



Sawmill:

The Evolution from Industrial to Mixed Use





6—Plant of The American Lumber Co., Albuquerque, New Mexico,

- 93 home ownership units
- Affordable to households less than 80% AMI
 - 2-person- \$48,000
 - 4-person- \$60,000
- Future owners must income qualify
- Sales price/appreciation also limited

FOR SALE

\$181,533

Sawmill Community Land Trust

625 Iron Ave SW, Albuquerque, NM 87102



1,098 Sq ft

2 Bedrooms

2 Bathrooms

Refrigerated air and central heat



Property Highlights

Energy efficient construction – built in 2015

Heat reducing blinds installed, tile throughout to maximize energy savings

Updated irrigation and landscaping to maximize water savings

Located in historical, walkable Barelas neighborhood close to downtown, and ABQ Bio-park

Easy access to I-25 interstate

The Sawmill Community Land Trust provides affordable homeownership for low to moderate income households. Subsidies available to help offset cost of home purchase (see backside). Please contact us for more information.

Sawmill Community Land Trust | 505-764-0359 | www.sawmillclt.org

MRA AREA

Land Trust

Multi-Family

Heritage Hotels

Old Town

Museums





380 multi-family housing units since 2000;
83% are affordable

median household income
\$46,300 
+ 8% from 2010

median rent **\$720** 
+13% from 2010

-4% decrease in Hispanic population



SAWMILL DISTRICT MASTER PLAN

Adjacent Residential Units



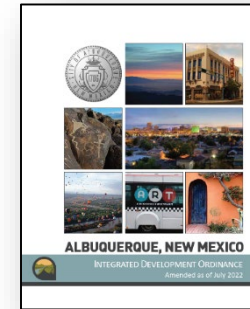
Sarmill Center for the Arts:
Shared Courtyard



Sawmill Zoning History

NM Municipal League
Zoning Officials

May 3, 2023



City Zoning Code

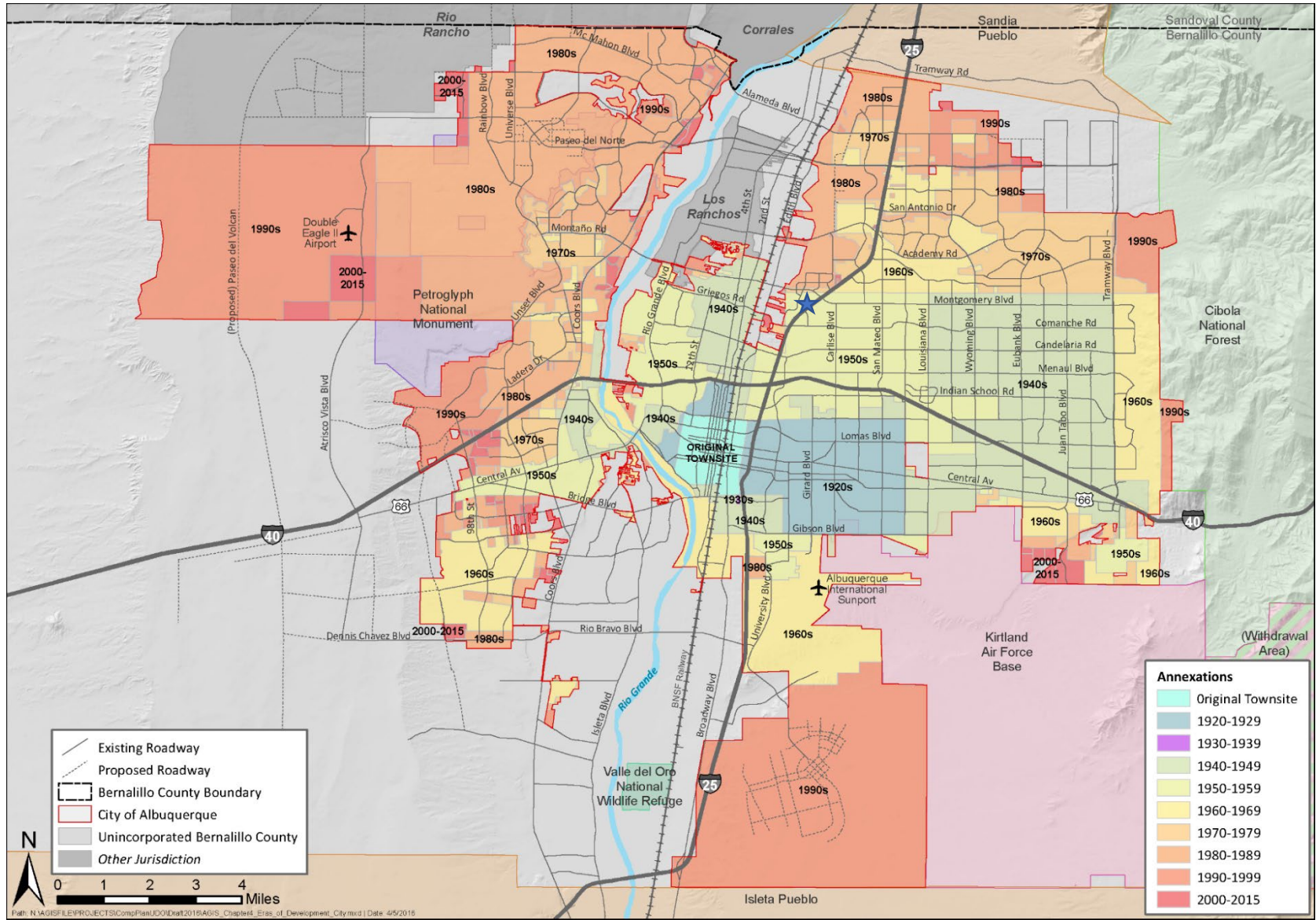
<https://tinyurl.com/CABQ-IDO-12-2022>

Mikaela Renz-Whitmore

UDD Division Manager

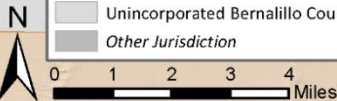
mrenz@cabq.gov

ABQ Growth

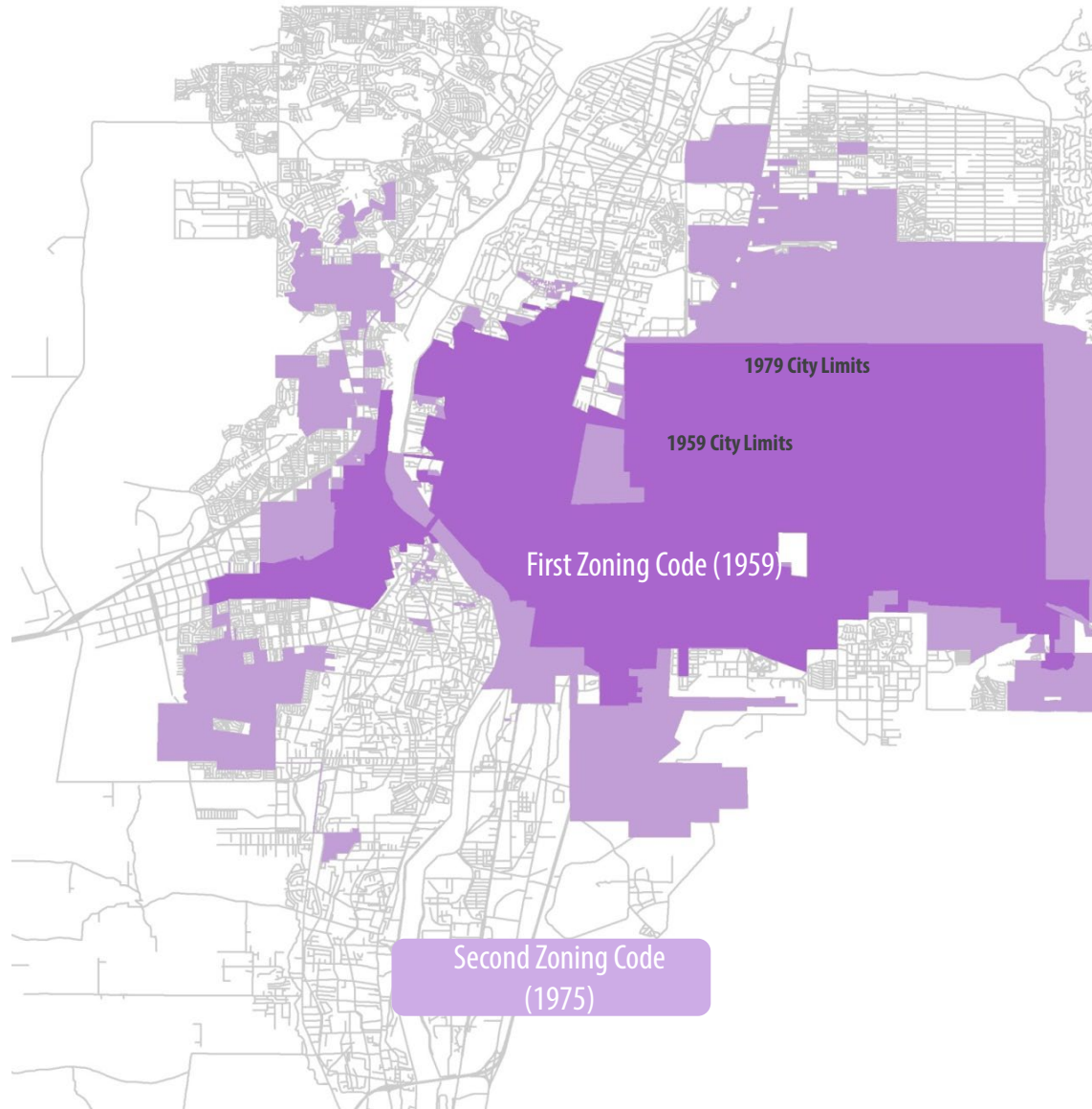


- Existing Roadway
- Proposed Roadway
- Bernalillo County Boundary
- City of Albuquerque
- Unincorporated Bernalillo County
- Other Jurisdiction

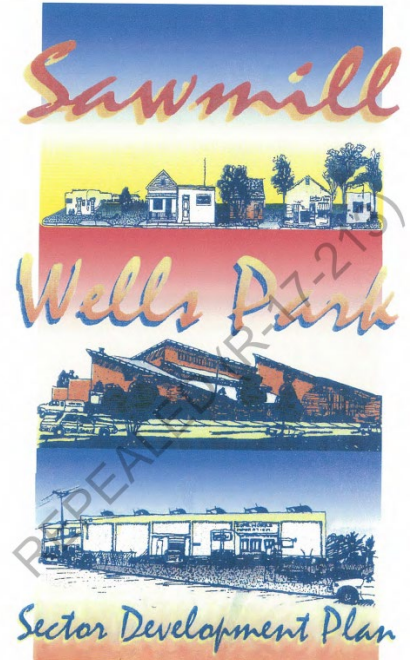
Annexations	
	Original Townsite
	1920-1929
	1930-1939
	1940-1949
	1950-1959
	1960-1969
	1970-1979
	1980-1989
	1990-1999
	2000-2015



Zoning History



Old Town Sector
Development Plan (1977)

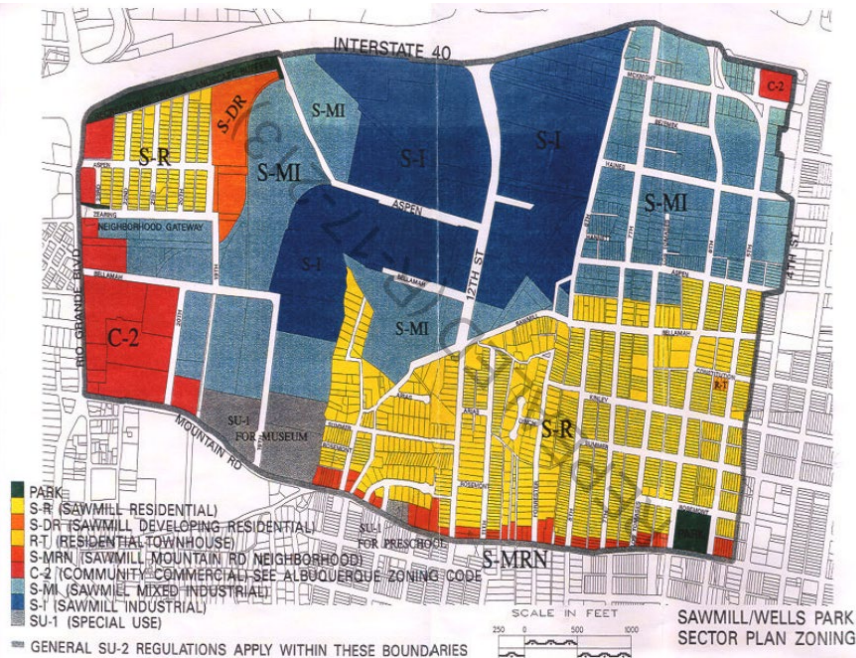


Adopted by the City Council January 17, 1996
and amended January 2000 & November 2002
by the City Council

Sawmill / Wells Park
(1996, 2000, 2002)

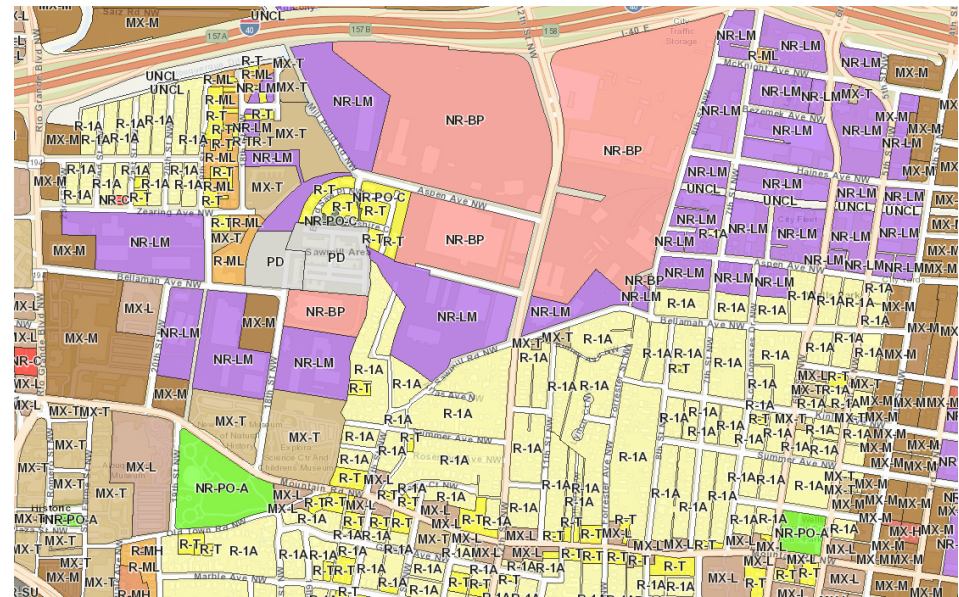
Zoning

Sector Development Plan



IDO zoning

- R-1A Residential – Single-family (small lot)
- R-T Residential – Townhouse
- R-ML Residential – Multi-family Low Density
- MX-T Mixed-use – Transition
- MX-L Mixed-use – Low Intensity
- MX-M Mixed-use – Medium Intensity
- NR-BP Non-residential – Business Park
- NR-LM Non-residential – Light Manufacturing



An uneasy mix...

S-MI SAWMILL MIXED INDUSTRIAL ZONE

The S-MI Zone is a mixed use zone established to:

- Continue to allow small manufacturing businesses, showrooms, wholesale businesses and existing warehouses, but ensure that they are compatible with nearby housing, hotels, retail shops, and museums.
- Allow residence/work spaces (artist studios, office, and apartment combinations) to develop.
- Allow some commercial services and retail businesses to develop.
- Allow housing that predates the adoption of this zone to remain.

A. PERMISSIVE USES:

The following uses are permitted provided they meet all the applicable General SU-2 Regulations for the Sector Plan area.

A.1. Manufacturing, assembling, treating, repairing, or rebuilding of products as regulated under permissive uses of the M-1 Zone in the Zoning Code with the following exceptions and limitations:

A.1.a. Concrete or cement products manufacturing, batching plant, and processing of stone are **not** allowed.

A.1.b. Gravel, sand, and dirt removal, stockpiling, processing, or distribution are **not** allowed.

A.1.c. Poultry or rabbit live storage or killing and dressing are **not** allowed.

A.2. Product showrooms for selling products in conjunction with a manufacturing plant.

A.3. Residence/ Work Space as defined in the S-MI Zone provided it's closest property line is a minimum of 200 feet from the S-1 Zone. See Sector Plan Zoning Map.

DEFINITION

A.3. Residence/Work Space

A combination of dwelling unit(s) and work space(s) for the production of art and/or craft items, for practicing any of the performing arts by an individual or individuals, or for conducting business in an office or in a small manufacturing plant.

A residence/work space is **not** a residential use.

Arts, crafts and small manufacturing businesses on the same premises with dwelling unit(s) housing may include work in any material except for those excluded below provided work methods comply with Federal, State and local environmental regulations.

Buildings must comply with the Uniform Fire Code and Uniform Building Code for using kilns, centrifugal casting, spray painting booths, etc. Metal foundries, blast furnaces, explosives, and epoxy resin and other plastic production are **not** allowed. Buildings shall also comply with the City of Albuquerque Uniform Housing Code.

Each dwelling unit shall contain not less than 150 square feet of floor space for one occupant and not less than 100 additional square feet of floor space besides bathrooms for every additional occupant.

Dwelling unit space shall occupy no more than 50% of the floor area of the residence/work space building(s).

S-MI Zone

A. PERMISSIVE USES (continued):

A.4. On-premise signs, as provided in the General Sign Regulations and the I-P Industrial Park Zone of the Zoning Code.

A.5. Wholesaling

A.6. Warehouses

A.7. Residential uses that exist at the adoption of the Sector Plan as regulated in the S-R Zone may remain at the locations where they existed. If a residential use changes to another use, a residential use at that location may not be resumed or re-established.

A.8. Nonresidential uses that are not listed elsewhere as permissive uses in the S-MI Zone and that exist at the establishment of the S-MI Zone may remain at the locations where they exist.

A.9. Public park and public trails

A.10. C-1 uses listed under A.5. of the S-MRN Zone. All conditions except those listed under A.5.a. and A.5.d. of the S-MRN Zone apply.

A.11. Hotels, motels (including incidental uses) and restaurants on properties contiguous to the I-40 frontage road or major arterials.

A.12. New residential uses as regulated in the S-DR Zone, provided they are located as follows:

- north of the straight line connecting Aspen Avenue NW at 19th Street NW and Aspen Avenue at Mill Pond Road NW, and

- at least 100 feet from the eastern boundary of the property more particularly described as Lot lettered "B-1-A-1", Duke City Lumber Company Addition, as

NOTES AND ILLUSTRATIONS



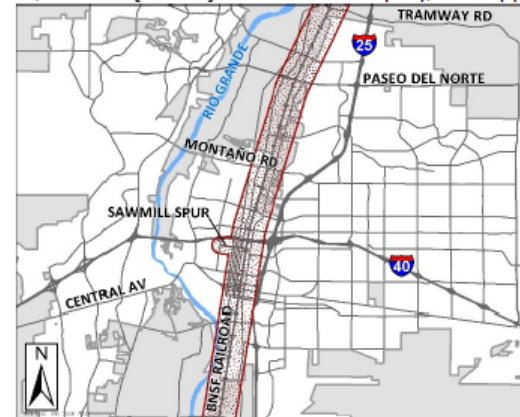
Underlined text indicates amendments adopted by Council Resolution R-14, Enactment # 24-2000.

Cumulative Impacts

Applicability

- 5-2(E)(1)(b) The subject property is within 1,320 feet ($\frac{1}{4}$ mile) of a Residential zone district or a lot containing a residential use in any Mixed-use zone district.
- 5-2(E)(1)(c) Any of the following uses identified in Table 4-2-1 are proposed:
1. Car Wash.
 2. Heavy Vehicle and equipment sales, rental, fueling, and repair.
 3. Light vehicle fueling station.
 4. Light vehicle repair.
 5. Light vehicle sales and rental.
 6. Airport.
 7. Freight terminal or dispatch center.
 8. Helipad.
 9. Railroad yard.
 10. Transit facility.
 11. Light Manufacturing.
 12. Heavy Manufacturing.
 13. Natural resource extraction.
 14. Special manufacturing.
 15. All uses in the Waste and Recycling category.
 16. All uses in the Wholesaling and Storage category.
- 5-2(E)(1)(d) The subject property is within 660 feet of another use described in Subsection (c) above.

Railroad/Sawmill spur

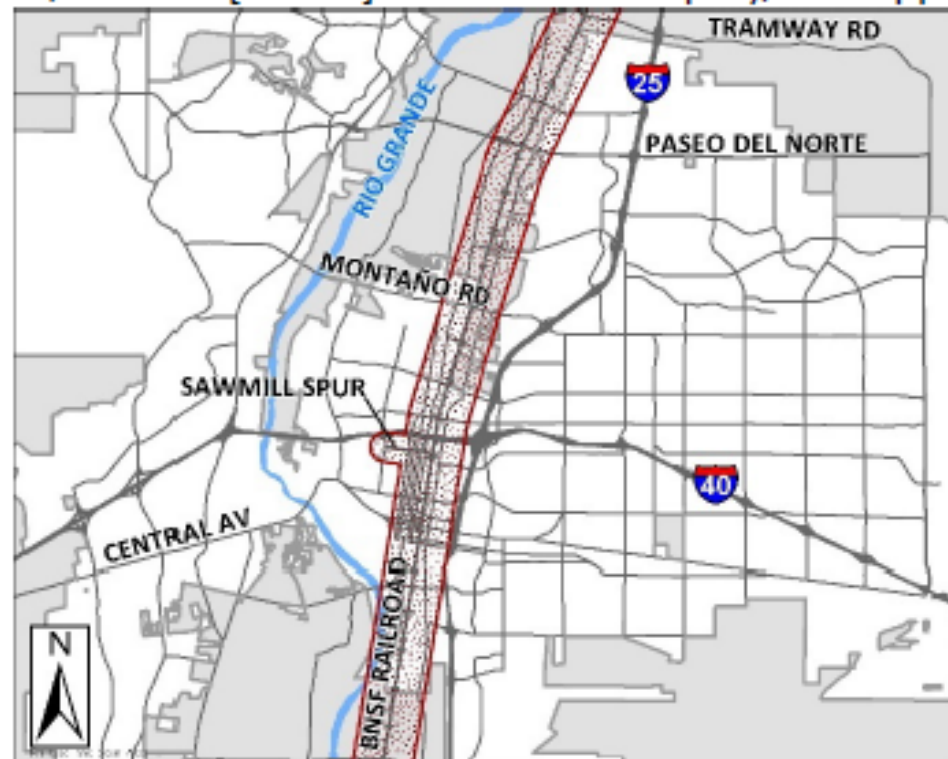


Cumulative Impacts

Applicability

- Mitigate any negative impacts on surrounding residential development
- Provide cumulative impact analysis
- Provide traffic impact study
- Submit site plan to be reviewed/decided by Planning Commission

Railroad/Sawmill spur



New industrial?

Table 4-2-1: Allowable Uses
P = Permissive Primary C = Conditional Primary A = Permissive Accessory CA = Conditional Accessory
CV = Conditional if Structure Vacant for 5+ years T = Temporary CT = Conditional Temporary
Blank Cell = Not Allowed

Zone District >>	Residential					Mixed-use				Non-residential					Use-specific Standards				
	R-A	R-L	R-MC	R-T	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM	NR-GM	NR-SU		A	B	NR-PO	C
COMMERCIAL USES																			
Food, Beverage, and Indoor Entertainment																			
Adult entertainment														P	P	P			4-3(D)(6)
Auditorium or theater					A	A	A	P	P	P	P	P	P						4-3(D)(7)
Bar						C	C	P	P	P	P	P	P						4-3(D)(8)
Catering service								P	P	P	P	P	P						
Health club or gym			A		A	A	P	P	P	P	P	P	P	A					4-3(D)(9)
Mobile food truck court						C	P	P	P	P	P	P	P	C					4-3(D)(10)
Nightclub								P	P	P	P	P							4-3(D)(8)
Residential community amenity, indoor	P	P	P	P	P	P	P	P	P									C	4-3(D)(11)
Restaurant						C	P	P	P	P	P	P	P						4-3(D)(8)
Tap room or tasting room						C	C	P	P	P	P	P	P						4-3(D)(8)
INDUSTRIAL USES																			
Manufacturing, Fabrication, and Assembly																			
Artisan manufacturing						C	P	P	P	P	P	P	P						4-3(E)(1)
Cannabis cultivation						C	P	P	P	P	P	P	P						4-3(E)(2)
Cannabis-derived products manufacturing						C	P	P	P	P	P	P	P						4-3(E)(3)
Light manufacturing									A	P	P	P	P						4-3(E)(4)

Uses

- Artisan manufacturing
- Tap room / tasting room



4-3(E)(1) Artisan Manufacturing

4-3(E)(1)(a) This use shall be conducted within the fully enclosed portions of a building.

4-3(E)(1)(b) If located in any Mixed-use zone district, this use shall not exceed 10,000 square feet of gross floor area.

Tap Room or Tasting Room

An establishment associated with a local brewery, winery, or distillery operating under an approved Small Brewer's License as governed by Section 60-6A-26.1 NMSA 1978, an approved Winegrower's License as governed by Section 60-6A-11 NMSA 1978, or an approved Craft Distiller's License as governed by Section 60-6A-6.1 NMSA 1978 where beer, wine, or spirits are available for consumption on-site. Any production of alcohol as regulated by State law under one of these licenses is considered artisan manufacturing. Any sale of alcohol for off-premises consumption as regulated by State law under these licenses is not considered liquor retail. See also *Bar*, *Liquor Retail*, and *Manufacturing Definitions for Artisan Manufacturing*.

New industrial?

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Zone District >>	Residential					Mixed-use			Non-residential					Use-specific Standards						
	R-A	R-1	R-MC	R-T	R-ML	R-MH	MX-T	MX-L	MX-M	MX-H	NR-C	NR-BP	NR-LM		NR-GM	NR-SU	A	B	NR-PO	C
INDUSTRIAL USES																				
Manufacturing, Fabrication, and Assembly																				
Artisan manufacturing							C	P	P	P	P	P	P	P						4-3(E)(1)
Cannabis cultivation							C	P	P	P	P	P	P	P						4-3(E)(2)
Cannabis-derived products manufacturing							C	P	P	P	P	P	P	P						4-3(E)(3)
Light manufacturing										A	P	P	P	P						4-3(E)(4)

Use

- Cannabis products manufacturing



- 4-3(E)(3)(f) A cannabis odor control plan approved by the City is required, pursuant to Subsection 14-16-6-5(G) (Site Plan – Administrative) or Subsection 14-16-6-6(J) (Site Plan – EPC), as applicable, if any of the following activities will be occurring on the property:
1. Oil activation.
 2. Distillation.
 3. Extraction.
- 4-3(E)(3)(g) In any Mixed-use zone district, the following standards apply.
1. This use shall not exceed 10,000 square feet of gross floor area.
 2. The use of hazardous materials as defined by federal regulations is prohibited.
- 4-3(E)(3)(h) This use is prohibited in the Old Town - HPO-5.

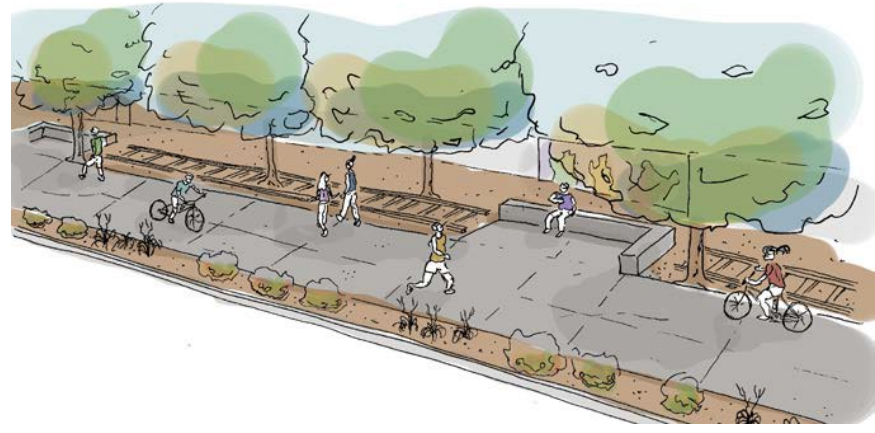
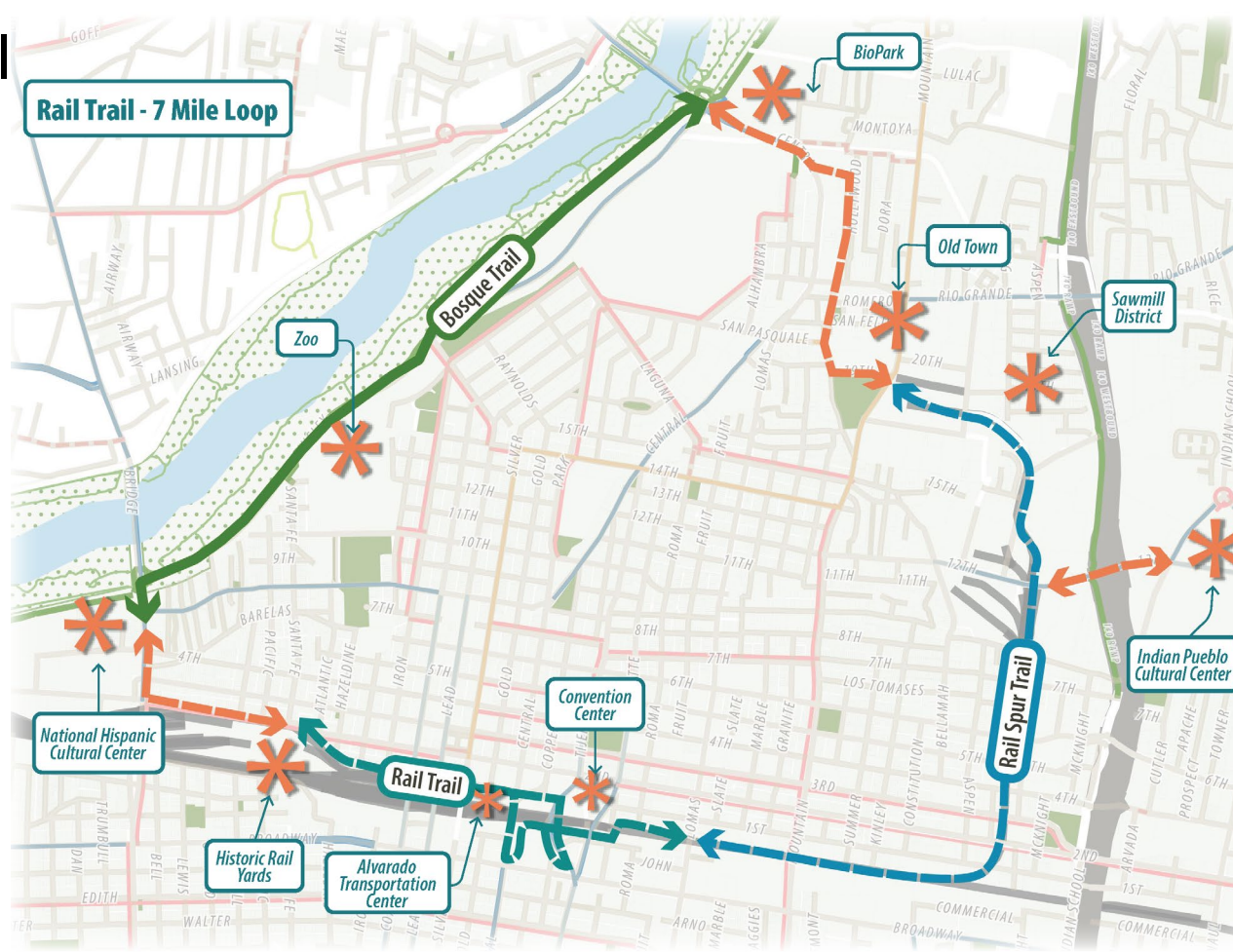
zoning as destiny?



SAWMILL DISTRICT MASTER PLAN

Albuquerque Rail Trail

- 7-mile loop
- \$40M secured in federal, state, and local funding for construction



Need for Contextual Standards in Zoning

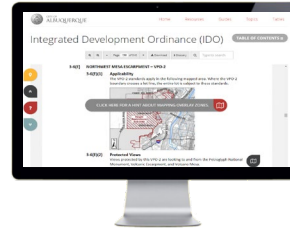
- Fencing
- Landscape buffers next to high intensity uses
- Setbacks and step backs for new developments
- Pedestrian and cyclist access to properties
- Trash enclosures
- Parking lot locations



Resources

Mikaela Renz-Whitmore
Urban Design + Dev. Division Manager
mrenz@cabq.gov

Interactive IDO



ido.abc-zone.com

IDO Zoning Map



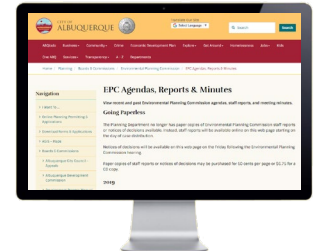
tinyurl.com/idozoningmap

Project Webpage



abc-zone.com

Planning Webpage



cabq.gov/planning

ABC Comp Plan



compplan.abc-zone.com