large and small rental units. Final sizing of the units will be based on the identified needs of potential tenants, but we recommend small units in the 150 to 500 square foot range and large units in the 800 to 1,200 square foot range. We recommend rental rates in the range of \$4 per square foot for large units to between \$10 and \$15 per square foot for small units. This pricing is based on the fact that the small units will need a larger percentage of the total space to be highly finished, with less raw warehouse/production square footage. Pricing will be determined, in part, by the features included and the degree of finish required for the units.

As a comparison, art studio space, combined with either retail space or living space, in the Albuquerque-Santa Fe area typically leases for between \$12 and \$20 per square foot, depending on the degree of finish of the unit and its features.

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A business plan should be developed for the artisan village to determine specific space needs, facility features, and rental rates, along with an operating plan that lays out how the facility will be marketed and run. This could entail anything from requiring tenants to be completely self-sufficient to providing a commissioned sales staff and packing and shipping services.

One of the features often mentioned as very desirable for artist studio space is natural lighting. Diffused natural lighting provided by skylights is a common feature in artist studios. Other features that are important include:

- Garage door access to the lower floor to move bulky items in and out
- Adjustable lighting with full-spectrum bulbs
- High ceilings
- Separate access for clients and artists
- Good ventilation in the studio/work area
- Flexible work space
- Industrial sink

There are several aspects of the Sawmill-Wells Park community, including its location and physical infrastructure, which makes it unique and gives it an advantage in attracting certain types of businesses to the area:

1. The Sawmill-Wells Park neighborhood is located near the cultural and artistic center of Albuquerque and is adjacent to Old Town, the largest year-round tourist market in the City.
2. The Sawmill-Wells Park neighborhood has numerous redevelopment opportunities due to the large number of vacant properties and derelict industrial sites in the area.
3. There are several studios and lofts that rent space and provide facilities to artists and craftspeople in close proximity to Sawmill-Wells Park. These include the Harwood Art Center just south of Wells Park, and the Fort 105 and Fort 508 Studios several blocks farther south in the Downtown area.
4. The location offers good visibility from both Rio Grande Blvd. and Mountain Road.

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In addition to these factors, the roads bordering the community have relatively high traffic counts. According to the Mid-Region Council of Governments, 2002 average weekday traffic counts for streets around the Sawmill-Wells Park area are:

- 5100 to 7,800 vehicles per day on Mountain Road between Fourth and Twelfth Streets with increasing volume from east to west.
- 11,500 vehicles per day on Twelfth Street between Mountain Road and Interstate 40.
- 6,700 vehicles per day on Mountain Road between Twelfth Street and Rio Grande Boulevard.
- 30,400 vehicles per day on Rio Grande Boulevard between Mountain Road and Interstate 40.

Considering the area's close proximity to tourism-generators such as Old Town and the area's multiple museums, coupled with the fact that there are artists' studios nearby, suggests that redeveloping this area to appeal to artisans and craftspeople who want to move into small-scale commercial production and retail is ideal. In addition to the artists currently in the various community rental studios, Albuquerque has a large number of small manufacturing companies that make wood cabinetry and furniture, doors, iron home security fixtures and grills, and other low-volume products that typically incorporate artistic detailing and customization.

The Albuquerque-based Next Generation Economy, Inc., commonly referred to as Next Gen, focuses on economic development based on the idea of industry clusters. One of the clusters Next Gen has identified as economically viable, given the area's assets, is the artisan manufacturing cluster. The artisan manufacturing cluster, state-wide, is composed of more than 400 companies, according to Next Gen. In terms of employment, this includes 3,800 employees in furniture manufacturing, 5,170 employees in pottery/glass manufacturing, and 6,890 employees in jewelry manufacturing.

Some of the North American Industry Classification System (NAICS) codes for businesses that are considered part of the artisan manufacturing cluster include:

3114 – Specialty Food Manufacturing

3452 – Cut and Sew Apparel Manufacturing

31599 – Apparel Accessories and Other Apparel Manufacturing

32191 – Mill Work (including wood window & door manufacturing)

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32711 – Pottery & Ceramics Manufacturing

33152 – Nonferrous Metal Foundries

33232 – Ornamental & Architectural Metal Products Manufacturing

33711 – Wood Kitchen Cabinet & Countertop Manufacturing

33991 – Jewelry & Silverware Manufacturing

Factors that are important to small to mid-size manufacturing operations such as these are:

- 1) A building that allows businesses to have manufacturing space, shipping and receiving capabilities, retail/showroom space, and offices all in one facility,
- 2) Easy customer access,
- 3) Easy accessibility for trucks including access to the building, easily navigable streets, and proximity to transportation routes such as an Interstate,
- 4) Affordable rent

The benefits that the Sawmill-Wells Park area can offer these manufacturers are:

1. Close proximity to Albuquerque's Old Town, redeveloping Downtown and arts districts,
2. Availability of well-developed shipping infrastructure, including convenient Interstate access.
3. Rail access

Typically, the businesses that would work best in an artisan village manufacturing center are artisans and small manufacturers with one to five employees and gross annual sales up to \$250,000.

A project similar to the proposed Sawmill artisan village manufacturing center concept (although less production oriented), called the *Santa Fe Market*, is expected to open in late spring of 2004 in Santa Fe at 149 East Alameda.

Santa Fe Market:

- 12,000 square foot former rug and furniture store
- studio and retail space for artists
- open 9 a.m. to 7 p.m. six days a week (closed Tuesday)

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- close proximity to the Santa Fe Plaza
- 22 indoor rental spaces
- \$485 - \$2,200 per month indoor space rental
- 22 covered outdoor courtyard rental spaces
- \$590 per month covered courtyard space rental
- additional 18 short-term outdoor rental spaces
- integrated restaurant with seating for 50
- Renter artists must spend at least 25 percent of the markets' operating hours in their space
- 15-person staff will sell artists' work on commission
- Packing and shipping, and marketing handled in-house
- 15 percent fee on all items the artists sell, used to operate the facility

Commercial art studios near Sawmill-Wells Park could be ideal places to develop relationships with artists and artisans who could eventually move into the artisan village when they need more space or want to expand into a more retail-oriented setting. Sawmill's close proximity to several artist studio facilities, as well as the Old Town tourist market, makes the area ideal for an artisan village. Three studios in the area offer the following:

Harwood Art Center at 1114 7th Street (7th Street and Mountain Road)

- 45 artist studio spaces
- \$125 to \$300 per month studio rental rate
- 3 main-floor galleries to show work
- \$175 to \$300 per month main floor gallery rent rate
- 2 second floor galleries
- \$50 per month second floor gallery rental rate
- performance stage and theater in basement
- dance floor in basement
- meeting space available up to approx 100 people
- \$15 per hour for meeting space rental (sometimes free)

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Fort 105 & Fort 508 Studios on 3rd at Central Avenue and Central Avenue at 5th

The Fort Studios are clusters of artists' studios in two commercial buildings in Downtown Albuquerque. Unlike the Harwood Art Center, Fort Studios is a purely commercial venture. The mission of Fort is to promote art and provide a venue for artists to sell it. Although the studios are not offered on a per-square-foot basis, the rents are typical of office space in the Downtown area, around \$1.17 per square foot per month. The studio spaces range in size from approximately 150 square feet to over 600 square feet. The two Fort locations offer artists and others of the so-called "creative class":

- 24-hour-accessible workspace
- Small-sized studio space - \$115 to \$175 per month
- Large-sized studio space for \$725 per month

All the studio space at Fort 105 is leased, and Fort 508 has only one large studio space remaining. Fort 105 studios are occupied by:

- 4 photographers
- 3 painters
- 2 musicians
- 2 jewelry makers

Fort 508 studios are occupied by:

- 1 painter
- 2 architects
- 1 architectural CAD designer
- 1 charcoal drawing artist
- 1 furniture refinisher
- 1 music teacher

In addition to the small-scale artisan spaces, the general location, accessibility, and proximity to tourist markets of the Sawmill area is also appealing to slightly larger manufacturing businesses, such as Southwestern furniture manufactures, for example. One such manufacturer currently operates from a 10,400 square foot facility in Southwest Albuquerque. The company uses 1,500 square feet of the building for office and showroom space, and the remaining space is used for manufacturing, shipping, and

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warehousing. The business has seven full-time employees and two part-time employees, with approximate gross annual sales of \$500,000. About ten percent of their sales are from exporting to Canada.

Their current facility is rented for \$3.60 per square foot. The owner indicated he would be very interested in relocating because he needs more space. Ideally he would need a facility that has about 15,000 square feet, about 12,000 of which needs to be manufacturing space. He suggested that moving close to Old Town is appealing to him. However, he noted that a competitor that moved to the Old Town Area on Rio Grande, just west of the Sawmill community, soon went out of business, most probably because rent was too high.

We recommend the artisan village as a high priority redevelopment project. Numerous factors noted above make this a unique and potentially very successful project, and it accomplishes redevelopment objects of the Sawmill-Wells Park area. It is important to offer:

1. Outdoor storage space for the facility, although not necessarily for each tenant
2. 24-hour-accessibility
3. Easy accessibility for trucks including access to the building and easily navigable streets
4. Affordable rent in the \$4 to \$15 range, depending on the size of the space.
5. Garage door or large door access to move bulky items in and out
6. Natural light in the work spaces
7. High ceilings

Housing Market Overview

According to a report by the U.S. Department of Housing & Urban Development, during the mid- and late-1990s, housing demand in the Albuquerque area supported production of an average of 4,800 single-family homes per year. In contrast, multifamily production peaked at nearly 2,000 units in 1995 but plummeted to slightly more than 100 units by 2000. Multifamily starts picked up in 2001 and 2002, but the pace of construction in this sector remains well below that of the mid-1990s. Housing starts in the Albuquerque area in the fourth quarter of 2003 showed a continued decline compared with starts from the same period in 2002. This trend is contrary to the national trend.

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Home sales prices vary considerably among Albuquerque neighborhoods. Median prices range from less than \$100,000 in the Southwest metropolitan area to more than \$500,000 in the Far Northeast Heights area.

The proposed Mesa Del Sol master-planned community south of the Albuquerque International Sunport will offer affordable housing to several thousand families. West Mesa, near the large suburban area of Rio Rancho, is the most rapidly growing area of the metropolitan region due to the variety of recently-built homes available at affordable prices for entry-level homebuyers.

In 2001, 8,000 single-family homes were sold in the Albuquerque market, compared with 6,700 homes just one year before. By 2003, single family home sales reached a record 10,000. At any given time, between 2,000 and 4,000 homes are listed for sale in the Albuquerque area. City-wide, attached patio homes/townhouses and condominiums comprise approximately 10 percent of all listings and sales. The average sales price of a condominium was approximately \$106,000 in 2003. Low interest rates, first-time homebuyer programs, and a wide variety of entry-level and affordable homeownership opportunities are supporting the strong demand for housing sales. A significant number of renter households moving to homeownership have dampened demand for rentals, and the market responded by cutting back on new rental projects.

Housing statistics for the Sawmill-Wells Park neighborhoods show that the housing in the area is generally very old (Table 7). The median age of housing units in the MRA is nearly sixty years.

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Housing Units by Year Built				
	<i>MRA</i>	%	<i>Albq.</i>	%
1999 to present	6	0.60%	11,759	5.60%
1995-1998	29	2.92%	21,526	10.26%
1990-1994	31	3.12%	15,790	7.52%
1980-1988	67	6.75%	34,389	16.38%
1970-1979	54	5.44%	45,834	21.84%
1960-1969	81	8.16%	25,045	11.93%
1950-1959	131	13.19%	31,539	15.03%
1940-1949	196	19.74%	18,990	9.05%
1939 or earlier	400	40.28%	5,026	2.39%

Source: Claritas, Inc., 2003 & U.S. Census Bureau, 2002

Table 7 – quantity of MRA housing units by the year they were built.

The majority of the housing stock is single family detached, comprising nearly 78 percent of all housing in the area (Table 7).

Housing Units by Units in Structure				
	<i>MRA</i>	%	<i>Albq.</i>	%
1 unit attached	113	11.38%	14,550	6.93%
1 unit detached	771	77.64%	120,459	57.39%
2 units	41	4.13%	2,463	1.17%
3 to 19 units	46	4.63%	39,681	18.90%
20 to 49 units	10	1.01%	19,916	9.49%
50 or more units	3	0.30%	5,716	2.72%
Mobile home or trailer	10	1.01%	6,586	3.14%
Boat, RV, van, etc.	0	0.00%	527	0.25%

Source: Claritas, Inc., 2003 & U.S. Census Bureau, 2002

Table 8 –quantity of MRA housing units by the number of units per structure.

A recent sampling of prices of houses currently on the market in the in the MRA area show two bedroom/one bath homes in the \$80,000 – \$90,000 range, three bedroom/two bath homes in the \$90,000-\$110,000 range, and larger homes up to \$180,000.

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It is estimated that approximately 60 percent of all houses in the MRA were valued at between \$80,000 and \$150,000 in 2003 (Table 9). Roughly the same percentage of houses in the Albuquerque metro area were estimated to be valued at \$150,000 or less in 2002, according to the U.S. Census Bureau estimates (Table 10)

Owner-Occupied Housing Values		
	<i>Number</i>	<i>%</i>
Less than \$20,000	7	1.34
\$20,000-39,999	2	0.38
\$40,000-59,999	32	6.12
\$60,000-79,999	81	15.49
\$80,000-99,999	134	25.62
\$100,000-149,999	179	34.23
\$150,000-199,999	56	10.71
\$200,000-299,999	30	5.74
\$300,000 or higher	0	0.00

Source: Claritas, Inc. 2003

Table 9 – The value of owner-occupied houses in the MRA.

Owner-Occupied Housing Values		
	<i>Albq.</i>	<i>%</i>
Less than \$50,000	789	0.78%
\$50,000-99,999	21,065	20.74%
\$100,000-149,999	40,458	39.83%
\$150,000-199,999	21,374	21.04%
\$200,000-299,999	13,566	13.36%
\$300,000-499,999	3,790	3.73%
\$500,000-999,999	531	0.52%
\$1,000,000 or higher	0	0.00%

Source: U.S. Census Bureau, 2002

Table 10 – The value of owner-occupied houses in Albuquerque.

Market for Live-Work

Live work is becoming increasingly popular in the Santa Fe and Albuquerque markets.

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New live-work projects continue to be developed in Albuquerque as well. Construction will start in April on the Silver Lofts, being developed by Infill Solutions, in Downtown. Units range in size from 1,058 square feet to 1,658 square feet and sell in the \$200 per square foot range.

Live-work units are commonly offered in the 1,000 to 1,500 square foot size range, often in loft configuration. A typical 1,200 square foot live-work loft might have 800 square feet of lower floor space and 400 square feet of upper floor space and rent for \$1.04 per square foot, or \$1,212 month. Lofts in the Santa Fe market sell in the range of \$225,000 to \$800,000. Prices are roughly comparable in the Albuquerque market, although the variability in amenities, location, new construction versus reuse, and other aspects make a direct comparison difficult. For example, the lofts at Eighth and Silver in Downtown Albuquerque are projected to sell for around \$200 per square foot. A unit in The Lofts at 3600 Cerrillos in Santa Fe (of comparable size to the Silver lofts) had a resale of \$156 per square foot in 2003. The Lofts in Santa Fe at Marquez Place sell new in the range of \$235 per square foot to nearly \$300 per square foot. This is in a prime location which brings a higher market value, and construction delays also ran up the cost of the project.

A true loft, or hard loft, is a conversion of a factory or warehouse, of either concrete construction, or "mill" construction of exposed brick and original wood posts, beams and floors. Ceilings are typically over ten feet high, giving a loft the feeling of spaciousness. Larger windows and an open floor plan layout are also common. These types of live-work spaces are typically favored by younger people in their twenties and thirties and by creatives such as artists.

We believe there will be high demand for live-work space in Albuquerque for at least the next five years. Although live-work is a relatively new product type in Albuquerque, we expect that, based on the experiences in other redeveloping cities across the county, there is pent up demand in the local market. Live-work is one type of housing common to New Urbanism, and other facets of New Urbanism have shown acceptance and generated interest in the Downtown and Central Avenue corridor redevelopment efforts. In fact, several live-work projects have been developed or are in the process of being developed

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in and around the Downtown area, such as the previously-mentioned lofts on Silver and the Gold Avenue Lofts that will be on Gold, between First and Second Streets.

Live-work introduces a new element into an area's economic development potential, allowing small and diverse businesses to be incorporated into the fabric of a community in an unobtrusive and beneficial way. Live-work is a very important element in the development of any mixed-use community. We believe live-work should be a priority in the Sawmill Wells-Park area as a means of providing unique housing options and localized economic development opportunities to current residents and as a means of attracting new residents to the area.

Market for Senior Housing

The gap between senior housing availability and senior housing demand in Bernalillo County is projected to be between 1,127 and 1,381 units by 2004, according to projections by Claritas and The University of New Mexico's Bureau of Business and Economic Research. The gap between supply and demand has been steadily increasing over the past five years.

According to demographic data, there are estimated to be 400 residents aged 60 or older living in the MRA (Exhibit 2). It is estimated that over 200 people living in the MRA will reach retirement age in the next ten years.

According to the 2000 Albuquerque Senior Housing Study produced for Encino Housing

- Nationally, the majority of seniors live in their own home, while only ten percent of the senior population lives in age-restricted housing. Assuming the same percentages hold true for the Sawmill-Wells Park MRA, that would suggest that about 40 residents age 60 or over might choose senior housing options if they were offered.
- Nationally, the demand for senior housing comes primarily from older seniors, whose average age ranges from 75 to 83 years old. There are currently estimated to be about 125 residents living in the MRA in this age range.

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- It is projected that the Northwest area of Bernalillo County will experience some of the fastest growth in senior population in the County, although much of this growth is expected to be in the far northwest, close to the city of Rio Rancho.
- Approximately 13 percent of the seniors residing in Bernalillo County live below the poverty line. This would account for 52 residents age 60 or over in the Sawmill-Wells Park MRA. Since twenty percent of MRA residents fall under the poverty line, this figure is probably conservative.

If we apply the ten percent estimate for the number of seniors nationally who live in senior housing with the statistic that suggests older seniors are more likely to live in senior housing, there are an estimated thirteen MRA residents ($125 \times .1$) that might live in senior housing. This does not take into account seniors in nearby communities or other parts of the County that might consider living in senior housing in the Sawmill-Wells Park area.

There are other senior housing developments in the vicinity, including:

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Encino Terrace

Located at 609 Encino Place NE, this senior apartment housing has 153 residents. It is government-subsidized and offers residents, transportation, building security, a library, and religious activities. Residents have a central dining room for meals, and the management provides building maintenance, a laundry service, group exercise programs, and an emergency call system.

Albuquerque Grand Senior Apartments

Located at 1501 Tijeras Avenue NE, this facility provides central dining for the residents, as well as housekeeping services, building security, a library, religious activities, and an exercise program. The entrance fee is \$200 in addition to the monthly rate.

The number of seniors in the Sawmill-Wells Park neighborhood does not suggest that there is enough demand within the immediate neighborhood to support additional senior-specific housing beyond the 18 units planned in the Sawmill community. Those units will be developed by Encino Housing on a .9328 acre tract (Tract 7 of the Sawmill Master Plan). We believe the needs of the senior community can best be accommodated by ensuring that there is both affordable housing available and that there is a mixture of housing, such as townhouses and apartments for elderly residents who are unable or uninterested in maintaining a single-family detached house any longer. At this time, we do not recommend pursuing the construction of additional senior-specific housing beyond the 18 units planned for the Sawmill community.

Market for Multi-Family Housing

The Albuquerque rental market emerged from a five-year slump in 2001. A surge in rental production during the period from 1994 to 1997 pushed the vacancy rate above eight percent in 1996 and into double digits by 1998. The subsequent major cutback in rental production in the late 1990s facilitated gradual improvement in the rental market, returning the occupancy rate to 94.3 percent by September 2002. The overall occupancy rate by the fourth quarter of 2003 had declined to 90 percent. This overall average masks considerable variation in occupancy depending on the age of the property. Occupancy rates in newer units are as high as 95 percent or more, but older properties have problems maintaining occupancy

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rates in the mid- to high 80-percent range. The lower occupancy rate in older properties is primarily due to competition from newer affordable tax-credit properties.

The Apartment Association of New Mexico's 4th Quarter 2003 Comprehensive Apartment Market Survey shows that apartments in the 87102 zip code consistently have 90 percent or above occupancy. The 87102 zip code includes a large portion of Wells Park and, as a whole, contained a representative cross-section of the types of housing that are found in the Wells Park neighborhood. Part of the Wells Park and Sawmill neighborhoods are in the 87104 zip code; however, we felt it was not as representative of the Sawmill-Wells Park area because it includes several up-scale neighborhoods near the Rio Grande that are significantly different from the Sawmill-Wells Park neighborhoods.

The rental rates for all apartments from efficiencies to three bedroom apartments are consistently lower than similar-sized apartments in other parts of Albuquerque. The average rental rate per square foot in the 87102 zip code in 2003 was \$0.93 for an efficiency, between \$0.70 and \$0.80 for two bedrooms, and \$0.42 for three bedroom apartments.

There are a variety of physical design options for providing low income housing in the Sawmill-Wells Park MRA. The narrow-lot single family homes recently constructed by the Sawmill Community Land Trust provide sustainable low cost housing to area residents. Other options for providing low-cost housing include types that are more common to the broader housing market, such as apartments and townhouses.

The SU-2 Special Neighborhood Zone designation in the Sawmill-Wells Park Sector Plan establishes neighborhood-specific zoning for the MRA. The revised zoning potentially makes the construction of townhouses and multi-family housing such as apartments more difficult.

Other multi-Family housing options include building multi-family compounds, either attached or detached housing, situated around a central courtyard. Examples of courtyard housing are common in some of the older areas of Santa Fe and Albuquerque. The courtyard housing type is appropriate for historic Albuquerque neighborhoods such as Wells Park. It represents a type of multi-family housing that could be both acceptable and appropriate for the neighborhood. In fact, a group of compact "casitas" arranged in a courtyard configuration is found adjacent to Wells Park, on the south side of Mountain Road

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west of Seventh Street. The structures are scaled appropriately for the neighborhood, and offer a space-efficient configuration that gives economies similar to other multi-family housing types. The zoning code for the Sawmill-Wells Park neighborhoods would have to be modified to allow this type housing.

There is reluctance among some members of the community to have additional multifamily housing in the area. The primary concern of neighborhood residents is a concentration of low-income people. Residents want a balanced mix of incomes so their neighborhood does not become a “dumping ground” for those who cannot afford to live in nearby areas that are experiencing gentrification. Despite this concern, we believe there is a need for a greater diversity of housing types in the Sawmill-Wells Park neighborhood. Multifamily housing will offer affordable housing options to low income residents. Apartments or courtyard complexes of small housing units would also offer young adults housing options not currently available to them. Young adults typically do not move straight into single family detached housing. The population profile (Exhibit 1) shows a significant dip in the 15-24 year old demographic. Lack of jobs is one factor in this, but residents of that age need appropriate housing as well. In addition, area seniors would benefit from having other housing options that offer affordability and reduce the burden of upkeep. Although live-work and senior-specific housing will provide much-needed living options, we believe providing a more comprehensive array of housing options would greatly benefit the Sawmill-Wells Park neighborhood. Small scatter-site developments of appropriately-scaled courtyard housing, townhouses, or small apartment complexes interspersed throughout the Sawmill-Wells Park neighborhood would be a valuable asset to the community.

Northeast Area Mixed-Use Node

The northeast area of the Wells Park neighborhood, roughly defined for the purpose of discussion as west of Fourth Street, north of Aspen Road, East of Twelfth Street and south of Interstate 40, is largely warehouses, industrial properties and vacant land. Wells Park community members expressed particular interest in redevelopment of at least part of this area to improve the look of the neighborhood, reduce blight and crime, create uses beneficial to neighborhood residents, and balance the predominance of industrial uses.

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The purpose of identifying specific development projects to implement in the northeast part of the Wells Park neighborhood is primarily to suggest a project or projects that will serve as a catalyst for further redevelopment of that area of Wells Park.

Southwest Planning & Marketing recommends development of a “green business” such as a commercial greenhouse in the interior of the northeast area and a retail development project on the eastern edge of the Wells Park neighborhood that borders Fourth Street.

Specifically, the community should examine the possibility of working with the City of Albuquerque to redevelop the City-owned property north of Aspen Road between Fourth and Fifth Streets (Block 1 of the Ives Addition, lots 1-15). Either the southern portion of the property or the complete site could be used to build a commercial center and eastern “gateway” into the Wells Park neighborhood. This would also serve as a buffer from less desirable uses located to the east.

The City-owned site location is ideal for retail stores that both serve Wells Park residents and capitalize on the high traffic volumes on Fourth Street. According to a 2002 Mid-Region Council of Governments traffic study, on a typical weekday, an average of 12,400 vehicles traveled Fourth Street north of Mountain Road.

Such a development should have a mixture of retail stores that can provide basic products and services not currently available to Wells Park residents in their immediate area.

The following is a list of business services needed according to a survey of Sawmill-Wells Park residents in 1999. This was part of the survey that was presented in *A Community Economic Development Project Evaluation Tool For The Sawmill Community Land Trust*, produced as part of a professional project for the University of New Mexico Community & Regional Planning Masters program in 1999.

Community residents indicated that they would like to see the following businesses in or near their community:

- Fruit and Vegetable Market (77 responses)
- Large Grocery (72 responses)

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- Movie Theater (52 responses)
- Hardware Store (50 responses)
- Small Grocery (40 responses)
- Bookstore (40 responses)
- Restaurants (37 responses)
- Bakery/Butcher/Fish Market (36 responses)
- Dry Cleaner (30 responses)
- Clothing Store (25 responses)
- Large Department Store (23 responses)
- Flower Store (21 responses)
- Drug Store (18 responses)
- Gardening/Landscaping (17 responses)
- Laundry (16 responses)
- Shoe Store (12 responses)
- Beauty Salon (12 responses)
- Auto Repair (11 responses)
- Barbershop (11 responses)
- Copy/Printing Shop (11 responses)
- Computer Store (9 responses)
- Gift/Jewelry Store (9 responses)
- Business Supply Store (5 responses)
- Accountant/CPA (2 responses)
- Lawyer/Attorney (1 responses)

Of the identified businesses, a fruit and vegetable market or small grocery, a dry cleaner/laundry, a drug store, a bookstore, a barber shop, or a video rental store are businesses that would be best suited for a center at that location. A grocery store similar to the Grocery Emporium on Girard south of Indian School would be an ideal anchor.

At several of the neighborhood public meetings, residents suggested that they would also like to see businesses such as a commercial greenhouse, vineyard, or tree nursery developed in the interior of the northeast section of the neighborhood. (During the community workshop, a potential developer of a nursery came forward and identified a potential site for his business.) Similar responses were given in the 1990 survey. An example of this type of business is Bernardo Beach Native Plant Farm on Arno Street south Candalaria. It is a nursery specializing in native and desert adapted plants. The nursery employs four people. This type of business would provide needed economic development, it would balance yet still be compatible with the other industrial uses in the area, and it would provide an “amenity” of sorts to

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community residents in terms of adding green space. If appropriately sited, such a business or businesses would provide a buffer between more intense industrial uses and residential areas.

In addition to private nurseries, there are organizations such as Tree New Mexico that distributes 70,000 tree seedlings to communities and organization throughout New Mexico and parts of Arizona each spring. The seedlings, which include at least a dozen different species, are grown at various nurseries (wood products industry, state-run, and private) throughout the country. In the fall, Tree New Mexico distributes containerized trees grown at a Regional Grow-Out Site. It might be possible to partner with such an organization to create a distribution or grow-out site in the Sawmill-Wells Park area.

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James Cox, Artistry of Iron, Inc.
Roger Cox, Roger Cox & Associates.
Liz Ernst, Explora Science Museum.
Donna Fletcher, Downtown Childcare Centers.
Ron Grazier, Contemporary Southwest by Grazier, LTD.
Barbara Gregus, Re/Max Elite Realtors.
Michael Halsey, Downtown Albuquerque development consultant.
Jim Hofsis, Old Town Merchants Association.
Jim Long, Sheraton Old Town hotel.
Susan McAllister, Harwood Arts Center.
Jon McConville, Fort 105 and Fort 508 Studios.
Joe Quintana, Middle Region Council of Governments.
Jim Rogers, architect and commercial property owner.
Naomi Romero, National Atomic Museum.
Aaron Roth, North Forth Street Camino Real Merchants Association and ARCA.
Fred and Jessie Sais, Wells Park Neighborhood Association.
Chris Sandoval, Artisans of the Desert, Inc.
Paul Tatter, Explora Science Museum.
Nick Thompson, Roger Cox & Associates.
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