

Sawmill



Wells Park



Sector Development Plan



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

CITY of ALBUQUERQUE

FIFTEENTH COUNCIL

COUNCIL BILL NO. R-02-135

ENACTMENT NO. 128-2002

SPONSORED BY: Vincent E. Griego

1

RESOLUTION

2 SAWMILL/WELLS PARK SECTOR DEVELOPMENT PLAN AMENDMENT 02EPC-
3 00815, AMENDING LANGUAGE IN THE SAWMILL/WELLS PARK SECTOR
4 DEVELOPMENT PLAN, SPECIFICALLY ADDING TO THE S-DR (SAWMILL-
5 DEVELOPING RESIDENTIAL) ZONE A PERMISSIVE USE, ITS DEFINITION, AND
6 REGULATIONS FOR ITS LOT SIZE, LOT WIDTH, SETBACKS, OFF-STREET
7 PARKING, AND USABLE OPEN SPACE.

8 WHEREAS, the City of Albuquerque adopted the Sawmill/Wells Park Sector
9 Development Plan in January 1996 through Council Bill R-326: and

10 WHEREAS, the Council has the authority to not only adopt but amend such a
11 sector development plan; and

12 WHEREAS, the Sector Development Plan established SU-2 zoning for the
13 plan area; and

14 WHEREAS, on July 18, 2002, the Environmental Planning Commission, in its
15 advisory role on land use and planning matters, recommended to the City
16 Council approval of amendments to the Sawmill/Wells Park Sector Development
17 Plan; and

18 WHEREAS, the amendments further the applicable goals and policies of the
19 Albuquerque/Bernalillo County Comprehensive Plan by maintaining the overall
20 gross density established in the Sector Development Plan; by respecting existing
21 neighborhood values by enabling people of all ages, income, and family type to
22 live in the neighborhood; by ensuring appropriate redevelopment of an area that
23 was vacant, proclaimed blighted and designated a Metropolitan Redevelopment
24 Area; by enabling a mixed density pattern similar to that of the existing adjacent

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1 neighborhood by allowing a housing type that would not currently be allowed by
2 the existing S-DR zoning in the Sector Development Plan; by enabling
3 development that will exercise the policy to encourage innovative, quality design
4 in development; and by enabling development of a small housing product that
5 will reflect the scale and intensity of the existing adjacent neighborhood and will
6 serve small low-income households; and

7 WHEREAS, the amendments further the intent of the Sawmill/Wells Park
8 Sector Development Plan by adding a housing type that will ensure the
9 provision of a range of housing types for single adults, families without
10 children, families with children, and older individuals and couples in order to
11 help extended families stay in the area; and

12 WHEREAS, the Environmental Planning Commission found this Sector
13 Development Plan amendment was not in conflict with any applicable plans
14 including the Albuquerque/Bernalillo County Comprehensive Plan:

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

17 Section 1. That the S-DR Zone of the Sawmill/Wells Park Sector
18 Development Plan is amended as follows.

19 On page 104, A. PERMISSIVE USES are renumbered and text is added. A.2.
20 Attached Cottages – An attached cottage is a small townhouse type similar to
21 townhouses permitted in the R-LT Zone in that only one (1) dwelling unit is
22 permitted per lot and no more than two (2) dwelling units are permitted in a
23 building. Not more than 10% of the net land area within this zone and portions
24 of other zones specifically permitting S-DR uses may be developed as attached
25 cottages, A.3 Apartments other than townhouses*, A.4. Congregate meal site
26 and, A.5. Community building in conjunction with a public park, A.6.

27 Recreational Trails, and A.7. C-1 uses listed under A.5. of the S-MRN Zone;

28 On page 105, D. LOT SIZE, the following text is added. D.4. Minimum lot size
29 for attached cottages shall be 1,350 square feet and minimum lot width shall be
30 24 feet.

31 On page 106, F. SETBACK existing text is renumbered and the following text is
32 added. F.1. Setbacks are the same as those listed in the R-LT Zone in the

1 Comprehensive Zoning code except F.2. No driveways are required with
2 attached cottages. and F.3. Attached cottages shall maintain a minimum 15
3 foot rear yard set back unless the rear yard is a zero lot line.
4 On page 106, G. OFF-STREET PARKING, existing text is renumbered and the
5 following text is added. G.1. Off-street parking shall be as regulated in the
6 General Parking Regulations of the Comprehensive Zoning Code provided the
7 Sector Plan's General SU-2 Regulations are met G.2. Attached cottages shall be
8 required to have no more than two (2) off-street parking spaces.
9 On page 106, H. USABLE OPEN SPACE the following text is added. H.3. The
10 minimum usable open space provided for attached cottages shall be 500 square
11 feet per dwelling unit.

12 Section 2. FINDINGS ACCEPTED. The following Sector Plan amendment
13 findings are adopted by the City Council:

14 (A) This is a request to amend the S-DR Zone of the Sawmill/Wells Park
15 Sector Development Plan by adding a permissive use "attached cottages", its
16 definition, and regulations for its lot size and width, setbacks, parking, and
17 usable open space.

18 On page 106 in the right hand column "Notes and Illustrations" the following
19 text is added. F. and G. Attached cottages are relatively small dwelling units on
20 small lots. The lots should be designed to maximize living space for small
21 families, the elderly and people with disabilities. To capitalize on lot space, no
22 more than two parking spaces are required. Dwelling units with only one bath
23 may provide only one parking space. The elimination of a standard driveway
24 leading to a garage also maximizes space. Parking spaces can be
25 accommodated in a garage, a standard size parking space, or a combination of
26 the two.

27 (B) The amendment to page 104, A. PERMISSIVE USES includes the
28 following text: "A.7. Attached Cottages – An attached cottage is an urban
29 housing type for small families, the elderly, and singles that allows home
30 ownership and amenities such as a garden. Not more than 10% of the net land
31 area within this zone may be developed as attached cottages."

1 (C) The amendment to page 105, D. LOT SIZE includes the following text:
2 "D.4. Minimum lot size for attached cottages shall be 1,350 square feet and
3 minimum lot width shall be 24 feet."

4 (D) The amendment to page 106, F. SETBACK numbers the existing text
5 as "F.1." and adds the following text: "F.2. No driveways are required with
6 attached cottages." and "F.3. Attached cottages shall maintain a minimum 15
7 foot rear yard set back unless the rear yard is a zero lot line."

8 (E) The amendment to page 106, G. OFF-STREET PARKING numbers the
9 existing text as "G.1" and adds the following text: "G.2. Attached cottages
10 shall be required to have no more than two (2) off-street parking spaces."

11 (F) The amendment to page 106, H. USABLE OPEN SPACE includes the
12 following text: "H.3. The minimum usable open space provided for attached
13 cottages shall be 500 square feet per dwelling unit."

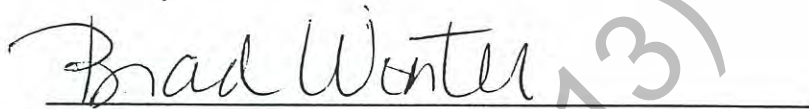
14 (G) The request is consistent with the goals and policies of the
15 Comprehensive Plan. The additional permissive use maintains the overall gross
16 density established in the Sawmill/Wells Park Sector Development Plan (Policy
17 II.B.5.a.), respects existing neighborhood values by enabling people of all ages,
18 income, and family type (single, couples, with children, aging) to live in the
19 neighborhood (Policy II.B.5.d), ensures appropriate redevelopment of an area
20 that was vacant, proclaimed blighted and designated a Metropolitan
21 Redevelopment Area in the early 1990s (Policy II.B.5.e), enables a mixed
22 density pattern similar to that of the existing adjacent neighborhood by allowing
23 a housing type that would not currently be allowed by the existing S-DR zoning
24 in the Sector Plan (Policy II.B.5.h), enables development that will exercise the
25 policy to encourage innovative, quality design in all development, particularly
26 that which is appropriate to the plan area (Policy II.B.5.i), and enables
27 development of a small housing product that will serve small households. This
28 housing type reflects the scale and intensity of housing in the existing adjacent
29 neighborhood (Policy II.B.5.o).

30 (H) The request is consistent with the goals and policies of the
31 Sawmill/Wells Park Sector Development Plan. The addition of the proposed
32 permissive use "attached cottage" will help the community reach the goals they

1 articulated in the housing section of the Sawmill/Wells Park Sector Development
2 Plan. The additional permissive use will allow small, attached dwellings to be
3 built so that each unit is on its own small, individual lot. The small individual lot
4 will allow home ownership for individuals and couples with low incomes (P.21,
5 22, and.23). Its definition and cap of 10% of the net land area within the S-DR
6 zone will ensure an adequate mixture of many housing types (P.22). The
7 minimum lot size of 1,350 square feet rather than the 2,400 square feet
8 required for S-DR townhouses and minimum lot width of 24 feet rather than the
9 32 feet required for S-DR townhouses will make the units more affordable and
10 sized more appropriately for individuals and couples (P.22 and 23). To
11 maximize lot usage for housing and open space, driveways are not required, rear
12 yard set backs are not required when two units are attached back to back, and
13 off-street parking spaces are limited to two (P.23). Minimum usable open space
14 is reduced to 500 square feet per dwelling unit to maximize housing unit size on
15 a small lot and eliminate extensive grounds upkeep for single individuals, the
16 elderly, and people with disabilities (P.21 and 23).

17 Section 3. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
18 clause, word or phrase of this resolution is for any reason held to be invalid or
19 unenforceable by any court of competent jurisdiction, such decision shall not
20 affect the validity of the remaining provisions of this resolution. The Council
21 hereby declares that it would have passed this resolution and each section,
22 paragraph, sentence, clause, word or phrase thereof irrespective of any
23 provisions being declared unconstitutional or otherwise invalid.
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1 PASSED AND ADOPTED THIS 4TH DAY OF NOVEMBER, 2002
2 BY A VOTE OF: 9 FOR 0 AGAINST:
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11 Brad Winter, President

12 City Council
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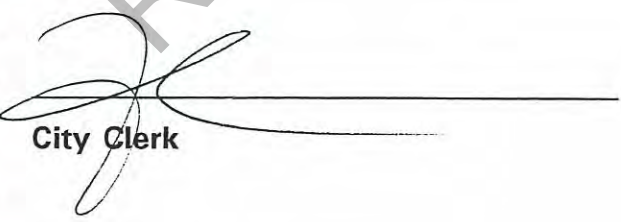
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16 APPROVED THIS 8th DAY OF November, 2002
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18 Bill No. R-02-135
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20 
21 Martin Chávez, Mayor

22 City of Albuquerque
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24 ATTEST:
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27 City Clerk
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CITY of ALBUQUERQUE

FOURTEENTH COUNCIL

COUNCIL BILL NO. R-14 ENACTMENT NO. 24-2000

SPONSORED BY: Vincent E. Griego

RESOLUTION

1
2 SECTOR DEVELOPMENT PLAN AMENDMENT SD-95-3-1, AMENDING LANGUAGE
3 IN THE SAWMILL/WELLS PARK SECTOR DEVELOPMENT PLAN, SPECIFICALLY
4 LANGUAGE FOR THE S-DR SAWMILL-DEVELOPING RESIDENTIAL ZONE, S-MI
5 SAWMILL-MIXED INDUSTRIAL ZONE, AND GENERAL SU-2 REGULATIONS.
6 THE SET OF AMENDMENTS TO THE S-DR ZONE WILL ACCOMPLISH THE
7 FOLLOWING: 1) REDUCES THE FRONT YARD BUILDING SETBACK DISTANCE
8 FROM 15 TO 9 FEET, 2) ESTABLISHES AN ADDITIONAL SET BACK OF 5 FEET
9 FROM THE FRONT FACADE OF BUILDINGS FOR BUILDING PORTIONS OVER 15
10 FEET HIGH FACING THE PUBLIC RIGHT-OF-WAY OR A PRIVATE STREET, 3)
11 REMOVES REFERENCES TO BUILDING SETBACK REQUIREMENTS OF THE
12 SECTOR PLAN'S GENERAL SU-2 REGULATIONS NOW FOUND UNDER C.
13 HEIGHT, 4) INCLUDES A REFERENCE UNDER C. HEIGHT TO THE SET BACK
14 REQUIREMENTS OF THE S-DR ZONE, 5) EXEMPTS PERMISSIVE AND
15 CONDITIONAL USES IN THE S-DR ZONE FROM GENERAL SU-2 REGULATION
16 3.G. WHICH REQUIRES GARAGE FRONTS TO BE SET BACK 25 FEET FROM THE
17 PROPERTY LINE ABUTTING A PUBLIC RIGHT-OF-WAY OR PRIVATE STREET
18 AND ADDS A REQUIREMENT IN THE S-DR ZONE SET BACK REGULATIONS
19 THAT GARAGE FRONTS BE SET BACK A MINIMUM OF 2 FEET FROM THE
20 FRONT FACADE OF THE BUILDING, AND 6) REDUCES THE LOT SIZE FOR
21 TOWNHOUSES FROM 3,200 SQUARE FEET TO 2,400 SQUARE FEET.
22 THE AMENDMENT TO THE GENERAL SU-2 REGULATION 3.J. REDUCES THE
23 AMOUNT OF WINDOWS REQUIRED ON RESIDENTIAL BUILDING FACADES

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1 FROM NOT LESS THAN 25% OF A BUILDING FACADE FACING A PUBLIC RIGHT-
2 OF-WAY OR PRIVATE STREET TO NOT LESS THAN 12.5%.

3 THE AMENDMENT TO THE S-MI ZONE EXPANDS THE AREA WITHIN WHICH S-DR
4 USES CAN BE DEVELOPED ADJACENT TO THE S-DR ZONE. THE EXPANDED
5 AREA WILL CONTINUE TO MAINTAIN SUFFICIENT SEPARATION BETWEEN
6 RESIDENTIAL DEVELOPMENT AND S-I ZONE INDUSTRIES.

7 WHEREAS, the City adopted the *Sawmill-Wells Park Sector Development*
8 *Plan* in January 1996 through Council Bill R-326; and

9 WHEREAS, the Council has the authority to not only adopt but amend such
10 a sector development plan; and

11 WHEREAS, the Sector Plan established SU-2 zoning for the plan area; and

12 WHEREAS, on November 18, 1999, the Environmental Planning Commission,
13 in its advisory role on land use and planning matters, recommended approval of
14 amendment to the *Sawmill/Wells Park Sector Development Plan* to the City Council;
15 and

16 WHEREAS, the amendment furthers the applicable goals and policies of
17 the *Albuquerque/Bernalillo County Comprehensive Plan* by supporting vacant
18 land redevelopment that will complement adjacent historic development in
19 Albuquerque's Central Urban Area; and

20 WHEREAS, the amendment furthers the intent of the Sawmill/Wells Park
21 Sector Development Plan by fostering positive change and reinforcing
22 community stability, vitality, and character; and

23 WHEREAS, the proposed amendment is compatible with the goals of the
24 community and will be enforceable because it was written in conjunction with the
25 Sawmill Community Land Trust, the Zoning Enforcement Division of the Planning
26 Department, the City Legal Department, the City Public Works Department and
27 was reviewed by City Council Staff; and

28 WHEREAS, the Environmental Planning Commission found the Sector
29 Development Plan Amendment was not in conflict with any applicable plans
30 including the *Albuquerque/Bernalillo County Comprehensive Plan*.

31 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF

1 ALBUQUERQUE:

2 Section 1. The amendment will change specific sections of the
3 Sawmill/Wells Park Sector Development Plan to read as follows:

4 F. (Setback Requirements, S-DR Zone, page 106):

5 Setbacks are the same as those listed in the R-LT Zone in the City of Albuquerque
6 Comprehensive Zoning Code except that front yard setbacks shall be not less
7 than 9 feet with driveways not less than 20 feet long and except as provided in
8 the Supplementary Height, Area, and Use Regulations of the Comprehensive
9 Zoning Code.

10 Garage fronts shall be set back from the front facade of the building a minimum
11 of 2 feet. Residential buildings in the S-DR zone are not subject to the garage
12 setback requirements in 3.g. of the General SU-2 Regulations of this Sector Plan.
13 Building portions over 15 feet high facing the public right-of-way or a private
14 street shall be set back not less than 5 feet from the front facade of the building.
15 The clear sight triangle shall not be infringed upon.

16 C. (Height Requirements, S-DR Zone, page 105):

17 Structures shall not exceed 26 feet in height as established in the R-LT Zone in
18 the Comprehensive Zoning Code provided new construction and building
19 additions exceeding 15 feet in height comply with the residential roof regulations
20 in the Sector Plan's General SU-2 Regulations and setback requirements of the S-
21 DR Zone.

22 D. (Lot Size Requirements, S-DR Zone, page 105):

23 Minimum lot size for townhouses shall be 2,400 square feet per dwelling unit.
24 Minimum lot width shall be 32 feet per dwelling unit.

25 3.j. (Residential Building Design Requirements, General SU-2 Regulations,
26 page 87):

27 Not less than 12.5% of a building facade facing a public right-of-way or private
28 street shall be windows.

29 A-12 (Permissive Uses, S-MI zone, page 116):

30 New residential uses as regulated in the S-DR Zone provided they are located as
31 follows:

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- 1 • north of the straight line connecting Aspen Avenue NW at 19th Street NW and
- 2 Aspen Avenue at Mill Pond Road NW; and
- 3 • at least 100 feet from the eastern boundary of the property more
- 4 particularly described as Lot lettered "B-1-A-1", Duke City Lumber Company
- 5 Addition, as shown and designated on the plat entitled "LOTS B-1-A-1. B-1-A-2
- 6 AND B-1-A-3 (BEING A REPLAT OF LOT B-1-A) DUKE CITY LUMBER COMPANY
- 7 ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed
- 8 in the office of the County Clerk of Bernalillo County, New Mexico on December
- 9 15, 1995; and
- 10 • at least 250 feet from the S-I zone.

11 Section 2. SEVERABILITY CLAUSE. If any section, paragraph, sentence,

12 clause, word or phrase of this resolution is for any reason held to be invalid or

13 unenforceable by any court of competent jurisdiction, such decision shall not

14 affect the validity of the remaining provisions of this resolution. The Council

15 hereby declares that it would have passed this resolution and each section,

16 paragraph, sentence, clause, word or phrase thereof irrespective of any

17 provisions being declared unconstitutional or otherwise invalid.

18 Section 3. EFFECTIVE DATE AND PUBLICATION. This resolution shall

19 become effective five or more days after publication in full when a copy of the

20 resolution is filed in the office of the County Clerk.

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1 PASSED AND ADOPTED THIS 6th DAY OF MARCH, 2000

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4 BY A VOTE OF: 9 FOR 0 AGAINST.

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APPROVED THIS 21st DAY OF March, 2000

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Bill No. R-14

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ATTEST:

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City Clerk

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Michael Brasher
Michael Brasher, President
City Council

Jim Baca
Jim Baca, Mayor
City of Albuquerque

Guillermo Archuleta

CITY of ALBUQUERQUE

ELEVENTH COUNCIL

COUNCIL BILL NO.

R-326

ENACTMENT NO.

20-1996

SPONSORED BY:

Vincent E. Sings

RESOLUTION

ADOPTING THE SAWMILL/WELLS PARK SECTOR DEVELOPMENT PLAN AND ITS PLAN BOUNDARIES, REPEALING THE 1978 SAWMILL SECTOR DEVELOPMENT PLAN AND ITS PLAN BOUNDARIES, AND ESTABLISHING SU-2 ZONING FOR THE PLAN AREA.

WHEREAS, the City Council, the governing body of the City of Albuquerque, has the authority to adopt plans and zoning within its planning and platting jurisdiction, as specified by Articles 19 and 21 of New Mexico Statutes Annotated 1978, and by the City Charter as allowed under home rule provisions of the Constitution of New Mexico; and

WHEREAS, the Sawmill/Wells Park area of Albuquerque is designated by the Albuquerque/Bernalillo County Comprehensive Plan as a Central Urban Area that has goals and policies about improving air and water quality, conserving historic resources, rehabilitating housing and infrastructure, and improving linkages between neighborhoods and employment, cultural, art and recreational facilities and the sector plan is consistent with the Comprehensive Plan; and

WHEREAS, the Sawmill Sector Development Plan adopted in 1978 emphasized basic public infrastructure projects for drainage, streets, and lighting and most of those projects have been implemented; and

WHEREAS, the area's current needs have been expressed by the community as nine goals that the 1978 sector plan does not address:

- Conserve and build on community identity and historic character.
- Protect and improve existing residential neighborhoods.
- Prevent new environmental hazards, correct existing environmental problems and promote resource conservation.

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- 1 • Increase and improve housing without displacing current residents.
- 2 • Improve circulation for people walking, bicycling, using public
- 3 transportation and/or driving.
- 4 • Develop local recreational opportunities for people living and
- 5 working in and near the plan area.
- 6 • Guide the future development of vacant land. Promote uses
- 7 compatible with adjacent neighborhoods, the museums, and Historic
- 8 Old Town.
- 9 • Support commercial and industrial revitalization, jobs, and job
- 10 training for local residents.
- 11 • Continue to improve City owned properties, public right-of-way,
- 12 and public infrastructure; and

13 WHEREAS, the Plan's five action plans which include projects,
14 programs, and proposed amendments to city-wide and regional ordinances,
15 and the Plan's implementation strategies, Plan Implementation
16 Committee, public design policies, and zoning regulations will fortify
17 the community's existing strengths and help address community issues;
18 and

19 WHEREAS, the City Planning Department has received substantial
20 public and inter-departmental input in developing the Plan; and

21 WHEREAS, the Environmental Planning Commission, in its advisory
22 role on all matters related to planning, zoning and environmental
23 protection, has approved and recommends adoption of the Sawmill/Wells
24 Park Sector Development Plan.

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

27 Section 1. The attached Sawmill/Wells Park Sector Development
28 Plan is adopted as a detailed plan consistent with and leading to
29 implementation of Central Urban Area policies of the
30 Albuquerque/Bernalillo County Comprehensive Plan.

31 Section 2. The Sawmill/Wells Park Sector Development Plan,
32 attached hereto and made a part hereof, is hereby adopted as a land use
33 control pursuant to the the Comprehensive City Zoning Code.

1 The 11" x 17" color map in the Plan entitled "Sawmill/Wells Park Sector
2 Plan Zoning" and the text of Plan Chapter 7. "Zoning" are adopted as an
3 extension of the Zoning Code and its zone map.

4 Section 3. The projects, programs, amendments to city-wide
5 ordinances and other actions called for in the five action plans in
6 Plan Chapter 4. "Action Plans" shall be scheduled and initiated within
7 10 years of plan adoption. Capital projects included in the plan shall
8 be considered for timely inclusion in the Capital Implementation
9 Program. The five action plans are 1) Area Character and History
10 Conservation, 2) Housing Development and Improvement, 3) Environmental
11 Protection, 4) Economic Development, and 5) Public Projects.

12 Section 4. The Plan Implementation Committee described in Plan
13 chapter 5. "Implementing the Action Plans" shall be formed within six
14 months of sector plan adoption. An interagency team that includes City
15 of Albuquerque departments, public utilities, public agencies, and
16 local service providers shall be formed simultaneously to work closely
17 with the Plan Implementation Committee to ensure coordinated and
18 successful plan implementation.

19 Section 5. The policies described in Plan Chapter 6. "Public
20 Project Design Policies" shall be considered for all public projects
21 initiated in the Plan area.

22 Section 6. The Sawmill/Wells Park Sector Development Plan and
23 sector plan boundaries as adopted in 1978 are hereby repealed and
24 replaced with the attached Sawmill/Wells Park Sector Development Plan
25 and sector plan boundaries. In the event of conflicting statements
26 between the two plans, the newer attached Plan shall govern.

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1 PASSED AND ADOPTED THIS 17th DAY OF January, 1996
2 BY A VOTE OF 8 FOR AND 1 AGAINST.

3 Yes: 8
4 No: Cummins

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8 Steve D. Gallegos, President
9 City Council

10 APPROVED THIS DAY OF , 1996

11 "Pursuant to Article XI, Section 3, City Charter, this Resolution is in full
12 force and effect without the Mayor's approval."

13 Martin J. Chavez, Mayor
14 City of Albuquerque

15
16 ATTEST:

17 
18 City Clerk

ADMINISTRATION

Mayor Martin Chavez
Lawrence Rael, CAO
Jay Czar, Deputy CAO

CITY COUNCIL

Steve Gallegos, President
Ruth Adams, Vice-President
Alan Armijo
Michael Brasher
Sam Bregman
Tim Cummins
Vincent E. Griego
Vickie S. Perea
Angela M. Robbins

ENVIRONMENTAL PLANNING COMMISSION

Adele Hundley, Chair
Jane W. Brown, Vice Chair
Joe Chavez
Tim Eichenberg
Robert Heiser
Zora Hesse
Daniel Sandoval
Robert Stephenson
Marcia Swezy

PLANNING DEPARTMENT

Ron Short, Director, Planning Department
Richard Sertich, Principal Planner, Policy Planning Division
Mary Davis, Planner, Area History
Jesse Garves, Graphics and Paste-up
Joe Lujan, Charts, Area Map and Trails and Parks Map
Neal Weinberg and Colleen Grier, AGIS Maps
Laura Bristow, Copy Center Technician
Donna Otero, Student Intern 1991-92, Research/Graphics 1992 Discussion Dra
Pam Riley, Student Intern 1993, Environmental Protection Research

PROJECT PLANNERS

Paula Donahue, Planning Department
Victoria Prinz, Office of Economic Development

CONSULTANTS

Vivian Harder, Drawings
Clarion Associates, Inc., Industrial Performance Zoning
Dekker, Perich and Associates, Metropolitan Redevelopment Plan

Cover Design, Jesse Garves.....Cover Drawings, Vivian Harder

IMPORTANT NOTE

This Plan includes maps showing property zoning and platting which is dated as of the Plan's adoption. Refer to the Albuquerque Geographic Information System or current Zone Atlas for up-to-date zoning and platting information.

PLEASE NOTE

Amendments to the original plan are underlined.

SAWMILL/WELLS PARK SECTOR DEVELOPMENT PLAN

City of Albuquerque Planning Department

Adopted by City Council, January 17, 1996.

Special thanks
to the many people who worked on this plan:

Meeting Attendees

Members of the Sawmill Plan Subcommittees

The Sawmill Advisory Council

The Wells Park Neighborhood Association

Jan Hess of Neighborhood Housing Services

Staff from State Agencies and almost all City Departments

and others who called, wrote, filled out questionnaires and
came to the City Planning Department office
to offer their recommendations.

See Appendix A for a list of names.

PLAN CONTENTS

	Page
ADOPTING RESOLUTION	i
1. PLAN BACKGROUND AND INTENT	
•Introduction	1
•Plan Intent	1
•Plan Boundaries	2
•The Planning Process	3
•Other Issues	3
•Planning Framework	4
2. SAWMILL/WELLS PARK DEVELOPMENT HISTORY	5
3. COMMUNITY STRENGTHS AND COMMUNITY ISSUES	13
4. ACTION PLANS	
•Area Character and History Conservation	17
•Housing Development and Improvement	21
•Environmental Protection	25
•Economic Development	33
•Public Projects	35
5. IMPLEMENTING THE ACTION PLANS	
•Plan Implementation Committee	63
•Project Funding	64
•Project Coordination Chart	66
•Cost Estimate Summary Chart	67
6. PUBLIC PROJECT DESIGN POLICIES	69
7. ZONING	
•Issues and Analysis	75
•Summary of Zoning Proposals	76
•Development Review Process	78
•Using the Zoning Regulations	79
•Map - 1995 Zoning Predating Plan Adoption	80
•Map - Sawmill/Wells Park Sector Plan Zoning	81
•Sawmill/Wells Park General SU-2 Regulations	83
•S-R (Sawmill Residential) Zone	97
•S-DR (Sawmill Developing Residential) Zone	103
•S-MRN (Sawmill Mountain Road Neighborhood) Zone	107
•S-MI (Sawmill Mixed Industrial) Zone	115
•S-I (Sawmill Industrial) Zone	119

APPENDICES

A. PLAN PARTICIPATION AND DEVELOPMENT

- Technical Assistance and Plan Review
- Public Participants
- Spring 1991 Technical Team Observations
- Summer 1991 Community Issues
- Fall 1991 Business Survey Questionnaire and Responses
- 1992 Planning Committee Reports
- Plan Mission and Goals

B. ENVIRONMENTAL STATUS, POLICIES AND FORMS

- Sawmill/Wells Park Environmental Status 1992
 - Leaking Underground Storage Tanks
 - Cerclis Sites
 - Sara Title III Sites
 - RCRA Sites
 - Air Pollution Monitor Sites
 - Lands Zoned for Industrial and Commercial Uses
- Hazardous Materials and Waste Storage Policy
(Attachment G, pp.140-141, Ground-Water Protection Policy and Action Plan)
- Hazardous Materials Emergency Response Plan Forms
- City of Albuquerque Building Permit - Applicant Signature Page

C. ECONOMIC DEVELOPMENT STRATEGIES

- Executive Summary of the Sawmill Revitalization Strategy
- Sources of Technical Assistance for Small Businesses

D. CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE

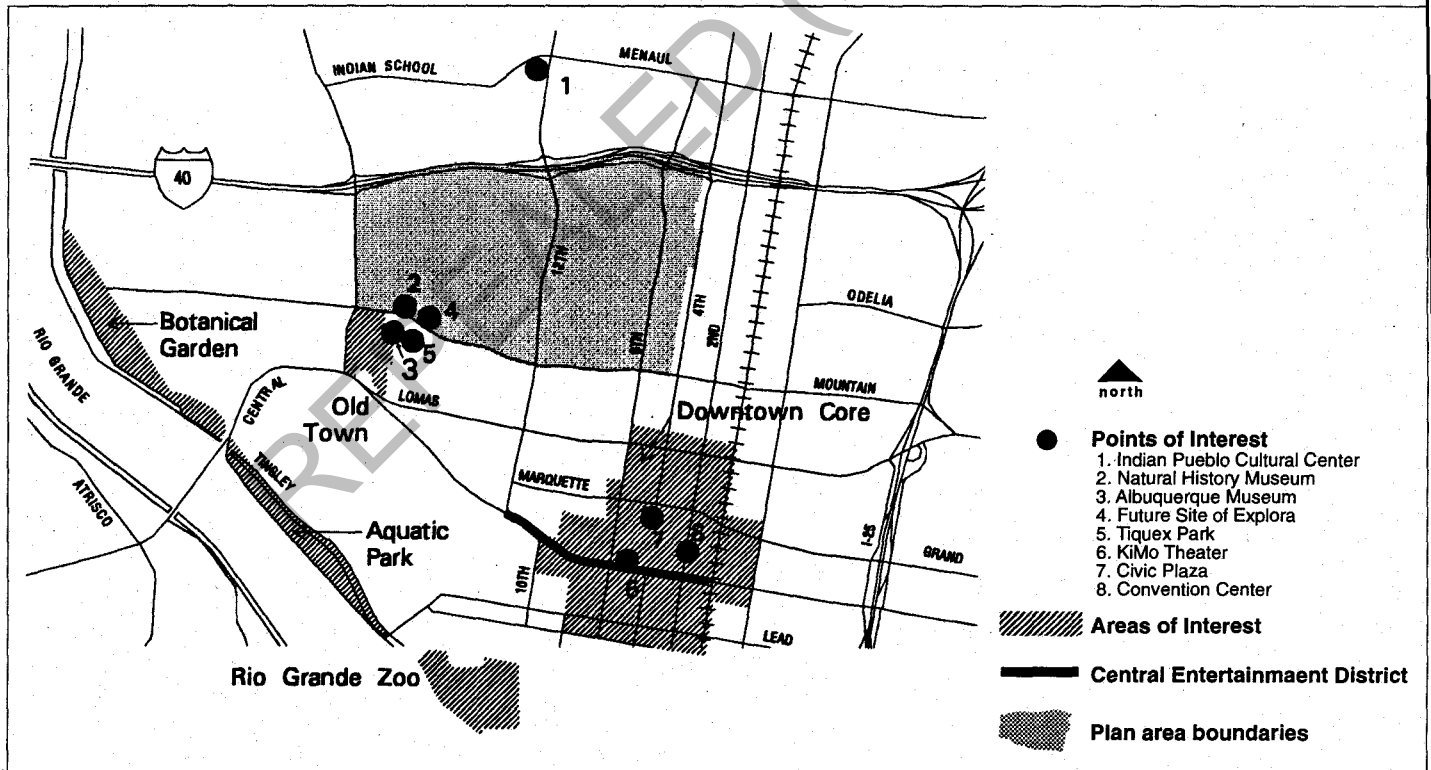
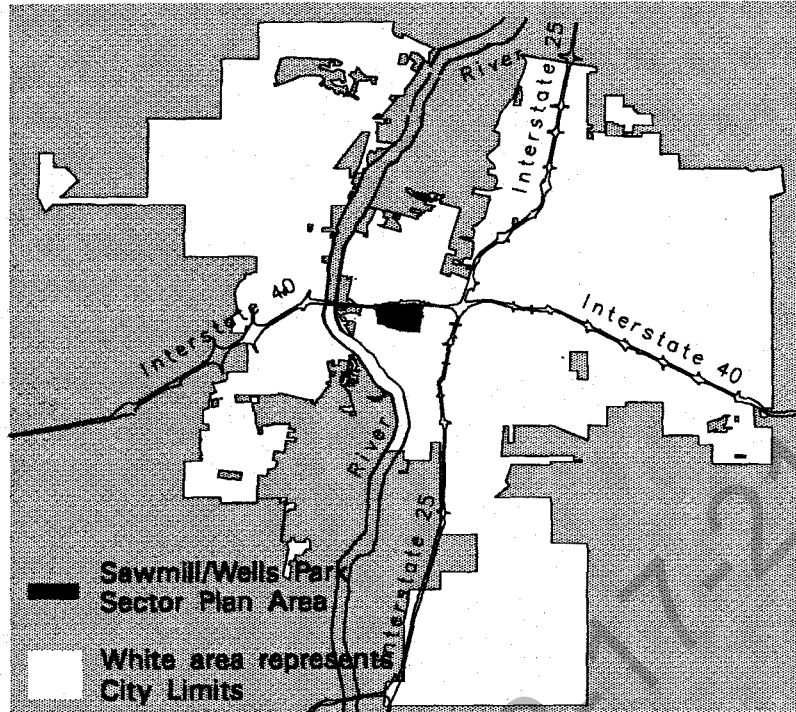
- Council Bill #O-80, Enactment #18-1995
- Albuquerque Plant List

PLAN BACKGROUND AND INTENT

*"Whatever you can do, or dream you can, begin it.
Boldness has genius, power and magic in it.
---Goethe*

REPEALED (R-17-213)

LOCATION MAPS



INTRODUCTION

Sawmill/Wells Park is a historical part of Albuquerque that has changed many times since it was farmed in the Eighteenth Century. Its many development eras are reflected in the industrial businesses, residential neighborhoods, commercial businesses, and museums that now coexist between Rio Grande Boulevard, Mountain Road, Fifth Street, and I-40.

The Sawmill/Wells Park area continues to change. Commercial development is expanding into the Sawmill area near Old Town's perimeter. The Explora! Science Center is being designed to occupy the northeast corner of Mountain Road and Eighteenth Street. And over 60 acres of vacant land formerly used for industrial purposes now await redevelopment.

In the past, area integrity and identity were compromised by both abrupt and gradual changes. Today businesses, residents, and government understand the enormous impact that unplanned development, insensitive land use policies, and past environmental pollution have had on the area.

The community is rediscovering the richness of its history and initiating several projects and programs to renew community identity and pride. The Wells Park Community Center grounds renovation was completed before this Sector Plan was adopted. New housing, renovated housing, and murals are ongoing projects. The Plan provides guidance for continuing to strengthen this diverse and interesting part of the City.

PLAN INTENT

This Sector Plan, a Sawmill Revitalization Strategy, and other community initiatives address the most critical area issues, foster positive change, and reinforce community stability, vitality and character. The Sector Plan offers a combination of public and private projects, plan implementation strategies, new land use zones, and general zoning regulations.

The character and vitality of the three residential neighborhoods are protected through the following measures: 1) proposals to amend or create city-wide and regional environmental protection regulations, 2) proposed Sector Plan area history conservation strategies, 3) housing improvement strategies, 4) public projects that include trails and landscape buffers between industry and housing, 5) traffic circulation improvements, 6) public project design regulations, 7) new residential zones, and 8) general zoning regulations.

Existing and future industrial development is supported through the creation of an industrial sanctuary zone and public projects to improve traffic circulation. A new mixed-use zone includes industrial uses, new uses such as residential/work spaces, and neighborhood commercial services to anticipate and foster area change. General zoning regulations provide for harmonious mixed development.

Museum and Old Town area development is reinforced through new traffic circulation recommendations, off-site parking and shuttle proposals, trail development proposals and general zoning regulations that increase compatibility between different land uses.

All proposals are based on the following criteria: 1) understanding and building on the community's past, 2) acknowledging and using community strengths, and 3) resolving critical issues and promoting community objectives with direct participation and resources from the community, government, and others.

The Sawmill Revitalization Strategy is a companion document to this Sector Plan. It provides the conceptual framework for revitalizing over 60 acres of vacant property. The Strategy, which will be incorporated into a Metropolitan Redevelopment Plan, also promotes environmentally sound industrial development, new housing, and buffers and linkages between housing and other uses. It provides the basis for specific revitalization projects.

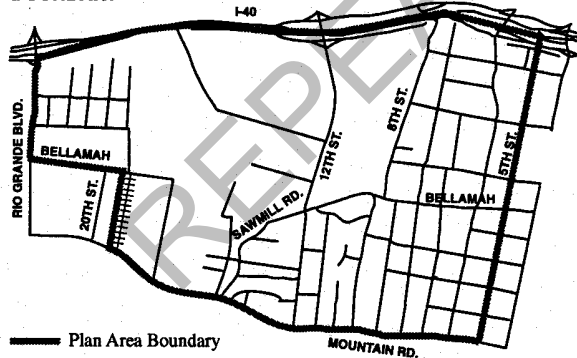
Success depends on community commitment to creating and sustaining a healthy integration of businesses, housing and regional attractions. It particularly depends on continued strong involvement from individuals and community and nonprofit organizations such as the Sawmill Advisory Council, the Wells Park Neighborhood Association, Neighborhood Housing Services, and local businesses and institutions.

PLAN BOUNDARIES

The original plan area boundaries were selected in the 1970s to ensure area eligibility for Community Development Block Grant funding. The proposed plan boundaries encompass 504+ acres (less than 1 square mile, including streets, ditches and easements). To encourage well-planned public projects and zoning consistent with the goals of this Sector Plan, the City recommends that the 1978 Sawmill Sector Development Plan boundaries be expanded to include two additional areas: 1) the area between Mountain Road, Rio Grande Boulevard, Eighteenth Street and Bellamah, and 2) the properties on the east side of Fifth Street between Mountain Road and Interstate Highway 40.

Other areas to the south and west that share issues with Sawmill/Wells Park have not been included within the new boundaries because they are included in other existing sector development plans. The plan does recommend that the Downtown Neighborhood Sector Development Plan be amended to include the Sawmill/Wells Park General SU-2 Regulations for the south side of Mountain Road. Public projects and public street design recommended for Mountain Road are intended to make it a better place for people in the neighborhoods to the north and south.

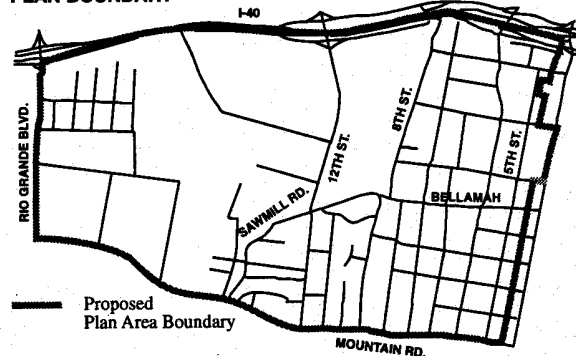
**1978 PLAN
BOUNDARY**



SOURCE: 1978 Sawmill Sector Development Plan

North: I-40
East: West side of 5th St.
South: Mountain Rd. to 19th St., north along the AT & SF rail spur,
west along Bellamah Rd. to Rio Grande Blvd.
West: Rio Grande Blvd.

**PROPOSED
PLAN BOUNDARY**



North: I-40
East: Includes properties on the east side of 5th St.
South: Mountain Rd.
West: Rio Grande Blvd.

THE PLANNING PROCESS

The Sawmill/Wells Park Sector Development Plan reflects the ideas, reactions and interaction of the many people who participated throughout this planning effort. The 1990 census counted 2,460 people living within plan boundaries. The 1991 Department of Labor Statistics counted approximately 2,235 employees and 132 businesses. The plan attempts to strike a balance amongst the many points of view expressed while promoting the health, safety and welfare of the area.

Several community meetings were held to discuss concerns and ideas. Neighborhood associations, local nonprofit organizations, residents, business owners and property owners called, wrote letters, met with City staff individually or in small groups, and met without City staff to draft recommendations. (See Appendix A.)

During the first year of planning, participants identified the most pressing community issues and helped formulate plan objectives. The remainder of the process involved identifying useful strategies for attaining these objectives. Funding and other resources were sought for projects that could be initiated before a plan was adopted.

The first Sawmill Sector Development Plan (adopted in 1978) emphasized the need to improve drainage, streets and lighting. Most of the projects called for in that plan have been implemented. Sawmill/Wells Park area residents initiated this plan update through their City Councillor in 1991. The following list of actions were proposed during the planning process:

- Introduce new uses for vacant industrially zoned lands near neighborhoods.
- Initiate new policies and actions to eliminate area environmental pollution.
- Recommend new zoning where appropriate.
- Ensure that the design of new developments contribute to the existing historic character of the area.
- Provide job training, well-paying jobs, and help existing businesses to succeed.
- Move nonpolluting businesses to the plan area.
- Help polluting industries leave the plan area or change operations to become good neighbors.
- Ensure that businesses and museums expanding from the Old Town area are physically accessible to nearby residential neighborhoods, but do not encroach on them.

OTHER ISSUES

Although the following important issues were raised during community meetings, this Sector Plan does not propose specific methods for addressing them. In most cases, city-wide policies and programs are more appropriate or local programs have been initiated.

•CRIME CONTROL AND GANG CONTROL

Local organizations have initiated after-school programs, conflict mediation programs and mural projects. These activities may need financial support to continue. The plan supports local and city-wide initiatives such as Community Policing and the Community Identity Program for solving these problems.

•PROPERTY TAX RELIEF FOR PEOPLE ON FIXED INCOMES

Properties have been reassessed and property taxes have increased. Zone changes and redevelopment in the area may increase property values yet again. Many residents on low fixed incomes own their homes, but may be unable to afford them if taxes continue to rise. Property tax reform requires intervention from the State Legislature. The City should devote some resources to this important issue.

•SOCIAL SERVICE DELIVERY

This plan update does not address the effectiveness of local social services. The City should prepare and distribute an informational brochure about all available community services for area residents. The brochure could include a questionnaire to determine what services are currently being used and what services are needed.

PLANNING FRAMEWORK

This Sector Plan's policies and proposals carry out Albuquerque/Bernalillo County Comprehensive Plan goals and policies for the City's Central Urban Area. The Sector Plan supports the many goals and policies to improve air and water quality, conserve historic resources, rehabilitate housing and infrastructure, and improve linkages between neighborhoods and employment as well cultural, art, and recreational facilities. This Sector Plan also supports and helps to implement policies in the City's Ground-Water Protection Policy and Action Plan and Downtown Center City Transportation Study.

SAWMILL/WELLS PARK DEVELOPMENT HISTORY

"Disrespectful, unloving change, which is not a part of a process of continuing transformation but an abrupt disconnection with the past, destroys local character and identity."

*---A City at the End of the World, V.B. Price,
University of New Mexico Press, Albuquerque, 1992.*

"Character is what gives a community its identity. It is part imagery, part memory and gathered time, part attitude. Character is found in whatever gives resonance to a place; whatever references the way life has been, and is lived there; whatever identifies the community, its history, its resources. Because character is expressed in so many small and large things, it is very vulnerable to change. Change is part of the life of a community. It can't be stopped, and shouldn't be. But the scale of change can be controlled and the kinds of change can be influenced."

*---Preserving Community Character: Ways to
Reconcile Change with the Character of a Place, New
Hampshire Association of Historic District
Commissions, 1988.*

THE IMPORTANCE OF AREA HISTORY

Historic roads, platting, and buildings give Sawmill/Wells Park its strong physical character. The following broad historical outline and list of historic buildings help explain existing area appearance and function. The sector plan's action plans, public design policies, and zoning are written to help property owners, residents, business owners, potential developers and public agencies conserve the community's historic characteristics as the area is reshaped to respond to new issues and opportunities.

Sawmill/Wells Park has been shaped by over 200 years of history. The five historic periods described on the following pages illustrate how local, national and international events influenced the area's growth. The maps show that much of Sawmill/Wells Park's distinctive physical character comes from remaining roads, platting, and buildings predating World War II. The maps also show incompatible land uses developed in different eras with radically different development priorities.

A BRIEF HISTORY

The earliest permanent settlements in the Old Town area were made by Tiwa speaking people about 1350 A.D. The Tiwa lived near the Rio Grande between what are now the town of Bernalillo and Isleta Pueblo. Spaniards later called this area the Province of Tiguex. Tiwa farmers grew corn, beans, squash and cotton in irrigated fields. Five historic periods followed starting with Old Town settlement in 1706. (See pp. 6 and 7.)

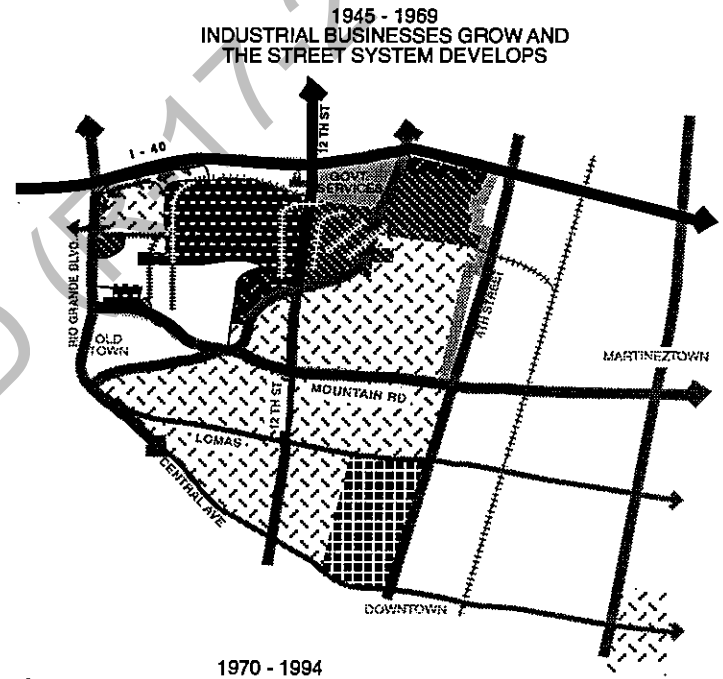
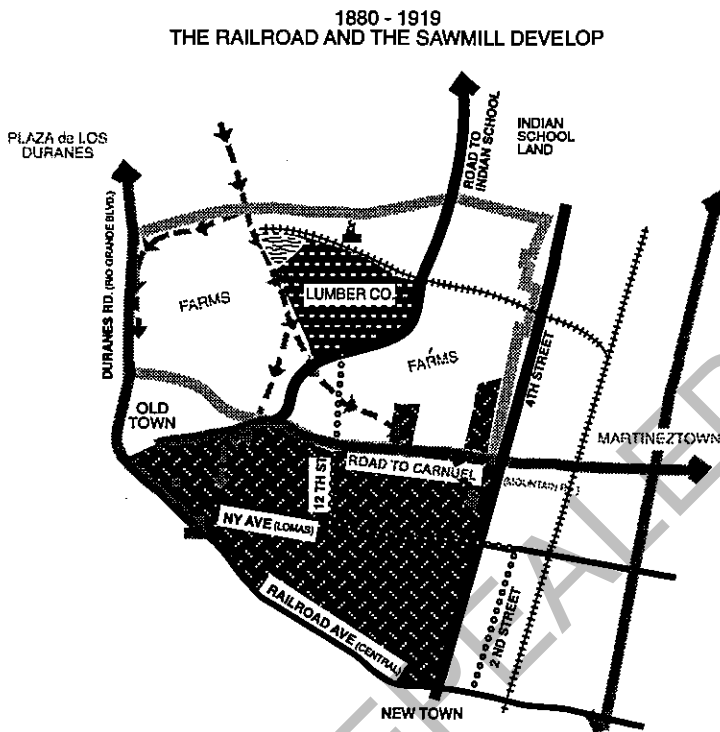
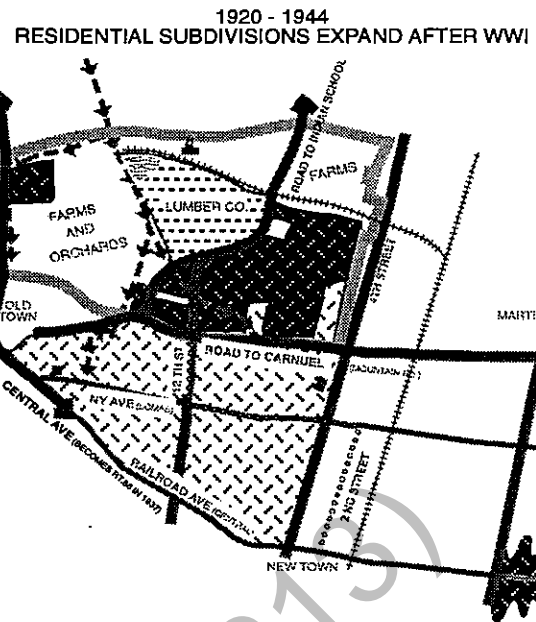
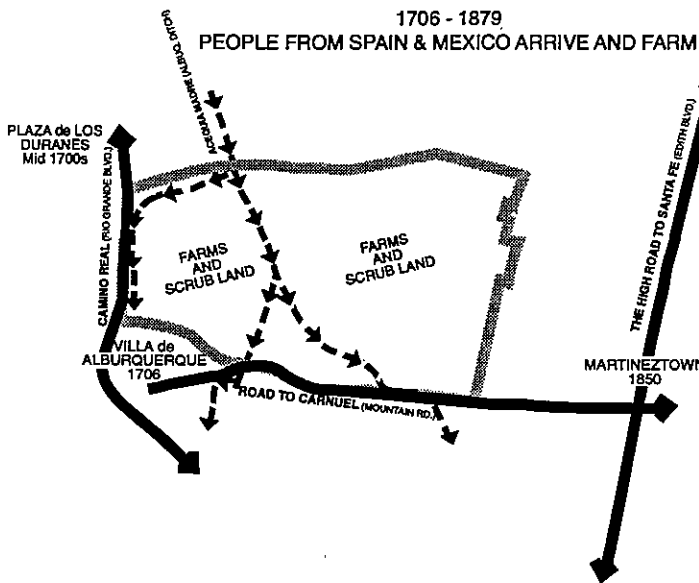
In the 1800s, houses were built along the irrigation ditches and major roads that are now called Mountain Road, Sawmill Road and Rio Grande Boulevard. In 1903, the original sawmill, the American Lumber Company, and its railroad spur were surrounded by farm land and swamps.

Most of the area's major housing subdivisions were built in the 1920s during a post World War I building boom. The 1920s development contributes strongly to the existing human scale of the neighborhoods: quiet residential streets lined with small lots, small single story houses and duplexes that are predominantly pitched-roofed and have windows and doors facing the street, small front yards, and unobtrusive garages, carports, and parking areas that do not dominate the street. Street pavement is generally 32 feet wide. In Wells Park (between Fourth and Twelfth Streets) planting strips are located between the street curb and sidewalk. A few trees remain from the many that once arched over and shaded local streets.

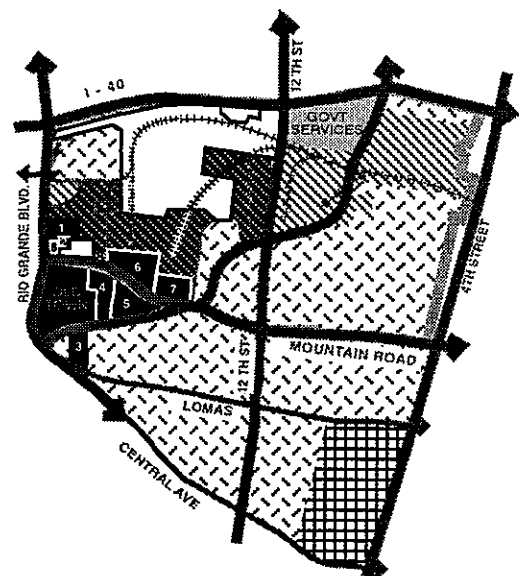
Farmland buffered housing from the lumber company's sawmill activity until the 1940s. When Twelfth Street was extended north of Sawmill/Bellamah Road, the lumber company moved all of its operations west of the new street section. Eventually the lumber company operations bordered the John Baron Burg Neighborhood to the west and the West Sawmill Neighborhood to the south.

Both housing and industrial businesses replaced farmland between Fourth and Twelfth Streets, bringing the two uses even closer together. In the 1960s, Interstate 40 cut through housing areas, sandwiching subdivision remnants between the highway and expanding industrial areas to the south.

In the 1950s, Old Town began to commercialize. Its influence spread north and east in the 1970s and 1980s with restaurants, the Sheraton Old Town Hotel, the Albuquerque Museum, and the New Mexico Natural History Museum. The expansion continues today with the coming Exploral Science Center and commercial development just north of Old Town.



1970 - 1994
SOME INNER CITY INDUSTRIAL BUSINESSES DECLINE
OLD TOWN EXPANDS, AND MUSEUMS ARE BUILT



Legend:

- Sawmill Sector Development Plan Area Boundaries
- Acequia
- County Court House
- Mill Pond
- Streetcar
- Power Plant
- New Railroad Spurs
- Existing Railroad Spurs
- New Subdivisions
- Old Subdivisions
- New Lumber Co. & Other Lumber Yards
- Existing Lumber Yards
- Vacant Land
- New Warehouses/Factories Etc.
- Existing Warehouses/Factories Etc.
- New Downtown Development
- Existing Downtown Development

1. Sheraton Hotel
2. Children's Museum
3. Old Town Continues to Commercialize
4. Albuquerque Museum
5. Tiguex Park
6. Natural History Museum
7. Proposed Explora Museum
8. Restaurants/ Retail Shops

1706 Villa de Alburquerque (Old Town) founded

El Camino Real continues through the Villa de Alburquerque as the established route to Old Mexico

1819 Town of Carnuel established in Tijeras Canyon Mountain Road becomes the route from Old Town to Carnuel

Nineteenth century People living in Old Town, farm land in what will become the Sawmill/Wells Park area and eventually build homes near their fields

1880 The railroad arrives approximately one and one half miles east of what is now Historic Old Town

Farmland is expanded by newcomers from Europe and the eastern United States

New Town develops around Railroad Avenue (Central) west of the tracks

The Villa de Alburquerque (Old Town) loses businesses to New Town

1882 Land donated to build the Indian School

Road from Old Town to the Indian School is established

1898 Area is primarily used for farming and buildings are mainly along Mountain Road and irrigation ditches

Residential subdivisions spread out from New Town

1884 and 1905 Two subdivisions established just north of Mountain Road

Small scale commercial establishments are built among the homes and farms along Mountain Road

1903 110 acres are donated to develop the American Lumber Company (1903-1917) Becomes McKinley Land and Lumber Company (1917-1924)

Santa Fe Railway Company builds a rail spur from the main line to serve the lumber company

People flock to the area for jobs

Streetcar extended from New Town to serve Sawmill workers and stores open to serve sawmill workers:

Tomas Duran house and store built on SE corner of Twelfth Street and Sawmill Road (the end of the streetcar line at the sawmill's main gate)

Cesario Gonzales home, saloon and dance hall built on Sawmill Road east of Twelfth Street (Saloon becomes grocery during prohibition)

1904 Prager Electric Power Station built - uses wood scrap for fuel

Old Town remains a mixture of homes and neighborhood stores

1923-45 Land subdivided and developed for housing near Rio Grande Boulevard and in the area between the road to the Indian School and Fifth Street

Residential subdivisions also expand east and west along Central Avenue

1924 Lumber Company renamed George E. Breece Lumber Company

1927 Streetcar discontinued

1937 Central Avenue becomes part of Route 66

1942 Lumber company ownership changes

Remnants of farmland east of Twelfth Street subdivided for housing

Twelfth Street expanded north through the Lumber Company property

Lumber Company sizes down (all operations move west of Twelfth Street)

Industrial businesses replace farmland east of Twelfth Street and land vacated by the lumber company

As farmland sells, neighborhoods and industries develop close together

More railroad spurs are built to serve businesses

Old Town begins to commercialize:

1951 Predominantly residential, 30 shops, 4 restaurants

1958 Historic Zone established

1964 65 shops and 6 restaurants mainly around the plaza

1959 Zoning established city-wide

mid-1960's I-40 built Downtown declines as Uptown grows

1969 Acequia Madre (Albuquerque Ditch) vacated south of Zearing

The city continues to expand east and north

Old Town continues to commercialize:

1972 85 shops and 8 restaurants

1980 104 shops and 10 restaurants

1975 Tigues Park built

late-1970s Sheraton Hotel built

1979 Albuquerque Museum opens on former truck terminal site

mid-1980s New Mexico State Natural History Museum built

late-1980s REI, a National Outdoor sporting goods outlet, replaces Keebler Cookie Company on Mountain Road

late-1980s Duke City Lumber Company vacates 35 acres of land; PNM Prager Station site and other industrial properties found to be polluted

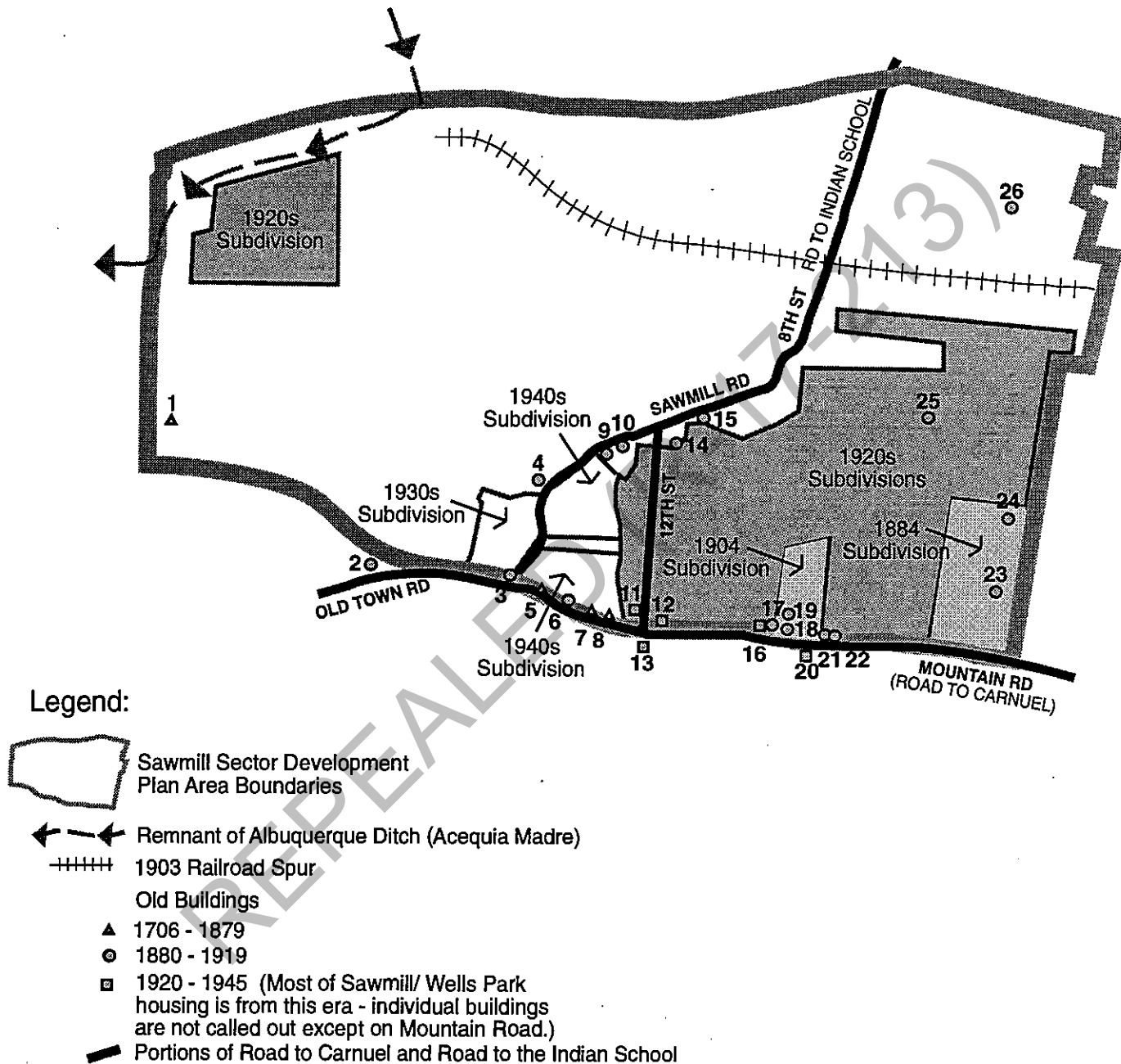
early-1990s Childrens' Museum opens in Sheraton Mercado

1993 PNM-owned land on Mountain Road sold and transferred to the City to build the Exploral Science Center

1994 Shops built on north side of Mountain Road west of Twentieth Street

PRE-WWII BUILDINGS, ROADS AND DITCHES

The following map shows existing buildings, roads and ditches that predate World War II. Buildings numbered on this page are described on the next two pages.



SOME OF THE OLD BUILDINGS IN SAWMILL/WELLS PARK AND ALONG MOUNTAIN ROAD

The following numbers are keyed to the map on the previous page.

1706 - 1879

1880-1919

1880-1919
continued

1. **Salvador Armijo House, 618 Rio Grande Blvd. NW (1840s, remodelled late Nineteenth century)** Salvador Armijo was a member of one of the most influential and powerful families in New Mexico.

5. **901 Fourteenth St. NW (southern rooms built in the 1870s)** The old rooms were reportedly once used as a stable for a brewery.

7. **1301 Mountain Rd. NW (circa 1865)** This house belonged to Catherine Apodaca in 1898. It was built only 20 years after New Mexico became a U.S. territory. The porch and hipped roof were added much later.



8. **1223 Mountain Rd. NW (circa 1865)** This old adobe home still has its fine Territorial detailing.



2. **Romero House, 1617 Old Town Rd. NW (pre-1890)** Rare Territorial decorative window frames. This is one of several historic homes along this stretch of road from Old Albuquerque (Old Town) to Carnuel in Tijeras Canyon.

3. **Bardaracco's Summer Garden, 1501 Mountain Rd. NW (pre-1898)** The original building remains beneath the many exterior changes.



4. **1321 Sawmill Rd. NW (pre-1898)** This is probably an old farm house from when the area was predominantly agricultural.

6. **Stephen Balling House, 1315 Mountain Rd. NW. (1908)** Mr. Balling was the proprietor of the Iceberg Saloon at 109 Second St. SW.

9. **1324 Sawmill Rd. NW (pre-1898)** This house may have been built much earlier than 1898. Little is known of its history, but it was probably a farm house, since an acequia once ran nearby.

10. **1316 Sawmill Rd. NW (Circa 1900)** Another early house along this old road. Little is known of its history.

14. **Tomas Duran House, 1224 Twelfth St. NW (circa 1900)** Tomas Duran built this house and La Tienda de la Maquina de Rajar (the Lumber Mill Store) which stood at the corner of Twelfth and Sawmill Road. One of his daughters lived there until her death in 1994. A granddaughter and husband now live there.



15. **Gonzales Saloon and Grocery, 100 Bellamah NW (pre-1907)** The store building facing Twelfth St. was a saloon and dance hall. The building was used as a grocery during Prohibition. Buildings from the same era stand to the east along Bellamah Road.

17. **With House, 815 Mountain Rd. NW (1st floor - 1890s or earlier; 2nd floor added in 1904)** The mansard roof is very rare. The With family lived here for over 50 years.

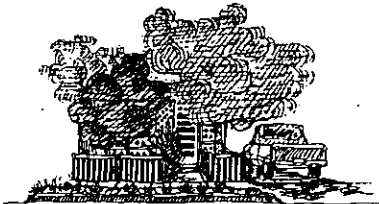


**1880 - 1919
continued**

18. **Blythe Grocery, 1201 Eighth St. NW (pre-1908)** Little is known of this adobe store building except the name of an early owner. It may have been built to serve the 1904 John M. Moore Addition.



19. **1207 and 1211 Eighth St. NW (pre-1907)** Sawmill workers lived in these two cottages. Both cottages used to have delicate wood trim in their front gables.



21. **707 Mountain Rd. NW (building date unknown)** The shape and building material of this small house is very rare in the City. It may be a turn of the century building. Perhaps it was moved in from Madrid, New Mexico.



**1880 - 1919
continued**

22. **705 Mountain Rd. NW (pre-1898)** This old adobe may date back well into the nineteenth century. The Atencio family have owned it for over 50 years.

23. **1211 Fifth St. (1898-1907)** This was one of the first houses in the Romero Addition which was platted in 1884.



24. **1401 Fifth St. NW (pre-1900)** According to the owner, this house was built by a railroad employee. Its barn (now remodelled) stood to the west.



25. **Isaac DeLong House, 618 Bellamah NW (1918)** This house once stood alone. The street it faced was named Taft rather than Bellamah. Its first owner was a railroad engineer.

26. **Bezemek barn, 2017 Fifth St. NW (date unknown)** Neighbors identified this building as the last remnant of the Bezemek farm which occupied the land west of Fourth Street between McKnight and the railroad spur. Bezemek raised Jersey cows here in 1913.

1920 - 1945

11. **The Navajo Addition, platted in 1925.** The homes from Mountain Road to 1103 Twelfth Street on the west side of Twelfth Street are unlike any others in Albuquerque. Their small size, flat roofs (except for one recent pitched roof remodelling), tiny front yards, identical setback, and individualized detailing combine to make an architecturally unusual block.



12. **Gardner's Service Station, 1000 Twelfth St. NW (1932)** This old station has lost its car drive-through canopy, but its location indicates the importance of 12th and Mountain as well-travelled automobile routes.

13. **Sunshine Market, 912 Twelfth St. NW (late 1920s)** This small store is the only one still operating of the several which once served the Sawmill/Wells Park area.

16. **With Grocery Store, 819 Mountain Rd. NW (1921)** This little corner store with its mission style parapet was probably the oldest grocery store in the city when it closed in the early 1980's.

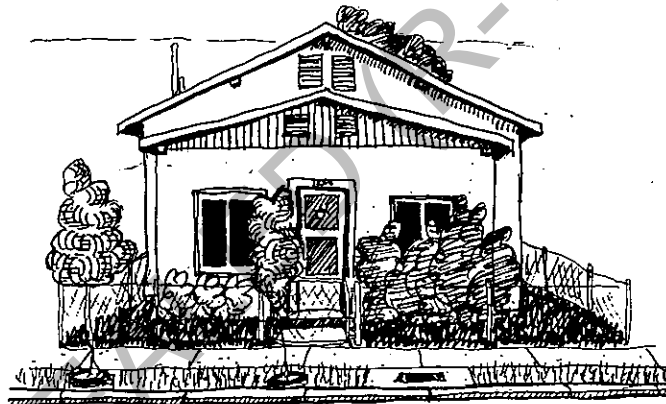
20. **Mountain Road Station, 724 Mountain Rd. NW (1931)** This cottage style station was built by Jose C. Pino who lived next door. It is one of the oldest gas stations of this style in Albuquerque.

**OTHER 1920s BUNGALOWS
CHARACTERISTIC OF
MUCH OF THE AREA**

714 Summer St. NW



1228 7th St. NW



1013 11th St. NW



COMMUNITY STRENGTHS AND COMMUNITY ISSUES

"...A neighborhood becomes a community if the people in it talk together, work together, respect one another....When neighborhood people become community...a neighbor...is someone with whom one owns the neighborhood."

"If the neighborhood does not define its own problems, someone else may define them inappropriately."

---Partners: Neighborhood Revitalization Through Partnership and A Minneapolis Case Study, Dayton Hudson Foundation, 1981.



COMMUNITY STRENGTHS

The plan's proposed policies, regulations, projects and programs flow from the area's many strengths. Building on these strengths should create a strong community of businesses, institutions, and residents. The most important Sawmill/Wells Park assets are the people who live, work and do business there:

- Residents and Business Owners interested in improving the area
- Over 2000 employees
- Staff from area museums and the Wells Park Community Center
- Active community organizations and local service providers:
 - Sawmill Advisory Council
 - Wells Park Neighborhood Association
 - Neighborhood Housing Services

A PARTIAL LIST OF COMMUNITY STRENGTHS FOLLOWS:

THE AREA IS PHYSICALLY INTERESTING.

- Distinctive platting, buildings and streets from the past (See Area History, pp.5 - 11)
- Potential landscaping areas between street curbs and sidewalks and on large street medians south of I-40 on Twelfth Street and Fifth Street

THE CITY AND STATE ARE MAKING PUBLIC INVESTMENTS IN THE AREA.

- Drainage project, sidewalk installation, and street paving for the John Baron Burg Park Addition completed in 1992
- Wells Park Community Center grounds renovation completed in 1994
- New neighborhood gateway park at Zearing and Rio Grande Boulevard completed in 1994
- Ongoing investment in local streets, sidewalks, drainage, etc.
- Proposed Wells Park Community Center renovation
- City in the process of acquiring 27+ acres of vacant industrial land to assist redevelopment for housing, trail, park, and economic development

THE AREA IS CONVENIENTLY LOCATED FOR BOTH RESIDENTS AND BUSINESSES.

- Housing and business areas within walking distance of Old Town, Downtown, and three major north/south bus routes
- Businesses close to Interstate Highway 40
- Railroad spurs for businesses and some railway right-of-way for possible conversion to trails or other public uses

EDUCATIONAL AND RECREATIONAL OPPORTUNITIES ARE CLOSE BY AND ACCESSIBLE.

- Old Town
- Museums (New Mexico Natural History Museum, Albuquerque Museum, Exploral Science Center, Children's Museum)
- Trail Corridor along the Rio Grande
- Wells Park Community Center
- Local artists and artisans who teach their skills to young people

EMPLOYMENT AND BUSINESS OPPORTUNITIES ARE PLENTIFUL

- Over 100 industrial and commercial businesses in the plan area
- Vacant land and buildings for new business development

THE COMMUNITY HAS INITIATED SEVERAL INNOVATIVE PROJECTS AND PROGRAMS.

- The Sawmill Advisory Council, a nonprofit organization made up of local residents, has been successfully informing the community about and combatting pollution in the area over several years.
- A Wells Park resident wrote a grant and coordinated efforts with Wells Park Community Center staff to initiate a youth conflict mediation pilot program. The program ended, but may serve as a model for other neighborhoods.
- The Wells Park Neighborhood Association applied for a grant and started a tree planting program in 1992. Many trees were planted in front yards and are thriving.
- The Sawmill Advisory Council applied for grants and started an after-school tutoring program in spring 1993.
- In the summer of 1993, the Sawmill Advisory Council began managing mural projects. Thirty children worked with Leo Romero, a local artist, to paint murals at Twelfth Street and Sawmill Road. A mural is being planned for a warehouse wall at Zearing and Rio Grande Boulevard and another is being planned for the neighborhood gateway park recently built by the City at the same location.
- The Wells Park Neighborhood started a Beautification Program with donations from Sunwest and Norwest banks. Volunteers use the money to help landscape homes with drought resistant plants. Homeowners then volunteer to help their neighbors landscape.
- Neighborhood Housing Services, Wells Park Community Center, and the Wells Park Neighborhood Association initiated a "spruce-up" program. Teenagers paint, clean and do minor home repairs for seniors on fixed incomes.
- Neighborhood Housing Services, a nonprofit organization serving the Downtown, Sawmill, and Wells Park neighborhoods, concentrated its housing rehabilitation loans in the Sawmill/Wells Park area in the early 1990s, helping to rehabilitate about 50 houses in four years.
- The Sawmill Advisory Council formed a separate nonprofit organization. Working with Neighborhood Housing Services, they obtained funds to buy land and develop seven affordable houses for low to middle income families on vacant lots in the Sawmill and Wells Park neighborhoods.
- Sawmill Advisory Council and Wells Park Neighborhood Association publish and distribute newsletters that feature interviews about local history.

COMMUNITY ISSUES

The following issues either have already had a negative effect on the community or could threaten the community if appropriate steps are not taken.

1. Deterioration of the community's physical appearance and character
2. Environmental degradation
3. Unemployment, under-employment and insufficient household incomes to maintain properties, to pay escalating property taxes, and to buy or improve homes
4. Insufficient visible public investment
5. Insufficient public recreational opportunities for adults and children
6. Incompatible land uses
Encroachment of intense land uses on residential areas
Isolated neighborhoods surrounded by regional services or manufacturing
7. Insufficient neighborhood commercial services

The Sector Plan's action plans, public project design policies, and zoning regulations address these concerns. The following proposals are consistent with policies in all other plans and ordinances affecting the plan area: The Albuquerque/Bernalillo County Comprehensive Plan, the Rio Grande Boulevard Corridor Plan as it relates to properties abutting Rio Grande Boulevard, and Historic H-1 Zone regulations as they relate to properties within the Historic Old Town Buffer Zone.

ACTION PLANS

This section includes five action plans:

- Area Character and History Conservation
- Housing Development and Improvement
 - Environmental Protection
 - Economic Development
 - Public Projects

Each action plan includes an analysis of issues that is followed by recommended projects and programs. Each project or program includes a description and a list of possible implementers, estimated costs and possible funding sources.

AREA CHARACTER AND HISTORY CONSERVATION

"When you leave behind the past it is detrimental not just to yourself but to the world at large. Because you leave behind respect, connectedness--which is love."

*---Santa Clara Pueblo architect and art historian,
Rina Swentzell*

"Preserving historic resources is important because if you know where the neighborhood came from you can feel committed to where it's going."

*---Linda Disman, Executive Director of the Los
Angeles Conservancy*

ISSUES AND ANALYSIS

People lose connection with an area's past when old roads are straightened and widened, ditches are abandoned, and buildings deteriorate, change appearance, or are demolished. People lose personal ties to the past when community events and those who lived in a community are forgotten.

1. The history of Sawmill/Wells Park is rich and varied. It is largely unknown to newcomers, children, and visitors.
2. The plan area has already lost most of its ditches, including the Acequia Madre. Ditch banks were a part of the informal pathway system (veredas) between communities. The ditch irrigation system promoted community cooperation and organization. Saving the one remaining ditch fragment, the Old Albuquerque Ditch, is important.
3. Curving, narrow streets such as Mountain Road and Sawmill Road contribute greatly to the physical character of the area. Fifth and Sixth Streets have been widened to carry regional traffic. The traffic on these streets disrupts neighborhood life.
4. Several old buildings have been allowed to deteriorate. Old buildings left to deteriorate can become too expensive to fix and people often do not know how to get loans to fix them. If buildings are condemned, their removal contributes to the decline of neighborhood identity.
5. Other old buildings are often renovated without regard to the special features that contribute to the area's character.

Community conservation requires commitment to neighborhood stability, physical character, and historical connections. Physical conservation is more meaningful if it is tied to personal recollections and community history. This action plan includes strategies for conserving old buildings, family memories, and community stories.

Public Project Design Policies and the Public Projects Action Plan also address conserving old streets, roads, and public landscaping. The plan's Housing Action Plan and General SU-2 Zoning Regulations also support the following conservation proposals.

CONSERVATION ACTION PLANS

1. HISTORY BROCHURE

Produce and publish a brochure about area history for community residents, businesses and others using oral histories, photographs, and maps of important remaining buildings, ditches and historic roads.

Possible Implementers	<ul style="list-style-type: none">• Rio Grande Institute (researcher and writer, Tomas Atencio)• Wells Park Neighborhood Association, Sawmill Advisory Council and individuals (sources of historical information and research assistants)• Neighborhood Housing Services and/or other nonprofit organizations (producers)
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Estimated Cost	\$10,000
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Possible Funding	<ul style="list-style-type: none">• Urban Enhancement Trust Fund• New Mexico Endowment for the Humanities
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2. PERMANENT DISPLAYS

Design and build at least six permanent indoor and outdoor public displays about the history of Sawmill/Wells Park. Include photographs and text from oral and written histories. Possible sites may be:

- Twelfth and Sawmill (about the Sawmill and the streetcar)
- Wells Park Community Center
(about Mountain Road, the community center, and the park)
- Explora Museum Site (about the local farms and ditches)
- Proposed Neighborhood Park and Recreational Trails

Possible Implementers	Albuquerque Museum (labor and materials)
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Estimated Cost	\$600 - \$800 each (historic markers)
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Possible Funding	<ul style="list-style-type: none">• New Mexico Endowment for the Humanities• City of Albuquerque Capital Improvement Program
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3. RENOVATION GUIDE

Produce and publish a building renovation guide with the following information:

- Major problems of most building rehabilitations and descriptions of how to repair roofs, windows, foundations, terra cotta sewers, etc.
- Sources of technical assistance and money
- Prominent characteristics of building styles found in Sawmill/Wells Park
- Examples of homes that have been personalized yet still retain area character

Possible Implementers	<ul style="list-style-type: none">• Neighborhood Housing Services• City of Albuquerque Planning Department• TACA (The Albuquerque Conservation Association)
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Estimated Cost	\$5,000 to \$6,000
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Possible Funding	<ul style="list-style-type: none">• State Historic Preservation Division, Certified Local Government Funds (applications accepted every spring)• City of Albuquerque, Urban Enhancement Trust Fund (applications accepted every two years)• Neighborhood Housing Services (matching funds)• Banks• National Trust for Historic Preservation
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4. RENOVATION WORKSHOPS

Hold local building renovation and repair workshops for owners of older residential and commercial buildings.

Possible Implementer Neighborhood Housing Services

Possible Funding

- National Trust for Historic Preservation, Preservation Services Fund (they offer small grants for education, workshops and booklets)
 - Community Development Block Grant
 - Local Banks
 - Economic Opportunity Board
 - Gas Company Weatherization Program
-

5. NATIONAL HISTORIC REGISTER NOMINATIONS

Submit Multiple Resource Nominations to the National Register for significant buildings and areas. Meet with community residents to identify buildings suitable for local landmark designation.

Possible Implementer City Historic Preservation staff

Estimated Cost Either staff time or a contracted local historian

Possible Funding State Historic Preservation Division, Certified Local Government Funds

6. PRESERVE BUILDINGS

Preserve significant buildings that define the character of area streets, particularly Mountain Road. (See State Prehistoric and Historic Sites Protection Act.)

- Set up a historic building revolving loan fund.
- Identify potential nonprofit groups to buy buildings.
- Develop policies for shared parking to preserve existing buildings.
- Prohibit historic building demolition for public projects, on-site parking, or parking lots. See Public Project Design Policies and the S-MRN Zone Regulations.

Possible Implementers

- City of Albuquerque
- State of New Mexico
- Neighborhood Housing Services

Possible Funding

- Pocket of Poverty Urban Development (UDAG) payback
- State Housing Advisory Committee of the Housing Division

Owners of significant buildings on the State Historic Register can request funding.

7. PRESERVE STREET CHARACTER

- Keep road and street widths narrow in the Sawmill/Wells Park area.
- Discourage through-traffic in residential areas.
- Preserve the predominant 1920s public landscaping pattern.

See the Public Projects Action Plan and Design Policies for Public Projects.

8. SAVE AND USE DITCH AREAS

- Acquire land along the Old Albuquerque Ditch south of I-40 to create a trail and landscape buffer.
- Maintain ditch use.

See Public Projects Action Plan.

REPEALED (R-17-213)

HOUSING DEVELOPMENT AND IMPROVEMENT

*"The family home is the basis upon which our modern civilization rests."
--- Jacob Riis (1849-1914)*

ISSUES AND ANALYSIS

Safe, healthy residential neighborhoods are vital to the continued stability of the Sawmill/Wells Park area. To sustain the neighborhoods and support existing and future residents, housing must be affordable, safe, and attractive. The issues listed below are addressed in this Housing Action Plan and are supported in the Sector Plan's other action plans, the Design Policies for Public Projects, and new zoning regulations.

1. A range of housing types is needed to help extended families stay in the area. More housing is needed for single adults, families without children, families with children, and older individuals and couples.
2. Property tax relief is needed to prevent displacing low income residents on fixed incomes.
3. To conserve area character, new housing needs to complement the size, shape and styles of houses in the neighborhood. Housing renovations and additions need to complement the styles of original houses. (See Area Character and History Conservation Action Plan, Design Policies for Public Projects, and General SU-2 Zoning Regulations.)
4. Some owner occupied and rental properties require rehabilitation. Low income often prevents owners from keeping up their properties.

In 1992, Neighborhood Housing Services (NHS) defined the extent of housing rehabilitation needed. The Sawmill Sector Plan area was divided into twenty-two sections for a street view survey of housing conditions. Sixty-one percent of the housing in the Sawmill area was built prior to 1940 with 21% built between 1940 and 1949. The 842 residential buildings surveyed needed:

- Moderate rehabilitation (\$2,000 - 15,000) - 39% (269)
- Major rehabilitation (\$15,000 - 30,000) 13% (109)
- Total Reconstruction (\$30,000+) 2% (17)

Specific Work Needed

- Roof Repairs 12%
- Window and Trim 41%
- Paint/Stucco 30%
- Landscaping 27%

NHS started concentrating rehabilitation lending in the Sawmill Sector Development Plan Area in the 1990s. The organization had already assisted over fifty home owners in the plan area from 1990 to June 1994.

Some of the strategies described in the following action plan are already being initiated by neighborhood based nonprofit organizations and local lenders. The recommended code enforcement program will require a commitment of City staff and funding to be effective. The combined effect of the following strategies and new zoning should stabilize and improve Sawmill/Wells Park residential neighborhoods and provide better housing for people with low to moderate incomes.

HOUSING ACTION PLANS

1. INSPECT SUBSTANDARD HOUSING.

Systematically inspect substandard housing, starting with localized concentrations of housing needing major rehabilitation.

Possible Implementers	City of Albuquerque Housing Code Division
Estimated Cost	\$150,000 for two additional inspectors, one administrative aide, and two additional vehicles.
Possible Funding	<ul style="list-style-type: none">• General Fund• CDBG (Community Development Block Grants)

Information from Albuquerque Housing Code Division, 1994

2. PROVIDE LOANS FOR HOUSING REHABILITATION.

Continue to provide rehabilitation loans for owner occupied housing.

Implementer	Neighborhood Housing Services
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3. ESTABLISH REHABILITATION LOANS FOR RENTAL HOUSING.

Establish rehabilitation loan funds for rental housing. Lenders would place a lien on mortgages requiring affordable rents in exchange for loans. One type of arrangement could consist of requiring a landlord to rent a percentage of the units to families making less than 80% of the median income for Albuquerque.

Possible Implementers	<ul style="list-style-type: none">• nonprofit organizations• local lenders
Possible Funding	<ul style="list-style-type: none">• Neighborhood Housing Services (funds for single family housing rehabilitation)• UDAG (Urban Development Action Grant) Pocket of Poverty Neighborhood Economic Development Fund

4. BUILD AFFORDABLE HOUSING.

Continue to develop new affordable housing in existing residential neighborhoods.

The Sawmill Advisory Council (SAC) and Neighborhood Housing Services (NHS) created a partnership to purchase five to ten vacant parcels of land for building affordable housing in existing residential areas. Seven houses were built and all were purchased by January 1996.

To begin this project, the two nonprofit organizations received City funds to purchase lots.

Interim and construction financing was sought through local banks.

Most long term financing of mortgages may be carried by Neighborhood Housing Services of America. Some local lenders will also be approached to carry mortgages.

5. EXPAND RESIDENTIAL NEIGHBORHOODS.

Expand the size of the residential neighborhoods to develop new affordable housing.

The City of Albuquerque is buying approximately ten acres of vacant land in the sector plan area for developing affordable housing. The new zoning for this area will allow a variety of housing types.

6. CHANGE ZONING TO ALLOW MORE HOUSING.

Change zoning to allow more housing, while retaining the existing scale of development and low intensity character of the neighborhoods. Introduce zoning that will allow a second dwelling unit on a lot for people who need assistance from those who live nearby.

R-1 zoning in the residential neighborhoods made all pre-existing duplexes and other low density multiple-family housing nonconforming uses. The S-R (Sawmill-Residential) and S-MRN (Sawmill-Mountain Road Neighborhood) zones allow all housing that predates the adoption of the sector plan to remain as permissive uses. These two zones also allow new duplexes, two detached units on a lot, and scattered townhouse development on larger lots.

The S-DR (Sawmill-Developing Residential) zone and a small portion of the S-MI (Sawmill-Mixed Industrial Zone) adjacent to it allow a mixture of housing types to be developed on vacant land that had been zoned and used for industrial purposes.

M-1 zoning made all pre-existing homes nonconforming uses. The new S-MI (Sawmill-Mixed Industrial) zoning for the area between Aspen, I-40, Eighth and Fifth Streets allows all housing that predates the adoption of the sector plan to remain as permissive uses.

See Zoning for more information.

7. HELP FAMILIES PURCHASE HOMES.

Continue to help low income families purchase and rehabilitate substandard housing.

Neighborhood Housing Services (NHS) began a home ownership program in 1994. The program helps families buy homes in target neighborhoods. Local banks finance at market rates or Neighborhood Housing Services of America finances at lower rates for families with incomes below 80% of the median income for Albuquerque.

NHS evaluates the extent of rehabilitation houses will require for potential buyers of substandard housing who meet NHS low income guidelines. Local banks and other lenders provide a first mortgage of up to 75% of the sales price plus the cost of rehabilitation. By keeping the loan under 80%, the buyer avoids paying mortgage insurance and substantially reduces the amount of monthly mortgage payments. NHS then carries a second mortgage at a very low interest rate, covering between 80% and 95% of the rest of the money required for purchase and rehabilitation. NHS then assists in rehabilitating the house to meet Housing Code.

Implementer

Neighborhood Housing Services

8. INITIATE HOUSING SWEAT EQUITY PILOT PROGRAMS.

Local banks and other lenders would lend up to \$75,000 to homeowners who have incomes that are 80% or below the median income for Albuquerque, who have sufficient equity in their property, who can demonstrate they have the skills to fix their homes, and whose homes meet code requirements. The loan recipient is given nine months to rehabilitate his/her home. NHS offers technical assistance as needed.

Implementer

Neighborhood Housing Services

9. PROVIDE EMERGENCY MORTGAGE PAYMENTS.

To prevent foreclosure and loss of property, low income home buyers would be lent mortgage payments under certain emergency circumstances.

Implementer

Neighborhood Housing Services

10. CONTINUE TO OFFER MORTGAGE INFORMATION AND REFERRAL

NHS has developed a matrix of local housing programs based on pre-qualification criteria to help perspective home buyers find loans, etc. The matrix is used in conjunction with Neighborhood Housing Services home buyer workshops.

Implementer

Neighborhood Housing Services

11. RESEARCH TAX LIMIT INITIATIVES.

Research tax limit initiatives for households on low fixed incomes. Then work with Santa Fe and other New Mexico communities whose low income residents are experiencing escalating property values to lobby the State Legislature to change current property tax law.

Implementers

- City of Albuquerque
 - New Mexico Chapter of the American Planning Association
-

ENVIRONMENTAL PROTECTION

"The history of life on earth has been a history of interaction between living things and their surroundings....Only within the moment of time represented by the present century has our species - man - acquired significant power to alter the nature of his world."

---Rachel Carson, Silent Spring

ISSUES AND ANALYSIS

Because Sawmill/Wells Park homes are located close to major streets, Interstate Highway 40, and industrial and commercial businesses, local residents have had to contend with air quality problems, ground water and soil contamination, noise, and odors. People are concerned about their future in this area and wish to control air and water pollution, noise, vibrations, odors, and possible danger from fire, explosions, and hazardous material emissions.

The John Baron Burg neighborhood near Rio Grande Boulevard and a fragmented neighborhood between Seventh and Fifth Streets are just south of I-40. John Baron Burg is just east of two gas stations and until the 1990s, was directly adjacent to the Duke City Lumber Company (the sawmill). Wholesale, warehousing and industrial businesses are still located nearby to the south and southeast. The West Sawmill neighborhood is directly adjacent to active industrial businesses as are parts of the Wells Park Neighborhood. Wells Park also has major through-traffic on residential portions of Fifth, Sixth, and Twelfth Streets.

Prior to adoption of the Sector Plan, approximately 1.7 linear miles of industrially zoned and residentially zoned properties were either contiguous to or across the street from one another. Approximately forty-five households were located within areas zoned for factories, warehouses, and other businesses. Small manufacturing and heavy commercial businesses were interspersed among housing in areas zoned for housing.

Several existing and potential environmental problems were within or surrounded Sawmill/Wells Park. See Appendix B for maps of Leaking Underground Storage Tanks, CERCLIS Site, RCRA Sites, and Sites Monitored for Air Pollution. At the adoption of the Sector Plan, most sites had either been cleaned or were in the process of being cleaned.

Cleaning existing contamination and preventing future episodes of pollution are issues for everyone in the Sawmill/Wells Park area. Residents, local businesses, and City government have discussed the issues stemming from business operations and traffic near housing and realize that several actions are necessary to ensure a healthy environment.

Other parts of Albuquerque also have problems with industrial nuisances and hazards. In 1995, approximately 25 linear miles of industrially zoned properties were contiguous to zones allowing housing. (Land use zones separated by a street are not included in this total.)

This Sector Plan proposes several techniques to increase compatibility between the many land uses in Sawmill/Wells Park. Proposed public projects include trails, landscaped areas, and new roads to separate industrial sites and traffic from housing and museums. SU-2 (Special Neighborhood) Zoning establishes general requirements for enclosing, separating and screening industrial traffic, parking, storage and other outdoor activities from housing.

The environmental protection action plan proposes several actions to further increase compatibility between businesses and housing. The action plan proposes that the City initiate the following city-wide standards, regulations, practices and programs and take appropriate action in Sawmill/Wells Park following forthcoming studies.

1. Continue to create a business inventory to track and monitor hazardous material use and storage.
2. Continue to monitor and control pollution.
3. Increase environmental regulation compliance by continuing existing environmental protection technical assistance programs and by improving administrative processes.
4. Establish industrial performance standards for Albuquerque by a) setting minimum standards for odor and vibration, b) revising and updating the City of Albuquerque Noise Ordinance to include issues like quantifiable night noise levels, and c) recommending amendments to the Albuquerque Fire Code to establish greater distance requirements between property lines and hazardous materials.
5. Take action to address the results of forthcoming Sawmill Area Air Quality Studies.

Albuquerque's economic and social well-being depends on attracting and retaining diversified businesses that will not deplete or harm our local resources. By developing industrial performance standards, the City will have a powerful tool for attracting the right businesses to Albuquerque and locating them appropriately in Albuquerque. **All of the action plan's recommendations shall be initiated within the next year to ensure that Albuquerque's economic development decisions are supported by sound environmental standards.**

Businesses and housing can coexist by pursuing the following recommendations.

1. **Track and monitor** businesses that use, store, or emit hazardous materials or air pollutants.
2. **Enforce** federal, state and local regulations to ensure a safe and clean environment.
3. **Rezone and reuse** some vacant industrially zoned land for other purposes.
4. **Control** new and existing industries with environmental protection regulations that take the proximity of housing into consideration.
5. **Separate** new industries from housing by developing site standards.
6. **Buffer** housing from the Interstate Highway and major streets

Some actions are already being initiated.

1. A steering committee composed of representatives from the Sawmill Advisory Council, Wells Park Neighborhood Association, commercial and industrial business interests, and technical advisors will manage a contract for an air emissions study that is intended to determine the extent to which residents are now being exposed to air emissions from I-40, major arterials cutting through neighborhoods, parking lots, residential burning, industrial businesses, and commercial businesses. The study area is bounded by I-40, Lomas Boulevard, Rio Grande Boulevard, and Fourth Street. The study is being funded by the State to locate area emissions sources and determine emission contents and quantity.
2. A Task Force of representatives from several City departments has been formed to create a computer data base of businesses. The data base will be created to track most, if not all, businesses that may need to comply with federal and local fire, ground water and air quality protection regulations.

REPEALED (R-17-213)

ENVIRONMENTAL PROTECTION ACTION PLANS

1. CREATE A BUSINESS INVENTORY.

Create a current inventory of all businesses in Albuquerque that use, store, produce, transport, or emit hazardous materials, hazardous waste, or hazardous air contaminants* to help the Fire Department, Environmental Health Department, Planning Department, and Public Works Department enforce existing regulations.

The City Task Force needs to determine how the data base can be continually updated. One suggestion would be to access City Business Registration applications. Businesses must register with the City annually. Either Standard Industrial Classification Code numbers or information about hazardous material use and storage could be added to the business registration application form.**

Timing One or more years to create a data base and provide access to City Treasury, Fire Department, Environmental Health Department, Planning Department, and Public Works Department, provided the inventory of the Sawmill/Wells Park area will begin immediately and will be completed within six months after the adoption of this Sector Plan..

- * These materials are defined in the Hazardous Materials Waste Stockpile definition of the Uniform Fire Code and Title III of the Clean Air Act. The Uniform Fire Code requires Hazardous Materials and Waste Storage reporting for businesses that exceed certain quantities.
 - ** Some business information is already stored on a Business Billing and Accounting System in the Treasury. Additional information about business operations and hazardous materials use, storage, waste and transportation can be collected during business registration and can be made accessible to the Environmental Health Department, Fire Department, and Planning Department.
-

2. CONTINUE TO MONITOR AND CONTROL POLLUTION.

- The City shall continue to identify and list all potential groundwater pollution threats in the Sawmill area as part of a periodically produced Threat Characterization Report.
 - The City shall continue to monitor the effect of traffic on air quality and propose and implement traffic congestion solutions as needed.
 - The City and State shall continue to actively pursue remediation by public and private entities that are violating environmental laws.
-

3. IMPROVE ENVIRONMENTAL REGULATION COMPLIANCE.

The following strategies will improve business compliance with local and federal environmental regulations:

- The City Environmental Health Department shall continue to offer technical assistance to businesses that are small quantity generators of hazardous waste (100 to 1000 kg or 220 to 2200 lb. of hazardous waste per calendar month). They now help businesses complete waste forms for transportation and disposal, provide information about proper transport, treatment and disposal by available transporters and facilities, offer recommendations for minimizing waste, provide training and seminars specifically designed for particular businesses or trade associations, and provide guidance for complying with storage, packaging, labelling and State and Federal regulations.
- The City Environmental Health Department shall also continue to offer free and confidential assistance, information and services relating to air quality for small businesses.
- To help increase Sawmill/Wells Park compliance with environmental protection requirements, the Environmental Health Department, within six months to one year following the adoption of this Sector Plan, shall conduct a technical assistance outreach program for small businesses in the plan area.
- To ensure that new buildings and additions comply with the Albuquerque Fire Code, within three to six months following the adoption of this Sector Plan, questions should be added to the building permit application form about building use, estimated amounts of hazardous materials to be used, and types of heavy machinery to be installed.
- Building permit applicants shall continue to sign building permit applications agreeing to comply with all state and local laws governing construction and later activities on the site covered by the building permit even if the laws are not specified in the permit. The Ambient Air Quality Standards and Air Quality Control Regulations for Albuquerque/Bernalillo County and other regulations are implied in this statement.
- Within three to six months following the adoption of this Sector Plan, a general note shall be added to the Building Permit Application alerting applicants to comply with Ambient Air Quality Standards and Air Quality Control Board Regulations for Albuquerque/Bernalillo County: "All building construction that requires Air Quality registration or issuance of air quality permit(s) should be submitted to the Environmental Health Department for review. Contact the Albuquerque Environmental Health Department, Air Pollution Control Division, Air Quality Services, at 768-1951, to determine if this project requires registration or issuance of air quality permit(s).

Currently, building permit applications are reviewed for compliance with Zoning Regulations, the Solid Waste Ordinance, the Drainage Ordinance, the Development Process Manual, Food Handling and Swimming Pool Protection Regulations, the Uniform Fire Code (which includes hazardous materials storage regulations), the Uniform Building Code and Uniform Plumbing, Mechanical and Electrical Codes.

3. IMPROVE ENVIRONMENTAL REGULATION COMPLIANCE. (continued)

- The City shall continue to require Albuquerque Fire Code compliance before a Certificate of Occupancy is issued.

The Fire Marshall's Office shall determine if the applicant needs a Hazardous Materials Waste and Storage permit or has to submit a Hazardous Materials Management Plan. If so, the plan shall be checked for proper storage and containment as specified in the Uniform Fire Code and a field inspection shall be conducted before a Certificate of Occupancy is granted.

- The business inventory data base referred to under Environmental Action Plan #1 should be available to the Fire Department, Environmental Health Department, and others to facilitate monitoring and tracking compliance with the Albuquerque Fire Code, the Ambient Air Quality Standards and Air Quality Control Regulations for Albuquerque/Bernalillo County and other ordinances. The Mayor or the Mayor's designee will follow-up this action plan in the three to six months following the adoption of the Sector Plan to confirm its completion, and will provide a status report to the Sawmill/Wells Park Sector Plan Implementation Committee and the organized neighborhood associations within the Plan area.
- The City could amend the City of Albuquerque Business Registration Fee Ordinance to mandate inspections by the Albuquerque Fire Department or the Environmental Health Department as a condition of business registration approval for businesses required by the Albuquerque Fire Code to have Hazardous Materials and Waste Storage permits or by the Air Quality Control Board to have air quality permits.

The Ground-Water Protection Policy and Action Plan requires annual inspections of permitted facilities by Fire Department personnel prior to Hazardous Materials and Waste Storage permit renewal. (p.141)

The City may wish to adopt an ordinance similar to Bernalillo County Ordinance 93-12: "A permit and inspection by the County Fire Department are required in accordance with Ordinance Number 92-10" (The Adoption of Uniform Fire Code)...The completed, approved application will be returned to the County Clerk for issuance of a license to conduct business in the county for a period of one (1) year. The County Clerk will mail a renewal notice to each person doing business in the County thirty (30) days prior to the yearly expiration date on the Business Registration Application."

4. ADDRESS HEALTH PROBLEMS.

- The community may wish to pursue the investigation of possible health effects from prior environmental pollution incidents by petitioning the Federal Agency for Toxic Substances Disease Registry (ATSDR). The City Environmental Health Department and local physicians would provide technical assistance to the community as needed.
 - The community may wish to exchange information about steps that can be taken to research health effects from environmental pollution with other City and County neighborhoods engaged in the same work.
-

5. REZONE LAND.

- The City shall rezone vacant industrially zoned land adjacent to housing. (See S-DR and S-MI Zones.)
- The City shall adopt Sawmill/Wells Park General SU-2 zoning regulations to increase compatibility between the area's many uses.

6. CREATE BUFFERS.

- The City shall adopt zoning regulations and initiate public projects that separate housing from intensive industries and that require landscaping and other buffers between housing and industry and housing and major streets and highways.
- The City shall consider acquiring at least a 50 feet wide strip between the West Sawmill neighborhood around Fifteenth Street and Sawmill Road and industries to the north and west. This area can then be developed as a landscaped buffer or combination trail and buffer.

(See Public Project Action Plan, Design Policies for Public Projects, and Sawmill/Wells Park General SU-2 zoning regulations.)

7. ESTABLISH VIBRATION AND ODOR STANDARDS.

The City, within one year from the adoption of this Sector Plan, shall conduct research to establish vibration and odor standards and measurement techniques for Albuquerque. This research also will include an evaluation of the effectiveness of these standards in other jurisdictions.

Funding may be necessary for hiring a consultant. Funding will also be necessary for either purchasing instruments and training City staff to measure vibration or odor or for contracting with an Environmental Business capable of measuring vibration or odor when the City receives a complaint.

8. ADOPT STANDARDS AND REGULATIONS.

The New Mexico Air Quality Control Act (Sec. 74-2-1 et seq. NMSA 1978) ("Air Act") delegates to the Albuquerque/Bernalillo County Air Quality Control Board ("Board") the authority to prevent and abate air pollution within Bernalillo County by adopting regulations required by federal law and by adopting additional, appropriate local regulations. The Board will continue to evaluate all applicable standards and regulations promulgated by the federal government and the State of New Mexico. The Board will follow the procedures and tests established by the Air Act, and will adopt standards and regulations applicable and beneficial to Bernalillo County. The Board will be encouraged to adopt regulations and standards that may be more stringent than those promulgated by the State of New Mexico and the federal government if and when the regulations and standards meet the requirements of the Air Act and will lead to a decrease in hazardous air pollution in Bernalillo County."

9. TAKE ACTION FOLLOWING LOCAL STUDIES.

Within six months after the Sawmill Area Air Quality Study final report is issued and delivered to the City Environmental Health Department (EHD), the EHD will deliver a written reply to the Mayor, the City Council, the 1995-96 Sawmill Area Air Quality Study Steering Committee, and the Sawmill/Wells Park Plan Implementation Committee. In the reply, EHD will respond to the recommendations made by the contractor in the Air Quality Study final report and will summarize the actions EHD will take and the time lines EHD will use to address the report recommendations. While the Air Quality Study is being prepared and EHD is preparing its reply, EHD will continue its enforcement actions in the Study Area."

10. AMEND THE NOISE ORDINANCE.

Within one year of the adoption of this Sector Plan, the City shall re-examine and update as appropriate its noise ordinance to better address issues such as night noise levels, idling trucks, noisy equipment, and other sound sources affecting residential and other noise sensitive areas.

11. RE-EVALUATE STANDARDS FOR HAZARDOUS MATERIALS.

Within one year, the City shall re-examine the Albuquerque Fire Code's regulations for hazardous materials. Storage distance requirements from property lines should be re-evaluated. The City shall recommend amendments to the Albuquerque Fire Code. Adoptions of future editions of the Albuquerque Fire Code shall continue to include specific local requirements for hazardous materials.

12. CONTINUE TO TRACK INFORMATION ABOUT AND ADOPT APPROPRIATE RESPONSES TO THE LATEST INFORMATION ABOUT ELECTRO-MAGNETIC FIELDS.

Policies in the Rank II Electric Facilities Plan shall guide City actions regarding this subject.

ECONOMIC DEVELOPMENT

The economic development strategy for the Sawmill/Wells Park area focuses on industrial and commercial revitalization that protects public and private area investments while increasing income for currently low and moderate income residents. The strategy also encourages strengthening tourist-related businesses if care is taken to protect residential areas and other types of stable businesses.

The basis of the economic development strategy for the entire area is reflected in the approach and contents of the Sawmill Revitalization Strategy. (See Executive Summary in Appendix C). Although this document specifically addresses the future of vacant and under-used industrially zoned properties, its findings are relevant to the entire area: healthy growth of industrial and commercial businesses will provide employment opportunities for residents, while enlarged, strengthened and protected residential neighborhoods will benefit commercial activities by providing a stable environment.

ISSUES AND ANALYSIS

Sawmill and Wells Park support a mixture of businesses. Long standing businesses share industrial and commercial areas with many innovative start-up businesses. Middle size manufacturing plants and warehouses exist next to small, eclectic commercial enterprises. During economic market shifts, however, the area's namesake "the Sawmill," declined and eventually left behind only a small molding business, a particle board manufacturing business, and a large tract of vacant land. Other businesses also declined, leaving blighted, under-used, and sometimes environmentally polluted properties.

Overall area residential income is low, and few businesses cater to or provide services to residents. Businesses along Rio Grande Boulevard provide services primarily for cars and tourists. Twelfth Street businesses are primarily heavy commercial businesses that can rely on access to I-40. Mountain Road has some neighborhood businesses near Twelfth Street (a grocery store, laundromat and bakery) and Old Town-related businesses between Fifteenth Street and Rio Grande Boulevard (a gallery, a cafe, and a developing commercial complex just north of Old Town.)

Although the sawmill is gone, more than 100 other plan area businesses provide a variety of jobs. The sawmill's departure provides an opportunity to redevelop the land with a mixture of uses that will benefit the area: housing, recreational trails, a park, and environmentally safe businesses that will provide additional jobs.

THE SAWMILL REVITALIZATION STRATEGY

The Strategy recommends that the area's mixture of uses be affirmed and strengthened. It proposes to link job creation strategies and the Sector Plan's new zoning with land purchase and redevelopment to stabilize and enhance existing residential, commercial and industrial uses. It encourages practical, market-driven infill development projects and sensitive site design to increase compatibility between uses.

Specific recommendations of the Strategy are as follows.

- City purchase and rezoning of vacant land east of the John Baron Burg Addition for affordable and senior housing and a recreational trail and park.
- City purchase and rezoning of land for business incubators and residential work spaces. These uses provide a transition between the residential neighborhood and a solidly industrial area near Twelfth Street.
- A new street system between Eighteenth and Twelfth Streets that will direct industrial and heavy commercial business traffic to Twelfth Street and I-40.

EMPLOYMENT OPPORTUNITIES AND JOB CREATION

The Sawmill Revitalization Strategy promotes the concept of linking future redevelopment with job creation. To accomplish this, programs will be developed linking employment needs of residents with job creation and business expansion. The Community-Based Organization Training Program currently being developed by the City Office of Economic Development in conjunction with a core group of neighborhood organizations and nonprofit groups will provide tools and resources for interested organizations.

Possible strategies for increased employment include first-source hiring programs, linking residents and businesses together by "good neighbor" agreements that allow neighborhood input into business operation and expansion plans, and educating residents and business owners about revitalization resources available through the Small Business Administration, Albuquerque Development Capital, two micro-loan programs, WESSTCORP and ACCION, as well as TV-I and other educational programs.

Funds can be obtained to develop a comprehensive job survey of area residents' existing skills and training needs. Subsequently, a "Customized Manpower Development Program" to design and implement recruitment and training programs can link workers with available opportunities.

BUSINESS RETENTION AND EXPANSION

Area businesses should be encouraged to form a Business Association. Existing business retention and expansion programs such as those of the Greater Albuquerque and Hispano Chambers of Commerce should be encouraged to contact area businesses and work to create a stable business base in the plan area.

A partnership of New Mexico Inc., The City of Albuquerque, AED (Albuquerque Economic Development), and the State Economic Development Office will be initiating an Industry Cluster Survey. The survey will provide economic data on all levels of income-generating business activities in the Greater Albuquerque area. This survey can be used to provide useful data for business retention and recruitment in the Sawmill/Wells Park area.

PUBLIC PROJECTS

CURRENT ISSUES AND ANALYSIS

State and local funding have been used in the Sawmill/Wells Park area to pave streets, build sidewalks, improve drainage, replace water and sewer lines, pave dirt roads, and install street lights. In 1994, Wells Park Community Center grounds were redesigned and renovated. Although many public projects have been completed since the first Sawmill Sector Development Plan was adopted in 1978, more public investments are needed now to bolster community-driven initiatives.

This plan update recommends completing improvements listed in the 1978 plan and initiating other public projects that will contribute to the community's growing sense of local control and ownership. Each of the following recommended actions is described and mapped, and potential implementers, estimated costs, and possible funding sources are listed. Maintenance and operation costs are not included in cost estimates.

All listed projects are intended to be initiated within the ten years following sector plan adoption. Project timing is recommended for projects that already have funding. The community will need to prioritize the other projects.

COMPLETE 1978 PROJECTS.

1. Install water lines.
2. Install storm sewer.
3. Install street lights.

MAINTAIN EXISTING PUBLIC INFRASTRUCTURE.

4. Pave streets ranked poor and fair.
5. Replace broken curb, gutter and sidewalk.

IMPROVE CITY OWNED BUILDINGS AND PROPERTIES.

6. Fourth Street City Yards
7. Fifth Street City Employee Parking Lot
8. Sixth Street/ Los Tomases Fleet Management, Garage and Parks Maintenance
9. Wells Park Community Center

LINK ISOLATED PARTS OF THE PLAN AREA: THROUGH REDEVELOPMENT, BY IMPROVING TRAFFIC OPERATIONS WHILE PROTECTING RESIDENTIAL NEIGHBORHOODS, AND BY PROVIDING A PARK AND TRAILS FOR RECREATION.

10. Purchase vacant land for affordable housing, an employment center, a park, and recreational trails.
11. Consolidate rail spurs.
12. Build a neighborhood park and recreational trails.

(list continues on next page)

13. Construct new streets and improve existing streets and traffic operations to discourage traffic through residential neighborhoods and to serve existing and proposed industrial and residential development.
14. Provide off-site parking and shuttle service for museums and Old Town and provide shared parking facilities for businesses.
15. Install water, sewer, electric, gas, and storm drainage facilities to support development on vacant land.
16. Subsidize construction of housing, a senior meal site, and employment center buildings on vacant land.

STRENGTHEN AREA CHARACTER AND IMPROVE THE APPEARANCE, SAFETY, AND MULTIPLE FUNCTIONS OF KEY STREET CORRIDORS.

17. Mountain Road (Fourth Street to Rio Grande Boulevard)
 18. Twelfth Street (Mountain Road to I-40)
 19. Sawmill/Bellamah (Fourth Street to Twelfth Street)
 20. Fifth and Sixth streets (Mountain Road to I-40)
 21. Enhance gateways to Sawmill/Wells Park.
 22. Continue area Public Art Program.
- * A draft Park System Facility Plan identifies a need for a swimming pool in Council District 2. Facility locations and service gaps will be addressed in the final version of the facility plan. A swimming pool probably will not be located within the Sawmill/Wells Park Sector Plan area.
- ** The public project cost estimates on the following pages are based on 1994 information.

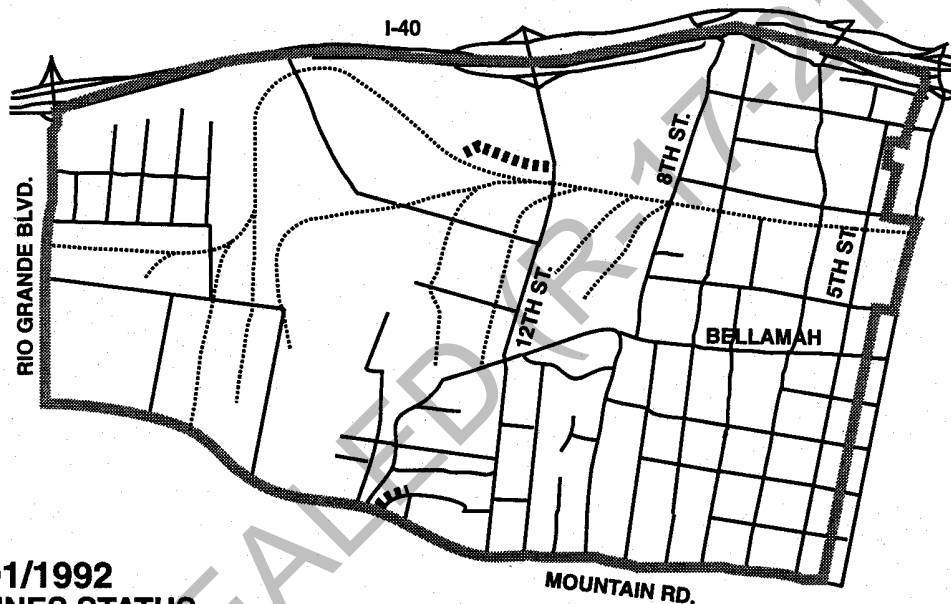
PUBLIC PROJECT ACTION PLANS

1. IF FUTURE DEVELOPMENT REQUIRES MORE CAPACITY, INSTALL REMAINING WATER LINES RECOMMENDED IN THE 1978 PLAN.

All sector plans published in the 1970s contain maps showing where additional water lines would be needed if development occurred and where aging water lines might need replacement. The Public Works Department has reviewed these locations and does not recommend water line installation at this time.

Project Descriptions

1. 500 feet of 6" line west of Twelfth Street (on private property -- no demand at this time)
2. 150 feet of 4" line in Claire Court (replacement will be scheduled if the line condition warrants it)



1991/1992 WATER LINES STATUS

..... Lines Not Replaced

————— Proposed
Plan Area Boundary

IMPLEMENTER

City Of Albuquerque Public Works Department

ESTIMATED COST

Not applicable until project scope required.

POSSIBLE FUNDING

CIP (Capital Improvement Program)

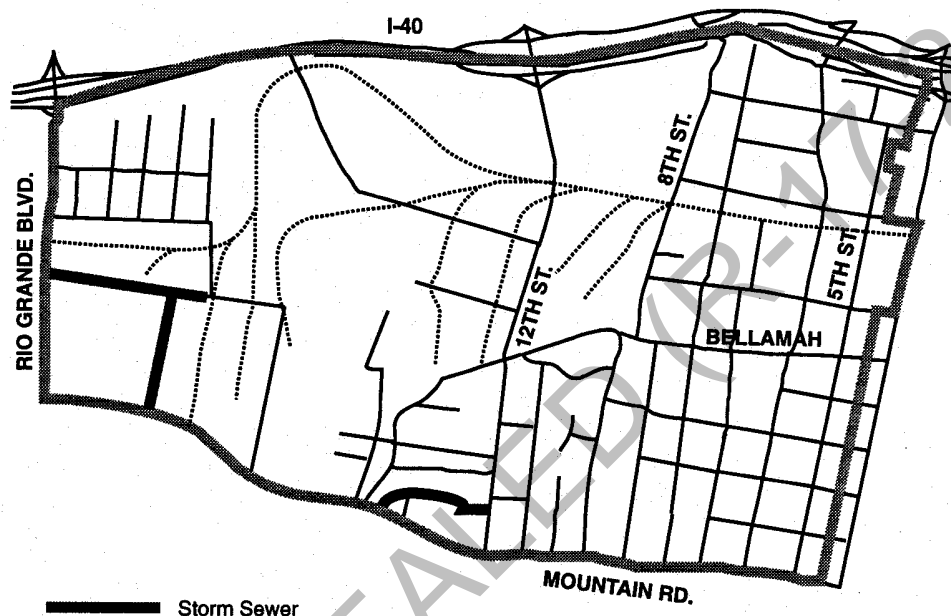
TIMING

These projects will not be implemented unless future development requires more capacity.

2. **INSTALL REMAINING STORM SEWER RECOMMENDED IN 1978 TO RELIEVE FLOODING ON NINETEENTH AND TWENTIETH STREETS BETWEEN MOUNTAIN ROAD AND BELLAMAH ROAD.**

INITIATE DRAINAGE PROJECT FOR CLAIRE COURT.

The Public Works Department rated the Nineteenth Street project "C", (*System 124-03C Albuquerque Master Drainage Study Volume I). It is not yet considered a priority. The Claire Court drainage project will be started in 1996.



IMPLEMENTER

City of Albuquerque Public Works Department

ESTIMATED COST

\$75,000 (estimated in 1994 dollars)

Cost estimate from the Public Works Department, Hydrology Division

POSSIBLE FUNDING

CIP (Capital Improvement Program)

TIMING

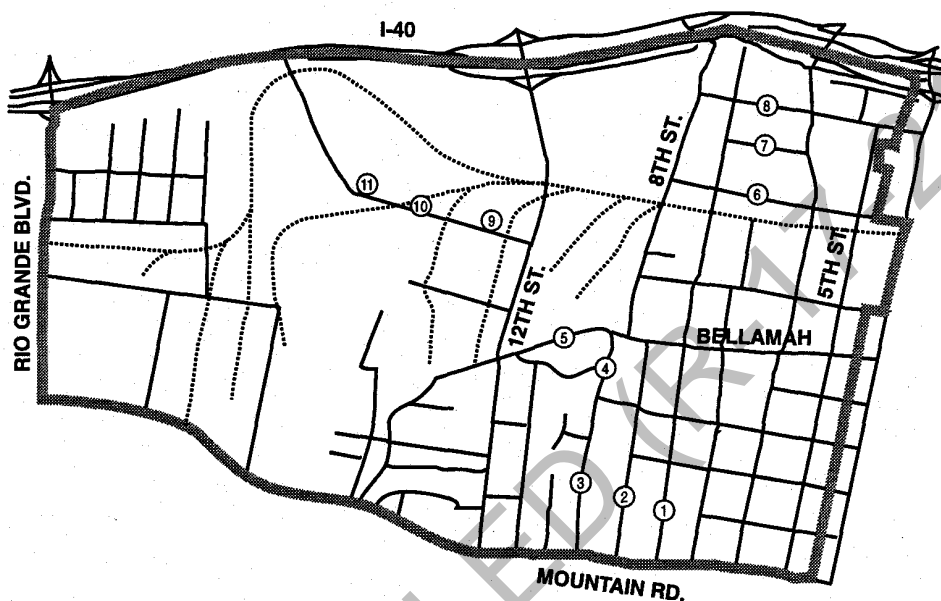
C rated projects are usually done when street work is initiated. The Claire Court drainage project will be started in 1996.

3. INSTALL STREET LIGHTS AT LOCATIONS IDENTIFIED IN THE 1978 PLAN.

Project Description:

The Public Works Department shall distribute petitions in areas where the 1978 Plan recommended street lights. If the petitions indicate that lights are still wanted, the City shall schedule street light installation through Public Service Company of New Mexico (PNM).

The Traffic Engineering Operations Division of the Public Works Department responds to requests for additional street lighting. The division reviews locations and authorizes placement based upon distance between existing street lights. An agent (usually a property owner) is named to receive and circulate a petition and assure its return to the City. PNM generally installs the light.



- | | |
|---|---|
| 1. 7th St. between Mountain Rd. and Summer Ave. | 7. Bezemek between 6th St. and 7th St. |
| 2. 8th St. between Mountain Rd. and Summer Ave. | 8. McKnight between 6th St. and 7th St. |
| 3. Forrester between existing light at 1116 and Lynch | 9,10, 11. Aspen west of 12th St. |
| 4. At the intersection of Forrester and Kinley | |
| 5. Bellamah between 8th St. and 12th St. | |
| 6. Haines between 6th St. and 7th St. | |

IMPLEMENTER

City of Albuquerque, Public Works Department and Public Service Company of New Mexico

ESTIMATED COST

ranges from \$200 to \$1,000 per light depending on power line location and amount of equipment required for installation

Cost estimates from the Public Works Department, Traffic Engineering Operations Division

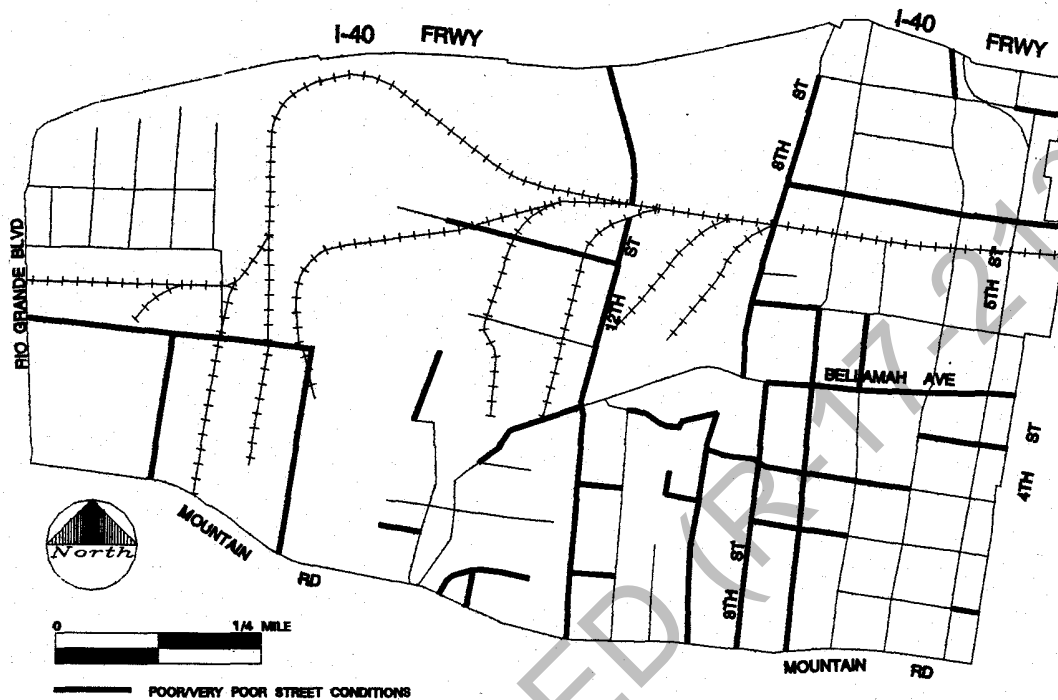
POSSIBLE FUNDING

City of Albuquerque General Fund (Public Works Department Line Item)

TIMING

first come, first served

4. **PAVE STREETS RANKED POOR AND VERY POOR BY THE STREET MAINTENANCE DIVISION OF THE PUBLIC WORKS DEPARTMENT. SURVEY ALLEY NEEDS AND CLOSE OR IMPROVE AS APPROPRIATE.**



IMPLEMENTER

City of Albuquerque, Public Works Department

ESTIMATED COST

approximately \$702,000 (approx. 5.2 miles at \$135,000 per linear mile)

Includes wheelchair ramp installation, curb and gutter repair and replacement, street paving and replacement of broken sidewalk.

Cost estimates from the Public Works Department, Street Maintenance Division

POSSIBLE FUNDING

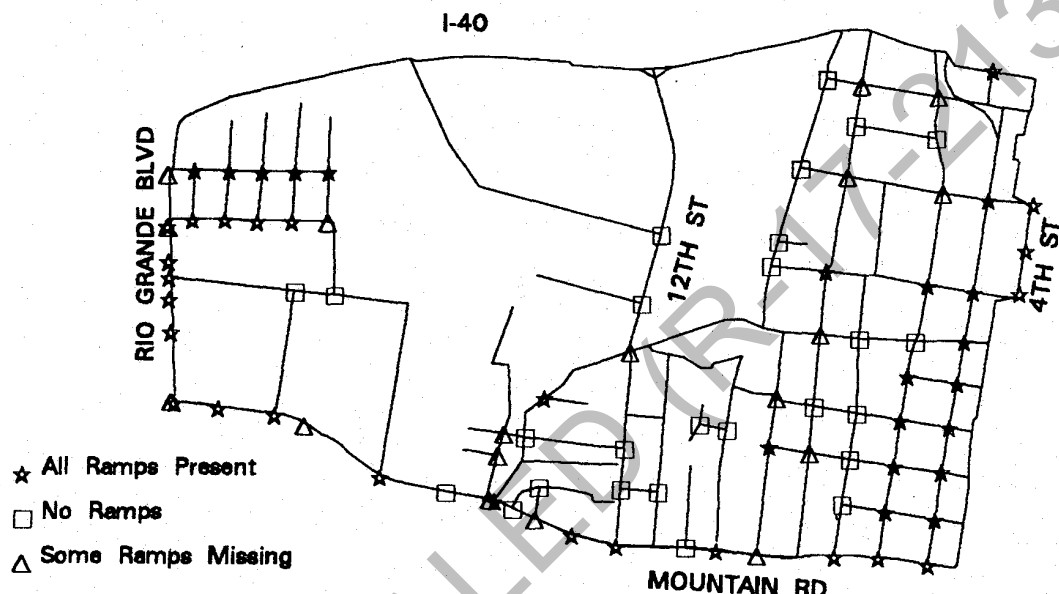
CIP (Capital Improvement Program)

TIMING

Annual funding for street rehabilitation is limited. Streets are ranked city-wide. Streets ranked very poor and streets that have potholes or street surface failures are scheduled first. Street paving projects must be coordinated with water and sewer, gas line, telephone, cable, storm drainage, and railroad crossing rehabilitation projects and other major streetscape projects proposed in this sector plan (Mountain Road, Twelfth Street, and Sawmill/Bellamah Road).

5. REPLACE BROKEN CURB AND GUTTER AND BUILD MISSING WHEELCHAIR RAMPS.

These projects will be included in street repaving projects mapped under #4 and street redesign and reconstruction projects for Mountain Road, Twelfth Street, Sawmill/Bellamah Road, Fifth and Sixth streets. Sidewalk construction is included in projects #17-20 for Mountain Road, Twelfth Street, Sawmill/Bellamah Road, Fifth and Sixth Streets.



IMPLEMENTER

City of Albuquerque, Public Works Department

ESTIMATED COST

•Curb and gutter rehab approximately \$129,778 (approximately 7,634 linear feet at \$17 linear ft.)

•Wheelchair ramps approximately \$400 each

Cost estimates from the Public Works Department, Street Maintenance Division

POSSIBLE FUNDING

CIP (Capital Improvement Program)

TIMING

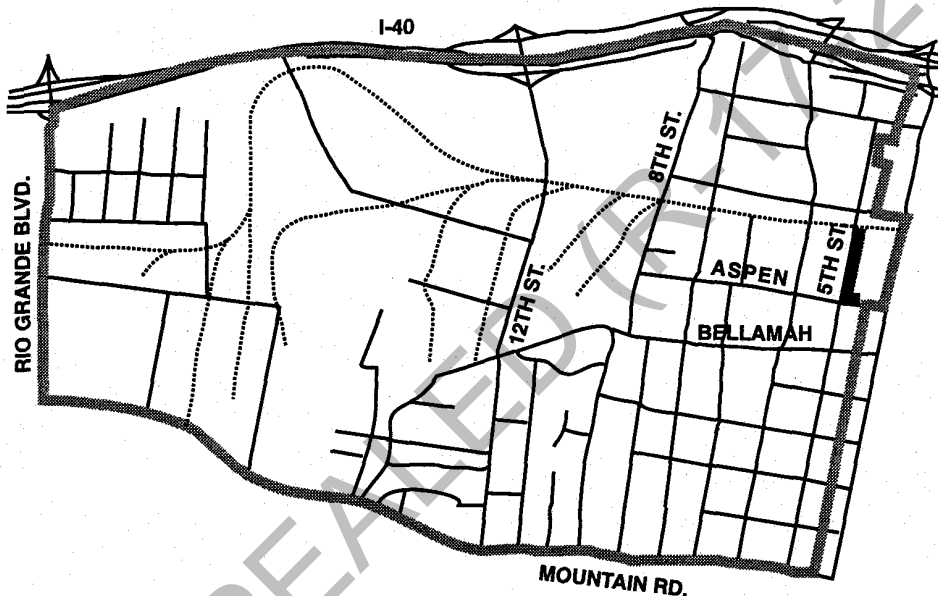
See note on timing for project 4.

6. CONTINUE TO IMPROVE FOURTH STREET CITY YARDS.

A portion of the Fourth Street City Yards along Fourth Street and part of Aspen was improved with walls, fences, landscaping and sidewalks in 1993 when the City Vehicle Fueling Station was renovated. Another 475 linear feet of 6 feet wide sidewalk was installed on Aspen and Fifth Street in 1994. These projects improve street appearance and pedestrian movement from the neighborhood to Fourth Street. The following projects are intended to continue improving the exterior appearance of the City Yards.

Project Description:

1. If right-of-way is sufficient, plant street trees next to the sidewalk on Aspen and Fifth Streets.
2. Replace chain link fence around vehicle storage on Aspen and Fifth with a solid wall and landscaping (to include street trees).
3. Rezone land to allow storage of inoperative vehicles.



IMPLEMENTER

City of Albuquerque, Parks and General Services Department

ESTIMATED COST

•Approximately \$32,000 (475 linear feet at \$66.67 per linear foot)

(cost assumes a 6 feet wide strip that includes mulch, irrigation, shade trees every 30 feet or ornamental trees every 15 feet, water meter installation, and design)

Estimated cost from Parks and General Services Department

•Approximately 300 linear feet of solid wall (no cost estimated)

POSSIBLE FUNDING

CIP (Capital Improvement Program)

TIMING

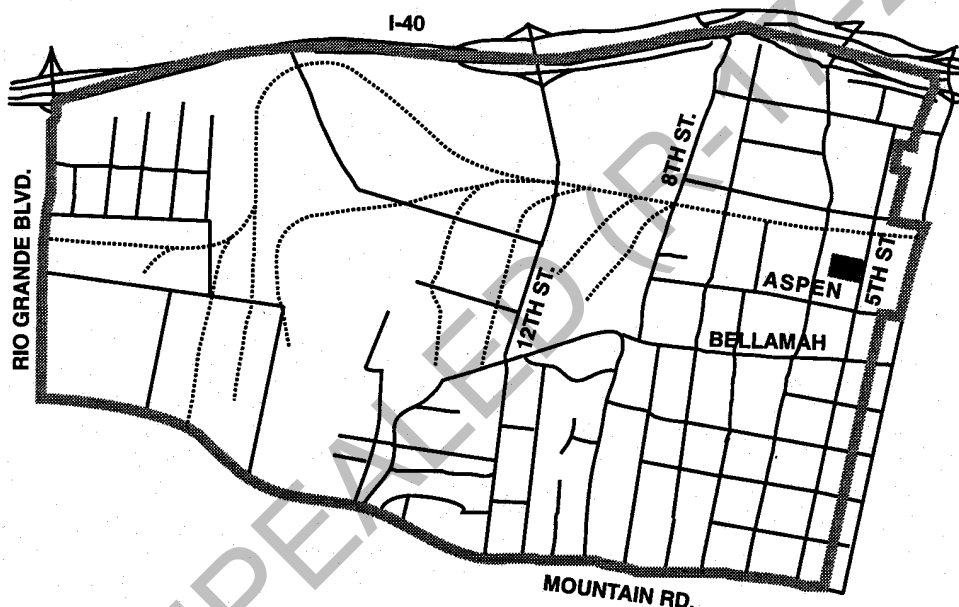
1997 CIP Bond Cycle?

7. IMPROVE FIFTH STREET CITY EMPLOYEE PARKING LOT.

The following project will improve street appearance and pedestrian movement from the neighborhood along Fifth Street and will improve air quality by eliminating another source of dust.

Project Description:

1. Install approximately 200 linear feet of 6 feet wide sidewalk from the corner of Fifth and Aspen to the northern property edge on the west side of Fifth Street.
2. Landscape parking lot as required in the Comprehensive City Zoning Code, (15% - particularly along street frontage).
3. Pave parking lot as required in the Comprehensive City Zone Code.
4. Install employee bicycle lockers.



IMPLEMENTER

City of Albuquerque, Parks and General Services Department

ESTIMATED COST

- 200 feet of 6 feet wide sidewalk (\$2,532 at \$12.66 per linear foot)
- Parking lot paving, striping, landscaping (\$5,500 per parking space)

Cost estimates from Parks and General Services Department and Transit and Parking Department

POSSIBLE FUNDING

CIP (Capital Improvement Program)

TIMING

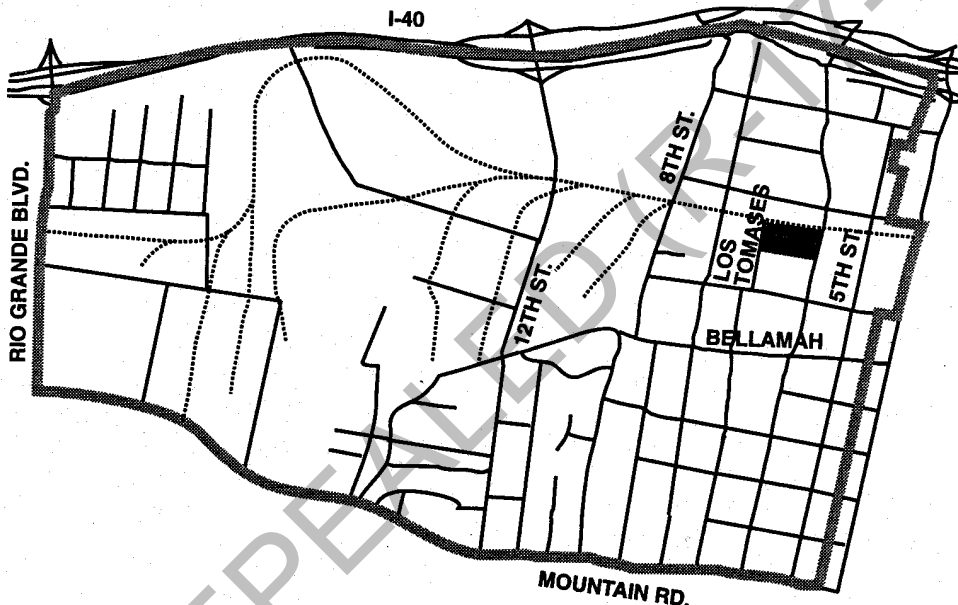
?

8. IMPROVE SIXTH STREET/LOS TOMASES FLEET MANAGEMENT, GARAGE AND PARKS MAINTENANCE PROPERTIES AND BUILDINGS.

The following projects will make the City facilities safer for employees, will remove barriers from the sidewalk on Sixth Street, and will improve City fleet management operations.

Project Description:

1. Rehabilitate several buildings to bring them into compliance with Federal, State and Local Building and Operational Standards. Renovate ventilation system, lighting, and site drainage.
2. Remove curb on the north side of the City building's driveway on Sixth Street and install wheelchair accessible ramp to existing sidewalk to comply with Americans with Disability Act Design Guidelines.
3. Acquire land to expand fleet management activities.



IMPLEMENTER

City of Albuquerque Parks and General Services Department

ESTIMATED COSTS

1. Approximately \$15,000
2. Approximately \$500
3. Cost estimate requires site appraisal

Cost estimates from the Parks and General Services Department

POSSIBLE FUNDING

1. and 2. can be funded from the CIP (Capital Improvements Program) '93 bond cycle

TIMING

?

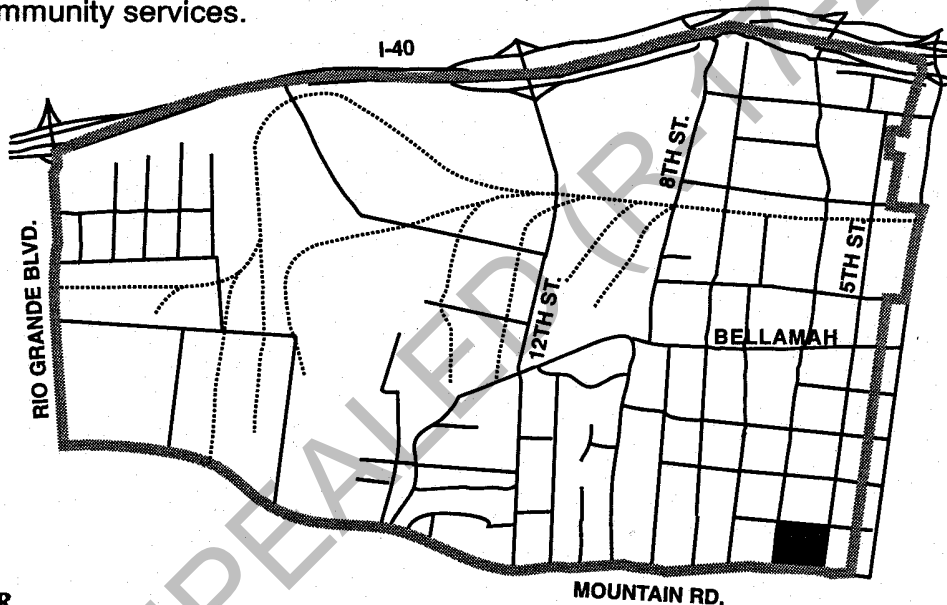
9. IMPROVE AND EXPAND WELLS PARK COMMUNITY CENTER.

Wells Park Community Center landscaping and site improvements were completed in 1994. \$290,000 was spent to replace the basketball court, site perimeter wall and fencing, extend the parking lot, improve the play area, install lighting and pedestrian access, and install picnic tables and landscaping.

The following projects are intended to connect the two buildings on the site to improve circulation and safety, create space for after-school programs that use computers and conduct tutoring, and improve the senior meal site and licensed child care center.

Project Description:

1. Study space needs for activity programming, interior and exterior circulation, and security. Follow a design study with construction plans and building renovation.
2. Buy equipment for programs, as determined by community center staff and neighborhood representatives.
3. Continue to financially support Wells Park Community Center recreational facilities, day care, after-school programs, senior services, and other community services.



IMPLEMENTER

City of Albuquerque Parks and General Services Department and Family and Community Services Department

ESTIMATED COST

1. Design Study \$50,000 to \$75,000
Construction costs will be estimated following conceptual design
- 2.&3.?

Cost estimates from the Parks and General Services Department

POSSIBLE FUNDING

CIP (Capital Improvement Program) The 1995 CIP request is for \$500,000
General Obligation Funds
State Funds \$150,000 are being requested from the 1995 State Legislature

TIMING

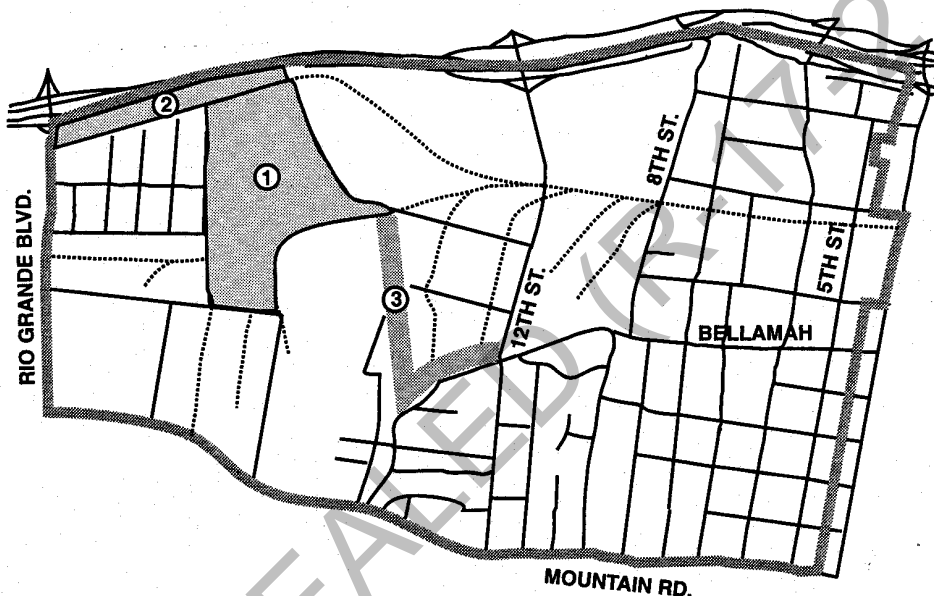
Design, construction drawings, and construction to follow funding...1996?

10. ACQUIRE VACANT AND UNDER-USED LAND TO ASSIST REDEVELOPMENT THAT SUPPORTS PLAN GOALS.

The Sawmill Revitalization Strategy indicates that by acquiring land the City could facilitate the development of low cost housing and buildings for businesses that could provide jobs to the area. Land acquisition is also necessary for trail and park development in this recreationally under-served and fragmented area of the City.

Project Description:

1. Acquire approximately 27 acres of vacant land for affordable housing, a park, recreational trail, and job-producing business development.
2. Acquire approximately 5.5 acres of vacant land for recreational trail and landscape buffer development.
3. Acquire a 50 feet wide strip of land between housing and industrial properties to provide a planted buffer. The buffer area may be developed as a public trail.



IMPLEMENTERS

Family and Community Services Department, Parks and General Services Department and New Mexico State Highway and Transportation Department

ESTIMATED COST

1. Approximately \$1,235,000 (at \$1.05 per square foot)
2. To be determined after State Highway Department appraisal

FUNDING

1. Community Development Block Grant '94 - \$600,000
State Funding '93 - \$450,000
CIP '93 - \$500,000 (some of this funding is to be used for park and trail development)
2. CIP '95 - \$200,000
3. Funding Source not yet determined

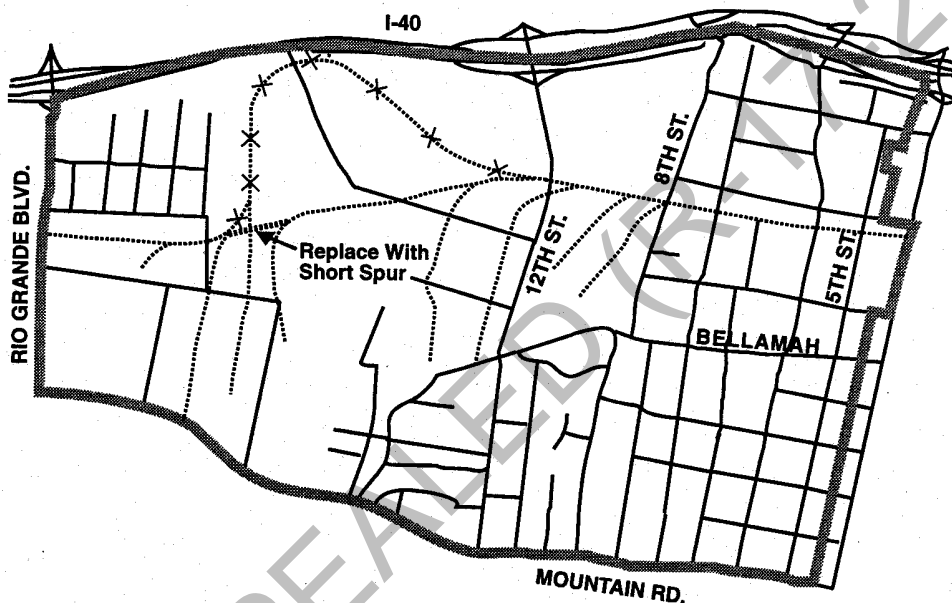
TIMING

1995-96 - The City acquired the 27 acres in late 1995. The seller, U.S.I., will be responsible for environmental clean-up on the site.

11. CONSOLIDATE RAIL SPURS TO INCREASE RAIL EFFICIENCY AND VACANT LAND DEVELOPMENT POTENTIAL

Vacant land could be more easily redeveloped if existing rail spurs were consolidated. Engineering studies are needed to determine how the rails can be reconfigured to maintain service to all users. Initial conversations with main rail spur owners and Atchison, Topeka and Santa Fe Railway Company Industrial Development staff indicate that if the engineering studies show that reconfiguration is possible and someone else will fund the work, they will share rail access.

The Old Town/Downtown Vintage Trolley Study (August 1994) examined the feasibility of developing an electric trolley system from Downtown to the Natural History Museum by using the existing railway main line and freight spur. The study concluded that using the existing rails would provide a low cost option for implementing trolley service connecting Old Town and Downtown. The findings of this study should be considered if rail spur consolidation is undertaken.



IMPLEMENTER

City of Albuquerque, Public Works Department, Transit and Parking Department, Atchison, Topeka and Santa Fe Railway Company, and private rail spur owners

ESTIMATED COST

Engineering Feasibility Study (approximately \$150,000)

Track Removal (needs to be determined after engineering study)

New Track Installation (needs to be determined after engineering study)

POSSIBLE FUNDING

Land Developers

CIP (Capital Improvements Program)

ISTEA (Intermodal Surface Transportation Efficiency Act) National Recreation Trails Act

TIMING

?

12. BUILD NEIGHBORHOOD PARKS AND A RECREATIONAL TRAIL AND BICYCLE NETWORK.

The Park System Facility Plan draft indicates that a neighborhood park is needed in the Sawmill area. The Trails Master Plan indicates that recreational trails are also needed here. Through discussions with residents it is clear that parks, trails and a local bicycle network will provide opportunities for recreation and community gatherings, and will help link isolated neighborhoods to each other and to stores, museums, and jobs in the area.

Linking these projects to a bicycle trail proposed along I-40 by the State Highway Department and to Explora! Science Center development will allow people living and working in this area to access regional facilities. Including these facilities as a part of other projects is economical.

Project Description:

1. Locate, design, and build a neighborhood park, recreational trails and landscaped buffers in conjunction with new housing, I-40 improvements, and Explora! Science Center Development.
2. Locate a small community building in the new park near Bellamah and Nineteenth. The center should augment services and activities offered at Wells Park Community Center. Activities can include summer and after-school programs as well as other programs.
3. Place signs on proposed bicycle routes and create bicycle lanes or wide curb lanes that bicycles can use. (See Street Corridor Projects #17-20.)

IMPLEMENTERS

City of Albuquerque, Parks and General Services Department
City of Albuquerque, Family and Community Services Department

ESTIMATED COSTS (based on 12/1994 information)

1. •3-5 acre Neighborhood Park design and construction (approximately \$400,000) or
•6 acre park and 3,000 square feet community building design and construction (approximately \$600,000)
•Trail design and construction
(approximately \$66,000 for .6 linear mile at \$110,000 per linear mile for a 10 feet wide trail in a 20 foot wide corridor)
•Trail seating and landscaping
(approximately \$55,400 for .6 linear mile at \$1.75 per square foot or \$76,000 per acre or \$92,400 per linear mile assuming a 10 feet wide strip)
2. •Community Building (approximately \$250,000)
•Staffing with one activity coordinator and 5 part time recreation leaders (approximately \$45,000 - \$50,000 per year)

Cost estimates from City of Albuquerque Parks and General Services Department and Family and Community Services Department, December 1994. Maintenance and operations costs are not included. Trails and buffer cost estimates do not include costs for trail extensions south of Zearing Avenue.

POSSIBLE FUNDING

CIP (Capital Improvement Program) The 1995 CIP request is \$200,000.

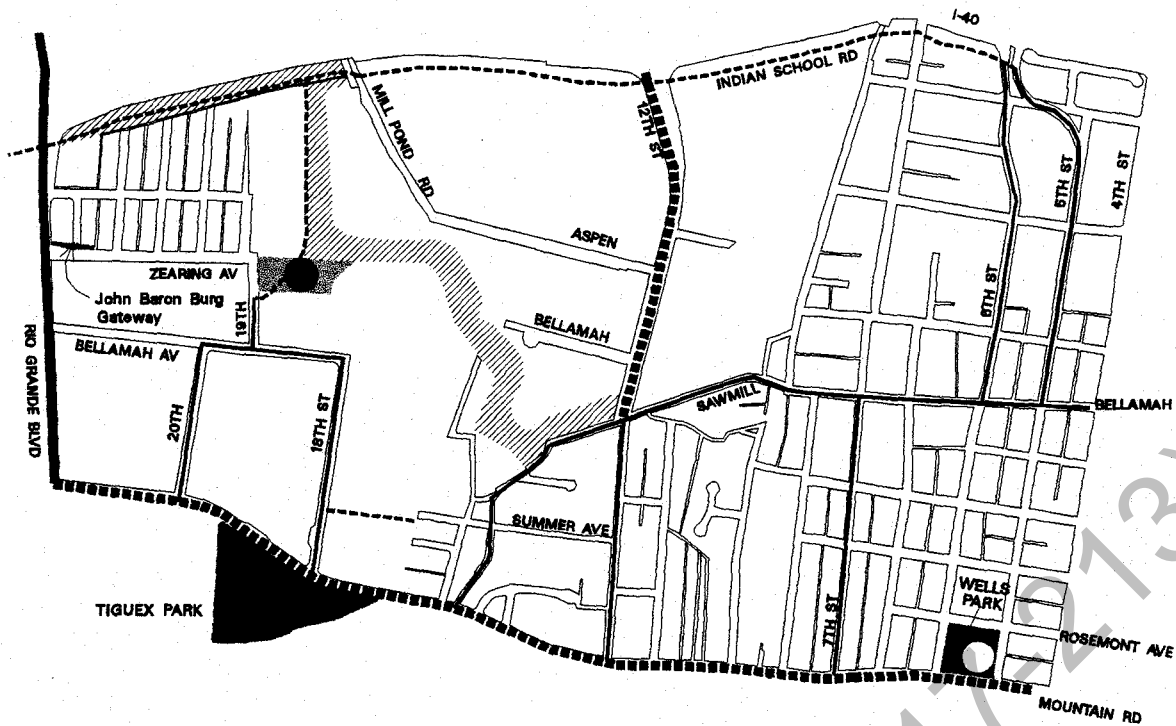
Urban Enhancement Trust Fund

\$56,844 was appropriated to design and develop a trail with landscaping

State Highway and Transportation Department Funds

State Funds

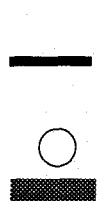
CDBG (Community Development Block Grant) Funds



PARKS, TRAILS, & LANDSCAPE BUFFERS

EXISTING

PROPOSED



- Recreational Trail
- On Street Bike Lane or Wide Curb Lane
- On Street Signed Bike Route
- Community Building
- Park or Neighborhood Gateway
- Recreational Trail & Landscape Buffer

13. CONSTRUCT NEW STREETS AND IMPROVE EXISTING STREETS AND TRAFFIC OPERATIONS TO DISCOURAGE TRAFFIC THROUGH RESIDENTIAL NEIGHBORHOODS AND TO SERVE EXISTING AND PROPOSED INDUSTRIAL AND RESIDENTIAL DEVELOPMENT.

The Downtown Center City Transportation Study, which includes recommendations for the Old Town - Sawmill - Wells Park area, recommends that a transportation circulation and environmental study for the area generally bounded by I-40 and Lomas, Broadway, and Rio Grande boulevards be initiated. The Transportation Study further says that the study should be scoped very broadly to include innovative and nontraditional transportation circulation improvements which may help meet needs within the subarea. Some projects described below could proceed without a comprehensive circulation study.

Project Descriptions:

1. Conduct a street network evaluation to determine if arterial intersections require further evaluation.

- The network evaluation will be performed prior to the adoption of the Metropolitan Revitalization Plan or the development of any of the affected parcels.

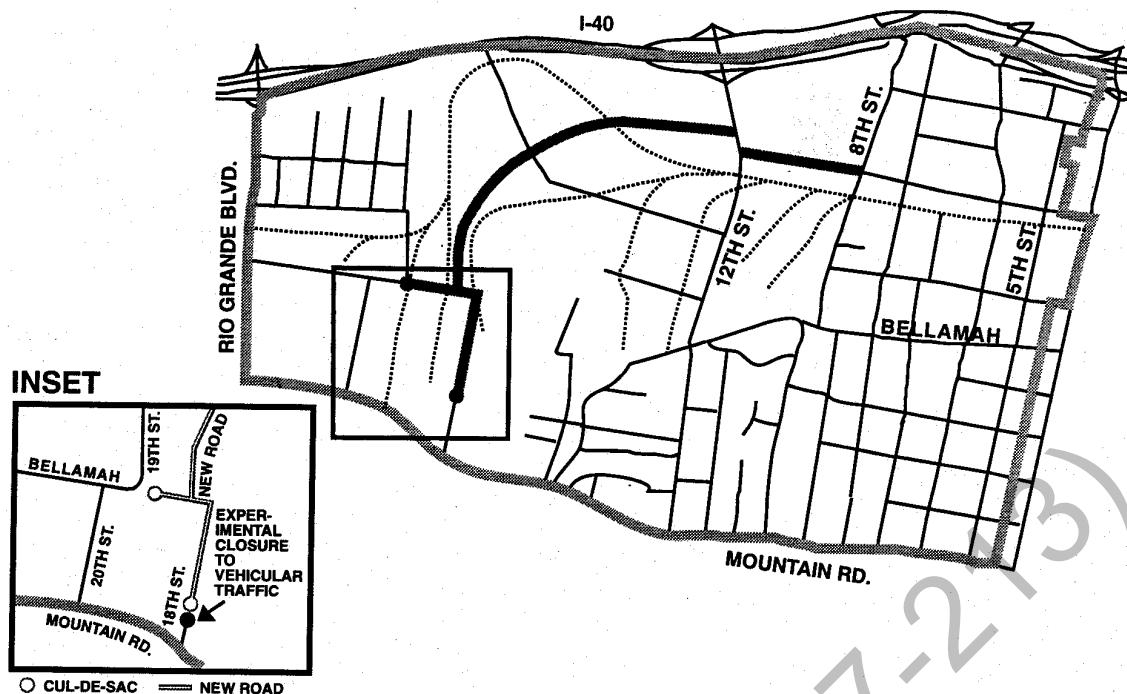
The network evaluation will analyze at least three transportation circulation scenarios. All options should fully consider transportation alternatives including transportation demand management, alternative modes, and transportation system management. All options will consider plan area goals.

One scenario should include an equivalent alternate facility to the "Sawmill/Bellamah Corridor" to link Rio Grande Boulevard to Interstate 25, as identified in the "Downtown Center City Transportation Study". The analysis will determine whether the regional facility should be eliminated (No-Build). Another scenario should include the street network and parking and shuttle sites proposed in the sector plan and Sawmill Revitalization Strategy. The study will analyze the impacts of all options to the area.

- The network evaluation will specifically identify the Sector Plan's outstanding transportation issues. Once these items are analyzed, the Sector Plan will be amended to include transportation network modifications, funding sources and other transportation implementation details.
- Proposed major modifications to the existing circulation system should not be implemented until the network evaluation is completed and a determination of the appropriateness of the modifications have been made.
- All improvements must be consistent with DPM procedures. Sector plans are allowed to set alternative design standards. However, all variances from standard DPM design requirements must be reviewed and approved by the DRB.

2. Before a Metropolitan Redevelopment Plan for vacant land is adopted, prepare a Traffic Impact Study (TIS) and Air Quality Impact Assessment (AQIA) to evaluate traffic impacts to the street network from proposed development.
 - The TIS and AQIA should reflect the findings of the street network evaluation.
3. Modify the Long Range Major Street Plan
 - Delete the existing Sawmill/Odelia/Bellamah Corridor from the Long Range Major Street Plan.
4. Construct new streets to direct existing and proposed industrial traffic to Interstate 40 via Twelfth Street:
 - Connect Eighth Street to Twelfth Street with an east/west street located somewhere between I-40 and Sawmill/Bellamah Road; and
 - Connect existing businesses at Eighteenth Street and Bellamah Road and proposed industrial development west of Twelfth Street to I-40 via a new collector road and Twelfth Street.
5. Reconfigure existing streets and install traffic signals to direct traffic from industrial businesses to Twelfth Street and to direct traffic from Old Town to Rio Grande Boulevard:
 - Install experimental cul-de-sacs on Eighteenth Street just north of the Natural History Museum and on Bellamah just east of Nineteenth Street to direct tourist traffic to Mountain Road and Rio Grande Boulevard and to direct industrial traffic to the new road leading to Twelfth Street and I-40. Design the cul-de-sacs to allow bicycle and pedestrian traffic through.
 - Taper Twelfth Street north of Sawmill/Bellamah Road and construct a residential neighborhood gateway to discourage heavy through-traffic between Lomas and Sawmill/Bellamah Road. (See Public Project #18.)
 - Install a traffic signal with a protected left turn sequence at Rio Grande Boulevard and Bellamah to facilitate ingress and egress from the proposed expanded residential neighborhood. Time the signal installation to coincide with housing development, if warranted.
 - Install a traffic signal on Twelfth Street to facilitate ingress and egress from the new industrial collector street. Time traffic signal installation to coincide with collector street construction.

(Traffic warrants are required for traffic signal installation.)
6. Initiate and implement a Neighborhood Traffic Management Plan to divert through-traffic away from residential areas.



IMPLEMENTER

City of Albuquerque Public Works Department
City of Albuquerque Mayor's Economic Development Office
City of Albuquerque Environmental Health Department
Middle Rio Grande Council of Governments

ESTIMATED COSTS

- Street Network Evaluation Study that includes parking and shuttle study (approximately \$50,000)
- Traffic Impact Study and Air Quality Impact Assessment (approximately \$25,000)
- Land acquisition (approximately \$400,000 for new street construction and west of Twelfth Street outside the 27 acres being purchased for new housing and economic development
New street construction (approximately \$998,300 for collector west of Twelfth Street)
- Reconstruction of Bellamah and Aspen west of Twelfth Street and construction of cul-de-sacs on Eighteenth Street north of Mountain Road and on Bellamah east of Rio Grande Boulevard (approximately \$289,000)
- Traffic signals (approximately \$60,000 - \$75,000 per intersection)

Cost estimates for land acquisition and road reconstruction from Sawmill Revitalization Strategy
Dekker/Perich & Associates

Cost estimates for traffic signals and studies from Public Works Department

POSSIBLE FUNDING

CIP (Capital Improvements Program)
ISTEA (Intermodal Surface Transportation Efficiency Act)
EDA (Economic Development Administration Funds)

TIMING

Funding should be sought for the Sawmill Area Traffic Circulation Study after sector plan adoption.

Land acquisition for new street construction east of Twelfth Street should follow the findings of the Traffic Circulation Study

New street construction west of Twelfth Street, experimental cul-de-sacs, and traffic signal on Rio Grande Boulevard should all occur during the first phases of vacant land reuse sometime within 5 years of sector plan adoption.

Twelfth Street tapering and neighborhood gateway should be coordinated with a Twelfth Street renovation project described on p. 57.

14. PROVIDE OFF-SITE CAR AND BICYCLE PARKING AND SHUTTLE SERVICE FOR MUSEUM AND OLD TOWN VISITORS.

PROVIDE BETTER EMPLOYEE AND CUSTOMER PARKING FOR INDUSTRIAL AND COMMERCIAL BUSINESSES.

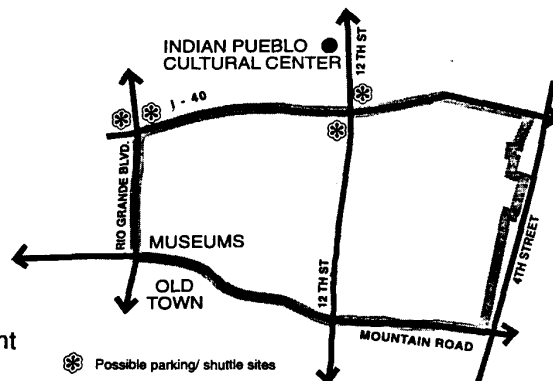
The Downtown Center City Transportation Study recommends that the growing Old Town and Indian Pueblo Cultural Center areas be serviced with off-site parking lots and a shuttle service to reduce traffic congestion and multiple trips between tourist attractions.

Because industrial and commercial businesses in the area are located on small developed lots that predate 1965, off-street parking is generally not required by the Comprehensive Zoning Code. This small lot industrial development will perpetuate fairly small scale businesses that fit well in a mixed use area. However, parking is a problem. Parked cars and truck loading operations encroach on Twelfth Street pedestrian areas and impact mixed industrial and residential areas between Fourth and Eighth Streets.

Unobtrusive, well designed, shared parking could solve some of these problems. To support other plan goals, parking lots should be located behind businesses or should use very little street frontage. Buildings, not parking lots, should dominate the street face.

Project Description:

1. Propose possible parking lot and shuttle stop locations for visitors to the museums, Old Town, the Biological Park and Downtown. Conduct site impact analyses that study traffic impacts, air quality impacts, transit access, shuttle route and site characteristics. Narrow to two possible sites and do appraisals for each. Acquire a site and develop as a parking lot and shuttle stop.
2. Work with businesses to locate future shared parking areas for employees in the industrial area and for customers of Mountain Road businesses. Encourage businesses in the industrial area to develop and share parking facilities for employees.



IMPLEMENTERS

City of Albuquerque Transit and Parking Department

ESTIMATED COSTS

- Traffic Impact Analysis \$50,000 - \$75,000 (cost included in project #13)
- Parking Lot Development approximately \$5,500 per parking space (This cost includes site preparation, paving, striping and landscaping. It does not include land acquisition) Cost estimates from the City Transit and Parking Department

POSSIBLE FUNDING

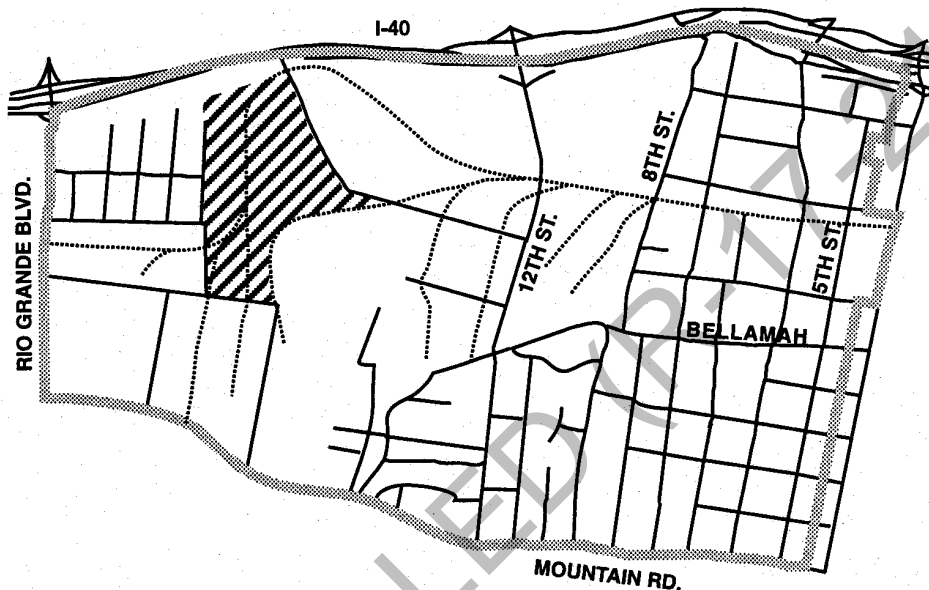
Capital Improvement Program (CIP)

TIMING

Include these projects in the Traffic and Circulation Study

15. INSTALL WATER, SEWER, ELECTRIC, GAS AND STORM DRAINAGE TO SUPPORT NEW DEVELOPMENT.

The Sawmill Revitalization Strategy recommends that the City initiate vacant land redevelopment by helping to pay for infrastructure. The Sawmill/Wells Park area is a designated Metropolitan Redevelopment area. The Metropolitan Redevelopment Code allows this type of public investment.



IMPLEMENTER

Public Works Department and Mayor's Office of Economic Development

ESTIMATED COST

Approximately \$1,728,900 to \$2,140,540 (assumes redevelopment of 27 acres at \$1.47 to \$1.82 per square foot for on and off-site improvements)

Cost estimates from Sawmill Revitalization Strategy Dekker/Perich and Associates

POSSIBLE FUNDING

CIP(Capital Improvement Program)
Private Developers

TIMING

?

16. SUBSIDIZE BUILDING CONSTRUCTION ON VACANT LAND.

The Sawmill Revitalization Strategy recommends that the City subsidize some building construction, particularly for affordable housing for low and middle income families.

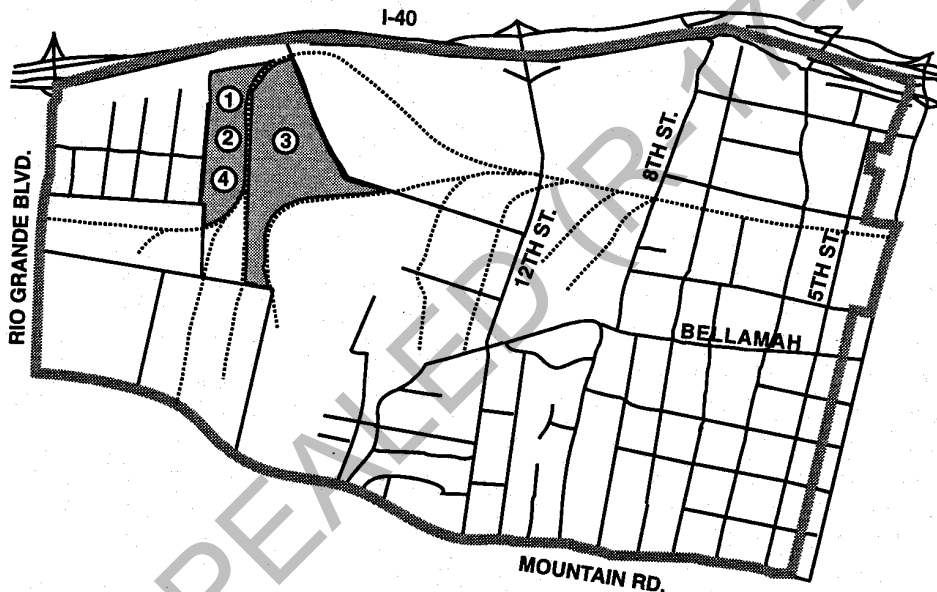
Project Description:

Subsidize the difference between projected cost and market value for the following projects:

1. Single family homes for low to moderate income families
2. Senior housing or inter-generational congregate or co-housing
3. Building shells for industrial development or building subsidy for private investors

Construct

4. A 3,000 square foot congregate meal site or other community building



IMPLEMENTER

City of Albuquerque Family and Community Services Department and others

ESTIMATED COST

1. Approximately \$313,000
2. Approximately \$937,000
4. Approximately \$250,200

Cost estimates and recommendations from Sawmill Revitalization Strategy Dekker/Perich and Associates

POSSIBLE FUNDING

Albuquerque Plaza Urban Development Action Grant (UDAG) Payback
Community Development Block Grants
Industrial Revenue Bonds
Metropolitan Redevelopment Bonds
State Funds

TIMING

?

STREET CORRIDOR PROJECTS

Public projects to be implemented in conjunction with I-40 improvements at Rio Grande Boulevard are described in the Rio Grande Boulevard Corridor Plan. Projects #17 - 20 briefly describe the elements needed to strengthen area character and improve the appearance, safety, and multiple functions of other key area streets: Mountain Road, Twelfth Street, Sawmill/Bellamah Road, and Fifth and Sixth Streets.

These projects will require conceptual design to better describe their scope and construction design to better estimate costs. Conceptual design and construction design are intended to be scheduled soon after plan adoption. Capital Improvement Project (CIP) funds should be available. Estimated cost for designing all of these streets as one project is \$75,000 - \$100,000. Additional funds to match CIP funds will be necessary for construction.

17. DESIGN AND BUILD IMPROVEMENTS ON MOUNTAIN ROAD.

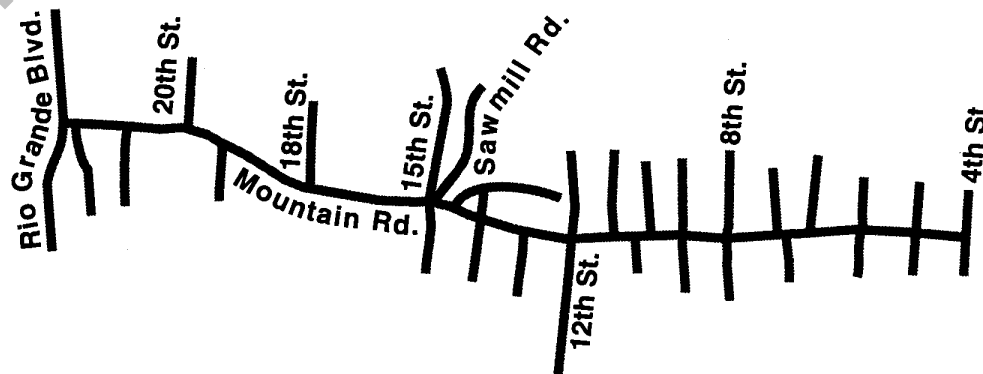
Project Description:

On Mountain Road (from Fourth Street to Fifteenth Street)

1. Obtain right-of-way documentation and surveys as needed.
2. Obtain sidewalk easements from property owners where right-of-way is inadequate.
3. Install approximately 3,190 linear feet of 4 - 6 feet wide brushed concrete sidewalks to match sidewalk design between Nineteenth and Fifteenth Streets.
4. Build approximately 4 wheelchair ramps to ensure that there is a ramp at each street intersection.
5. Remove continuous left turn lanes, but design turn bays at major streets such as Twelfth, Fifth, Sixth, and Fourth.
6. Stripe on-street bicycle lanes or create wide curb lanes that bicycles can share with cars.
7. Plant trees where possible for intermittent shade.

On Mountain Road (from Fifteenth Street to Rio Grande Boulevard)

8. Erect signs to direct people to museum and Old Town parking.
9. Install pedestrian-scale lighting (12 - 15 feet high).



18. DESIGN AND BUILD IMPROVEMENTS ON TWELFTH STREET.

Project Description:

From Mountain Road to Sawmill Road

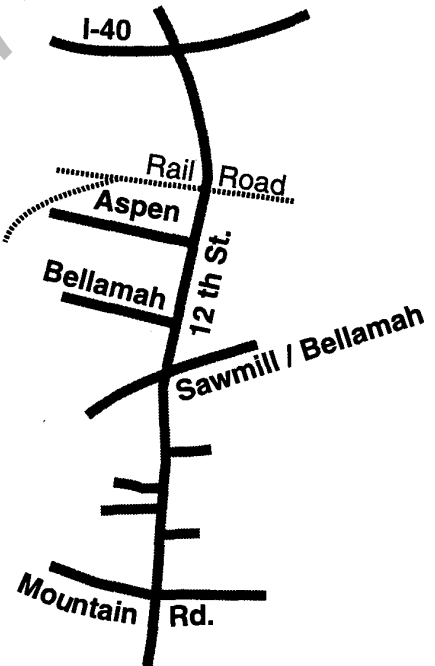
1. Install approximately 190 linear feet of 6 feet wide sidewalks and approximately 10 wheelchair ramps.
2. Plant a mixture of ornamental and shade trees 15 to 30 feet apart in a 6 feet wide strip for approximately 3,000 linear feet. This landscaping should provide intermittent shade and reinforce the residential character of the street.
3. Install lamps to light sidewalks.
4. Place telephone lines underground.
5. Place underground and/or consolidate electric lines to eliminate poles where technically and economically feasible.
6. If poles remain, hang street lights and pedestrian lights on electric power poles where technically and economically feasible.
7. Install bus benches at 4 bus stops.
8. Taper street pavement width of Twelfth Street north of Sawmill Road.
9. Install bicycle route signs.

At Sawmill Road

10. Accentuate the change from a wide commercial street to a narrow residential street with landscaping and a traffic controlling device.

From Sawmill Road to I-40

11. Install approximately 3,600 linear feet of 6 feet wide sidewalks.
12. Redesign street to accommodate sidewalks and off-street parking that now encroaches on the public right-of-way.
13. Provide off-site jointly used parking lots for businesses and allow shared off-street parking.
14. Install more street lights.
15. Install bus benches at bus stops.
16. Either restripe street to include bicycle lanes or create wide curb lanes that bicycles can share with cars.
17. Install north and south facing murals on I-40 bridge.



19. DESIGN AND BUILD IMPROVEMENTS ON SAWMILL ROAD AND ON BELLAMAH ROAD.

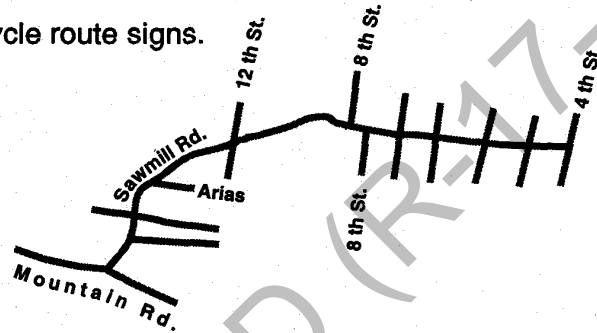
Project Description:

Bellamah Road (from Fourth to Eighth Street) and Sawmill Road (from Eighth to Twelfth Street)

1. Install approximately 2,950 linear feet of 6 feet wide sidewalks and 13 wheelchair ramps.
2. Plant a mixture of approximately 75 ornamental and shade trees in approximately 1,500 linear feet to provide on-street shade and to help screen industrial businesses on the north side of the street from housing on the south side.
3. Install bicycle route signs.

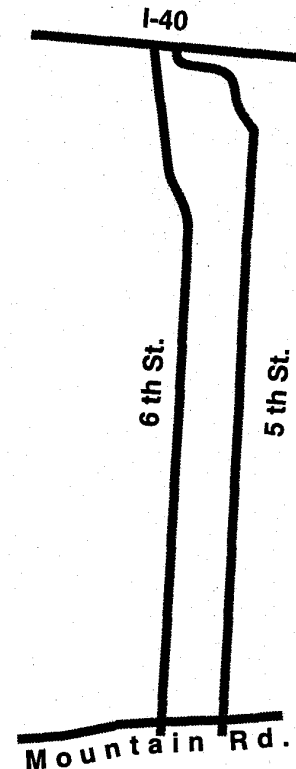
Sawmill Road from Twelfth Street to Mountain Road

4. Acquire right-of-way or easement on the north side of Sawmill Road (from Twelfth to Arias) and install approximately 600 linear feet of 4 feet wide sidewalks and a 4 to 6 feet wide landscaping strip.
5. Install bicycle route signs.



20. DESIGN AND BUILD IMPROVEMENTS ON FIFTH AND SIXTH STREETS (from Mountain Road to I-40).

1. Install lighting for pedestrians.
2. Plant a mixture of approximately 150 ornamental and shade trees in existing dirt strips between sidewalk and curb to provide intermittent shade for approximately 1,500 linear feet on Fifth Street and approximately 3,000 linear feet on Sixth Street.
3. Install approximately 1,450 linear feet of 6 feet wide sidewalks on Fifth Street and 400 linear feet of 6 feet wide sidewalks on Sixth Street.
4. Install 1 wheelchair ramp on Fifth Street and 11 wheelchair ramps on Sixth Street.
5. Install bicycle route signs.



STREET CORRIDOR PROJECTS #17 - #20

IMPLEMENTERS

City Public Works Department

City Parks and General Services Department (technical review)

City Transit and Parking Department

Property owners

POSSIBLE FUNDING

CIP (Capital Improvement Program)

Urban Enhancement Trust Fund

1% for the Arts

U.S. West

ISTEA Transportation Enhancement Fund

For Sidewalks:

UDAG (Urban Development Action Grant Payback)

CDBG (Community Development Block Grants)

UNIT COSTS

1. \$8.44 per linear foot for 4 feet wide sidewalks
2. \$12.66 per linear foot for 6 feet wide sidewalks
3. Approximately \$400 for each wheelchair curb ramp
4. Approximately \$67 a linear foot for 6 feet wide strip that includes mulch, irrigation, shade trees every 30 feet or ornamental trees every 15 feet, water meter installation, and design
5. Approximately \$280 per recycled plastic bus bench (including installation, but price assumes benches are purchased in large lots) or \$750 to \$1,000 for other benches

DESIGN COSTS

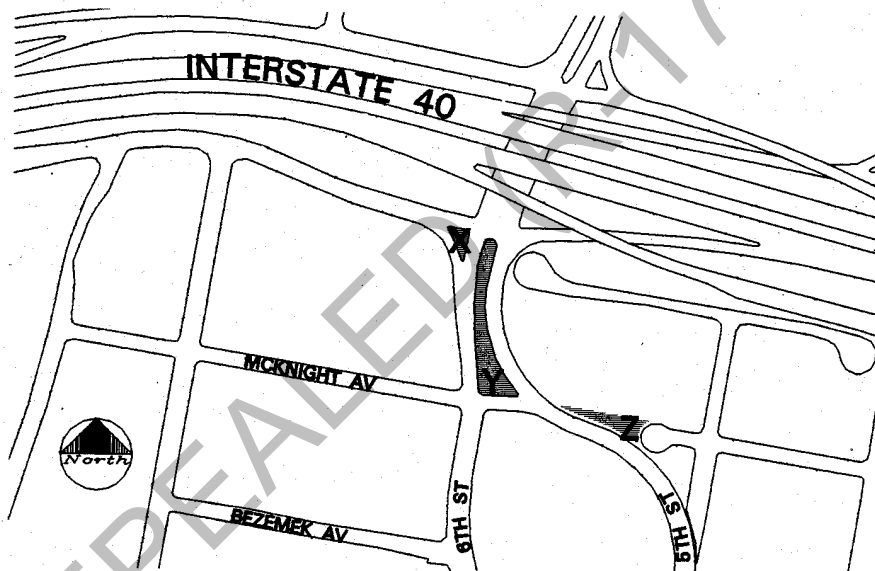
\$75,000 - \$100,000 for designing projects #17 - 20

21. ENHANCE GATEWAYS TO SAWMILL/WELLS PARK.

A John Baron Burg Neighborhood Gateway Park was built at Zearing and Rio Grande Boulevard in 1994 as part of the Rio Grande Boulevard Corridor Plan improvements. The following gateway projects are recommended to improve community identity, appearance, and pedestrian safety near I-40 for the Wells Park neighborhood.

Project Description:

- X. **Small triangle (just south of I-40 on Fifth Street)**
 - pave with sidewalk and wheelchair curb ramps
- Y. **Large median on Fifth Street south of small northernmost triangle (approximately 11,080 square feet)**
 - landscape
 - pave with sidewalk and wheelchair curb ramps at southern end
 - public art work
- Z. **Southeastern triangle on Fifth Street (approximately 4,050 square feet)**
 - construct wheelchair curb ramps
 - landscape
 - erect Wells Park Neighborhood sign



IMPLEMENTER

City of Albuquerque Parks and General Services Department
City of Albuquerque Public Works Department

ESTIMATED COST

- X. ?
- Y. Approximately \$77,500 at \$5.58 per square foot plus 25% contingency costs
- Z. Approximately \$28,750 (see Y.)

Cost estimates from the Public Works Department and Parks and General Services Department
(Costs based on December 1994 information.)

POSSIBLE FUNDING

Urban Enhancement Trust Fund
ISTEA Transportation Enhancement Funds
CIP (Capital Improvement Program)
State Funds

TIMING

?

22. CONTINUE AREA PUBLIC ART PROGRAM.

Public art activities began in the area in 1985, with the first bronze dinosaur at the Natural History Museum. Six major pieces of public art grace the Sawmill/Wells Park area and several more are planned. Future public art will continue to celebrate the community's identity.

EXISTING PUBLIC ART

- 1985 Pentaceratops Sternbergii
Bronze Dinosaur at the Natural History Museum
Artist - David Thomas
Funding - City of Albuquerque, 1% for Art Program
- 1986 Del Pasado al Futuro
Sculpture on the the north side of the Natural History Museum
Artist - Federico Armijo
Funding - State Art in Public Places Program
- 1988 Albertosaurus Sternbergii
2nd Bronze Dinosaur at the Natural History Museum
Artist - David Thomas
Funding - City of Albuquerque, 1% for Art Program
- 1989 Evolutionary Geoscape
Metal panels over south entrance, Natural History Museum
Artist - Evelyn Rosenberg
Funding - Southwest Arts and Crafts Festival
- 1991 Life Savers/Life Dangers
Mural inside Wells Park Community Center
Artist - Francis Rivera
Funding - Urban Enhancement Trust Fund
- 1993 Una Vida Buena y Sana, La Resolana, and Raza Cosmica
Three murals at Twelfth Street and Sawmill Road
Artist - Leo Romero
Funding - Middle School Initiative

ANTICIPATED PUBLIC ART

- 1995 Mural with agricultural theme at new park - Zearing and Rio Grande Boulevard
Artist - Leo Romero
Funding - City of Albuquerque, 1% for Art Program
- No Date Mural on warehouse at Zearing and Rio Grande Boulevard
- 32 x 8 feet portable mural with Pueblo Indian Theme
Pending approval, to be located either on the Wells Park Community Center or the Fifth Street building facade of the Fourth Street City Yards
Funding - Indian Pueblo Cultural Center and Corporate Contributions
- Mural to be located on the Fourth Street side of the City Yards
Funding - City of Albuquerque, 1% for the Arts
- North and south facing bronze bas relief sculptures for the I-40 Bridge at Rio Grande Boulevard
- North and south facing mosaic or painted mural for I-40 bridge at Twelfth Street

POSSIBLE FUTURE PUBLIC ART LOCATIONS

- I-40 bridge at Fourth Street
Explora Science Center
New trails, parks and community buildings
Median on Sixth, south of I-40

IMPLEMENTING THE ACTION PLANS

REPEALED (R-17-213)

IMPLEMENTING THE ACTION PLANS

The projects and programs recommended in sector plans take several years to implement. Because City government staff changes and city-wide needs compete for limited funding, it is often necessary for the community to advocate for project implementation. The plan recommends that a Plan Implementation Committee be formed to help keep plan projects on track. The following general guidelines are offered for the committee's development and operation. The committee will develop and adopt by-laws. An interagency team that includes City of Albuquerque departments, public utilities and public agencies will also be formed to work closely with the Plan Implementation Committee to ensure coordinated and successful plan implementation.

PLAN IMPLEMENTATION COMMITTEE

COMMITTEE PURPOSE

- A. To help prioritize programs and projects recommended in the Sawmill/Wells Park Sector Plan, to help secure funding, and to ensure project initiation
- B. To provide a forum for exchanging ideas among residents, businesses, institutions, and government toward preserving, protecting, and enhancing the Sawmill/Wells Park area consistent with adopted goals and policies of the Sawmill Sector Plan
- C. To review and comment on public proposals affecting the Sawmill area including, but not limited to:
 - 1. amendments to existing plans, policies, zone maps and ordinances,
 - 2. new public policies and ordinances, and
 - 3. public project designs See Public Project Design Policy #1, p.69.

COMMITTEE COMPOSITION

2 Sawmill Advisory Council members
2 Wells Park Neighborhood Association members
1 resident from the area between Fifteenth Street, Sawmill Road, Twelfth Street and Mountain Road
1 resident from Mountain Road
1 business representative (business property owner, business owner, manager or other business representative) from Mountain Road
1 business representative from the area between Twelfth Street and Rio Grande Boulevard
1 business representative from the area between Twelfth Street and Fourth Street
1 museum representative

*The Sawmill Advisory Council and Wells Park Neighborhood Association shall appoint their representatives. Other resident and business representatives can be chosen by the District 2 City Councillor and Mayor of Albuquerque. Committee members should serve at least 2 years.

CITY STAFF SUPPORT

The Planning Department and the Office of Neighborhood Services will provide technical advice.

OPEN MEETINGS

All Implementation Committee meetings shall be open and accessible to the public. Notice of meetings should be posted at least one week in advance at local public buildings. Other notification, such as bulletin boards at local churches, neighborhood newsletters, community telephone trees, and leafletting should also be used to ensure widespread knowledge of committee activities.

COMMITTEE WORK

1. Prioritize projects listed in action plans
2. Prioritize projects dependent on Capital Implementation Programming and Urban Enhancement Trust Funds biannually and present project funding requests to the City
3. Other work decided on by the committee

PROGRESS REPORT

The Implementation Committee should monitor project and program initiation, operation, and success and should submit an annual checklist to City Council and the Mayor summarizing the status of plan implementation progress. The report may also include a list of proposed changes in priority or project scope due to changed circumstances. Reports should be made widely available to residents, businesses and institutions in the plan area.

MID-TERM AND FINAL REPORTS

At the end of the fifth and tenth year, the Committee should submit a report to the City Council which summarizes plan implementation successes and current plan area needs. These reports should also be made widely available to everyone in the community.

PROJECT FUNDING

APPROPRIATED FUNDS

The following funds have already been appropriated for sector plan area projects:

1. Land Acquisition, Housing Design, and Preliminary Construction funds for the Sawmill Revitalization Strategy
 - \$500,000 1993 Capital Improvement Program (CIP) (land purchase)
 - \$450,000 1993 State Funds (land purchase for park and buffer)
 - \$600,000 1994 Community Development Block Grant (CDBG) (land purchase for affordable housing)
 - \$350,000 1994 HOME Funds (affordable housing development)
2. Air Quality Remediation Program
 - \$450,000 1994 State Funds
3. Air Quality Study
 - \$75,000 1994 State Funds

CURRENT FUNDING REQUESTS

Albuquerque voters approved the following General Obligation Bond requests on the Fall '95 ballot:

Cultural and Recreational Services Department will receive:

\$2,000,000 for continued phased development of the Exploral Science Center

Family and Community Services Department and/or Parks and General Services Department will receive:

\$200,000 to construct an urban trail and linear park between a proposed housing area and the industrial area

Funds (\$56,844) from the Urban Enhancement Trust Fund have been appropriated to design and develop the linear park and trail.

\$200,000 for related land acquisition

Parks and General Services Department will receive:

\$200,000 to replace roofs on City Buildings
Some of this funding is intended for the Fifth and Aspen City Fleet Shops

\$300,000 to upgrade City owned fueling stations in order to comply with all Federal, State, and Local regulations
Some of this funding is intended for the fueling station at the Fourth Street City Yards

Planning Department will receive:

\$800,000 to initiate feasibility studies, design, land acquisition, and first phase construction for improvements to Mountain Road, Twelfth Street, Sawmill/Bellamah Road, Fifth and Sixth Streets

Funds are intended for right-of-way surveys and acquisition, street repaving, sidewalk improvements, on-street bike lanes, lighting, traffic control devices, undergrounding utilities, bus benches, and street landscaping.

1991 CIP account #7380192 contains an additional \$200,000 for Sawmill Area Streets.

Public Works Department will receive:

City-wide funding for Special Assessment Districts, wheelchair ramp installation, and street repaving.
Some of this funding may be used in the plan area.

IMPLEMENTATION SUMMARY

The following charts summarize the work that must follow plan adoption. Chart 1 illustrates the coordination necessary for plan implementation. Chart 2 summarizes preliminary project cost estimates.

ACTION PLAN COORDINATION

(ACTION PLANS)

IMPLEMENTERS	1 HISTORY & CHARACTER CONSERVATION	2 HOUSING DEVELOPMENT & IMPROVEMENT	3 ENVIRONMENTAL PROTECTION	4 ECONOMIC DEVELOPMENT	5 PUBLIC PROJECTS
<i>CITY DEPARTMENTS</i>	■	■	■	■	■
<i>NEIGHBORHOOD ASSOCIATIONS</i>	■	■	■		
<i>COMMUNITY DEVELOPMENT CORPORATIONS</i>	■	■		■	
<i>OTHER NONPROFIT ORGANIZATIONS</i>	■	■		■	
<i>LOCAL BUSINESSES</i>			■	■	
<i>STATE AGENCIES</i>	■		■		■

ACTION PLAN COST ESTIMATES (1995 \$)

(ACTION PLANS)

PROJECT #s	1 HISTORY & CHARACTER CONSERVATION	2 HOUSING DEVELOPMENT & IMPROVEMENT	3 ENVIRONMENTAL PROTECTION	4 ECONOMIC DEVELOPMENT	5 PUBLIC PROJECTS
1.	\$10,000	\$150,000	■		N/A
2.	\$3,600 \$4,800	□	N/A		\$175,000
3.	\$5,000-\$6,000	□	N/A		\$2,200-\$11,000
4.	■	□	N/A		\$702,000
5.	■	□	see public project Action Plan		costs included in project #4
6.	■	N/A	*		\$32,000 ▲
7.	see public project Action Plan	■	■ (for equipment, staff or consultant)		\$8,032 ▲
8.	see public project Action Plan	N/A	N/A		\$15,500 *
9.		■	■		\$75,000 ○
10.		N/A	■		\$1,235,000 □▲*
11.		N/A	■		\$150,000 ○
12.			N/A		\$721,400 *▲
13.					\$1,912,300
14.					\$75,000 ○
15.					\$1,728,900 -\$2,140,540
16.					\$1,500,200 ▲
17 - 20.					\$100,000 ○
21.					\$106,250 ▲

- Cost estimate not yet calculated (usually too premature to calculate)
- ▲ Incomplete estimate
- * Land acquisition costs unknown.
- Design or study only. (Construction costs unknown until design work completed)
- Some funding already appropriated

PUBLIC PROJECT DESIGN POLICIES

REPEALED (R-17-213)

PUBLIC PROJECT DESIGN POLICIES

The Sawmill/Wells Park Sector Plan establishes street design policies for the plan area that are in addition to those in the City of Albuquerque Development Process Manual. These recommendations may be re-evaluated as part of a city-wide technical analysis that will refine the street classification system, develop a corresponding land use classification system, and revise standard right-of-way cross sections for each street category. The following policies are established:

- To conserve the historic character of the Sawmill/Wells Park area
- To improve street appearance and safety for people walking, bicycling, or using wheelchairs

1. PROCESS

- 1.a. All construction plans for public projects in the Sawmill/Wells Park Sector Plan area shall proceed through the normal review process (The DRC Design Review Committee). However, the City Planning Director shall be included in all design review and shall be added to all sector plan area project signature blocks to ensure compliance with sector plan policies.
- 1.b. During each phase of the normal City design review process, proposed tree species, bench design, lighting fixture design and other design details shall be reviewed by the Plan Implementation Committee and adjacent property owners. A representative of the committee shall attend the Design Review Committee (DRC) meetings to ensure Committee inclusion in design decisions.

City contracts for public project design and development shall specify that contractors are required to notify and include community representatives (the Plan Implementation Committee and others) in all phases of project design review from concept to final design and construction.

- 1.c. The City shall present to the Urban Transportation Policy and Planning Board (UTPPB) the following street classification changes and right-of-way width exceptions to the Long Range Major Street Plan General Standards. If adopted, the right-of-way exceptions shall be published in the Addendum to the Long Range Major Street Plan and the streets will be reclassified on the Long Range Major Street Plan.

2. RIGHT-OF-WAY AND STREET CLASSIFICATION

NOTES AND ILLUSTRATIONS

- 2.a. The following street rights-of-way shall not exceed their existing maximum width of 56 feet:

•Mountain Road (between Fifteenth and Fourth Streets),

•Twelfth Street (between Mountain Road and Sawmill/Bellamah Road)

•Sawmill/ Bellamah Road (between Twelfth and Fourth Streets)

Mountain Road (between Fifteenth and Fourth Streets) is designated a Collector Street in the Long Range Major Street Plan. The standard right-of-way width for Albuquerque's collector streets is 68 feet.

Mountain Road field measurements indicate that the street pavement (curb to curb) is approximately 32 feet. Along the road, there is from 8 to 24 feet that is or could be developed for sidewalk and other features. Sometimes the additional space is only on one side of the road.

RIGHT-OF-WAY AND STREET CLASSIFICATION (continued)

NOTES AND ILLUSTRATIONS

- 2.b. The City shall propose to the Urban Transportation Policy and Planning Board (UTPPB) that Sawmill/Bellamah Road be reclassified as a collector street.
- 2.c. The right-of-way width of new industrial area collector and major local streets in the Sawmill/Wells Park Sector Plan area shall not exceed 60 feet. (See policy 3 on the next page for proposed street section design.)
- 2.d. The right-of-way width for new local streets in residential areas shall not exceed 50 feet.
- 2.e. Sawmill Road (between Mountain Road and Twelfth Street) shall **not** be widened to accommodate additional paving for vehicular use, however, additional space may be obtained for a public sidewalk and landscaping between Arias and Twelfth Street.

12th Street is designated a minor arterial in the Long Range Major Street Plan. The standard right-of-way width for Albuquerque's Minor Arterial streets is 86 feet.

12th Street field measurements indicate that the street pavement is approximately 32 feet wide and that sidewalk and landscape areas are approximately 11 - 12 feet wide on each side of the street.

Sawmill/Bellamah Road (between Fourth and Twelfth streets) is designated a minor arterial street in the Long Range Major Street Plan. The standard right-of-way width for Albuquerque's minor arterial streets is 86 feet. The road now functions as a local collector. The Sector Plan recommends that it continue to function that way.

The normal right-of-width for local streets is 50 feet, however, sector development plans or site development plans approved under the terms of the Zoning Code, may specify different right-of-way widths.
(City of Albuquerque Subdivision Ordinance, Public Right of Way Standards, Section E.)

Historic Sawmill Road is 16 - 20 feet wide between Mountain Road and Twelfth Street. Continued low density zoning supports maintaining historic road dimensions.

3. STREET DESIGN

The City shall strongly consider the following recommended street corridor sections for street corridor renovation projects and for new street construction.

3.a. Mountain Road (between Fifteenth and Fourth Streets).

A 56 feet wide section shall contain two 11 feet driving lanes, two 5 feet wide bicycle lanes, two 12 feet wide areas for sidewalk and landscaping.

3.b. Twelfth Street (between Mountain and Sawmill/Bellamah roads) shall continue to contain its 4 feet wide sidewalks and approximately 7 feet wide landscape strips between the curb and sidewalk.

3.c. Sawmill/ Bellamah Road (between Twelfth and Fourth Streets) shall include two 4 feet wide sidewalks and 6 feet wide planting strips for street trees, signs and utility poles.

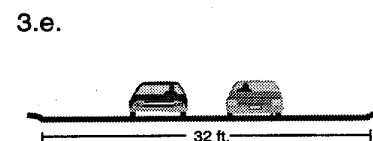
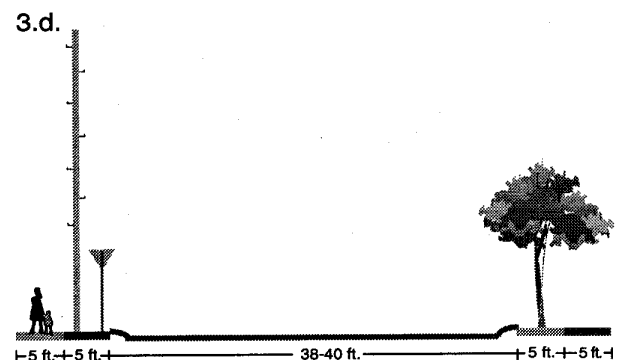
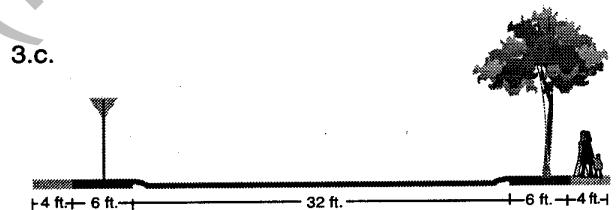
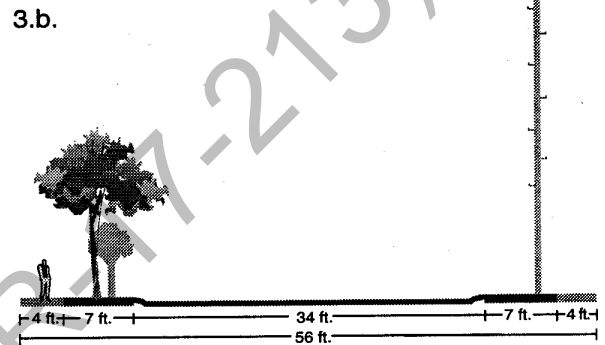
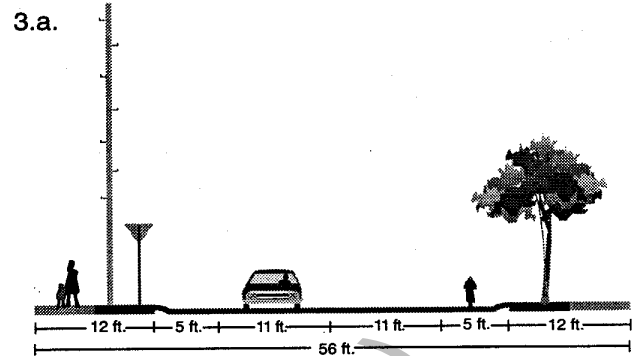
3.d. New industrial/commercial area collector and major local streets shall contain two 10 feet wide sidewalk and landscaping areas and a 38 to 40 feet wide section for driving and parking.

3.e. On new residential streets, no more than a 32 feet wide section shall be provided for driving and parking.

4. LIGHTING

Public light fixtures along Twelfth Street, Mountain Road, Sawmill/Bellamah Road, Fifth Street, Sixth Street, new collectors, and public trails shall be capable of lighting all pedestrian areas in the public right-of-way. The fixtures shall be designed to minimize casting light on private properties.

NOTES AND ILLUSTRATIONS



5. LANDSCAPING

5.a. Public landscaping shall consist primarily of drought tolerant deciduous shade and ornamental trees.

5.b. Street trees shall be planted by the City in existing and new landscaping strips between the curb and sidewalk on Twelfth Street, Sawmill/Bellamah Road, and Fifth and Sixth streets and shall be maintained either by the City or by contract with private property owners.

Utility poles, signs and other items that often obstruct sidewalks shall be placed within landscape strips when possible.

5.c. Trees and other drought tolerant landscaping shall be planted in medians and in traffic diverters when appropriate.

NOTES AND ILLUSTRATIONS

Street trees have historically been used to unify the appearance of streets. Their importance was appreciated in the 1920s when much of the newly subdivided Wells Park neighborhood was provided with landscaping strips along the streets. They should continue to be used to provide a pleasant, shaded environment for pedestrians and drivers. When trees are a dominant feature on streets, they can be calming to both drivers and pedestrians.

The City has developed tree maintenance contracts with property owners on Fourth Street.

6. SIDEWALKS

6.a. New sidewalks shall range from 4 to 6 feet wide on Mountain Road. Sidewalks on new collectors shall be at least 6 feet wide.

6.b. New sidewalks on Mountain Road shall match the color and design of those installed in 1992 from Eighteenth to Fifteenth Streets.

6.c. Where right-of-way is adequate or can be acquired, new sidewalks shall be set back a minimum of 4 feet from the curb. The area between the curb and sidewalk shall be landscaped.

Sidewalks set back from the curb avoid the sloping portion of driveways. Flat sidewalks are easier to use and are wheelchair accessible.

7. WHEELCHAIR ACCESSIBILITY

A continuous system of wheelchair-accessible sidewalks and curb ramps shall be built on Mountain Road, Fifth, Sixth and Twelfth streets, Sawmill/Bellamah Road and all new streets and public sites.

NOTES AND ILLUSTRATIONS

Wheelchair curb ramps shall be constructed according to Americans with Disability Act Accessibility Guidelines at all street intersections.

The design and placement of all utilities, seating, signs and lighting shall comply with Americans with Disability Act Accessibility Guidelines.

8. SEATING

- 8.a. Seating shall be simple, sturdy, vandal-resistant, free-standing benches with backs.
- 8.b. Benches shall be provided along public trails as indicated in the City's adopted trail standards.
- 8.c. Benches shall be located near museums and businesses to accommodate people who are unable to walk long distances without resting.

9. UTILITIES

Overhead telephone lines on Twelfth Street shall be buried.

Electric lines that cannot be buried due to extreme costs shall be consolidated to improve appearance if technically and economically feasible.

10. HISTORIC MARKERS

Historic markers shall be erected along collector and arterial streets and public trails, and on public properties.

11. DEMOLITION

Buildings on Mountain Road shall **not** be removed to increase the right-of-way for street paving, sidewalk, or other public improvements.

ZONING

REPEALED (R-17-213)

ISSUES AND ANALYSIS

American cities have been developing comprehensive zoning codes since 1916. Traditional zoning divides cities into districts which allow only similar types of land uses. This form of zoning does not work well in places such as Sawmill/Wells Park where several types of land uses are already intermixed or where mixing new uses can be desirable.

Albuquerque's first legal zoning code and official zone map (late 1950s) were meant to create order, but may actually have contributed to decay in Sawmill/Wells Park and other old parts of the city. When standard zoning designations were assigned to these developed parts of the city, it was assumed that many existing homes and businesses would eventually be replaced with land uses that would conform to the new zones. Uncertainty about the future led to center city disinvestment and instability.

In 1978, Sawmill's first sector plan continued to assign standard zoning designations to the area's many mixed uses. The area is still zoned much as it was in 1978, but the actual land uses do not conform to the zoning. Standard zoning designations do not support the following community goals:

1. To conserve the special physical characteristics of the area
2. To ensure compatibility between housing and businesses
3. To improve area appearance
4. To improve and expand housing
5. To reuse vacant land in ways that will promote plan goals

The M-1 Light Industrial Zone that was designated for over two-thirds of Sawmill/Wells Park has allowed industrial businesses to grow where there had been a mixture of businesses, homes and farms. M-1 zoning fails to adequately protect nearby homes from the nuisances, hazards, and visual unattractiveness that often accompany heavy commercial and light industrial uses the zone allows.

In 1978, **the R-1 Single-Family Residential Zone** was assigned to areas that still have a mixture of houses, duplexes, and two houses on a lot. Conformance with the R-1 zone would eventually remove much existing housing stock in the neighborhoods because the zone does not allow duplexes and two detached houses on a lot.

The R-C Residential/Commercial Zone was assigned to areas where solid residential patterns are established. In some areas, R-C zoning was meant to create a buffer between housing and industrial zones. However, a mixture of housing and businesses on small lots does not have the site development capability to buffer housing from industry. Most of the lots zoned RC have either remained housing or become 100% commercial uses. Neither R-1 nor R-C zoning will conserve the existing variety of small scale residential development nor encourage commercial services for the neighborhoods.

In March 1993, five public meetings were held to discuss the first draft zoning proposals for this Sector Plan. The draft introduced new zones that allowed a continued mixture of uses in Sawmill and Wells Park. Some preliminary performance standards that would control land use operations were discussed. In general, people who attended the meetings or sent in comments made the following recommendations:

- Residents wanted strict environmental controls for businesses and the eventual removal of some uses.
- Business owners wanted clearly written regulations that were not too restrictive.
- Large property owners wanted to be able to market their land with few restrictions.
- Developers wanted clear regulations and administrative review of site plans rather than lengthy public hearings.

The proposed zoning regulations factor in these recommendations while supporting community goals.

SUMMARY OF ZONING PROPOSALS

This plan designates the entire Sector Plan area **SU-2 Special Neighborhood Zone**. Unlike SU-1 Special Use Zone, SU-2 does **not** require Environmental Planning Commission public hearings for development review.

The SU-2 zoning designation allows the City to establish general regulations and land use regulations that are tailored specifically to the Sawmill/Wells Park community. The new regulations are intended to promote community stability and investment that respect existing community character. The regulations will:

- Guide the design of new development to preserve the historic scale of development in the neighborhoods, improve area appearance, and create buffers between industries and housing;
- Control negative impacts from industries and other businesses and ensure healthy co-existence between closely located businesses and homes;
- Maintain existing residential development patterns that do not fit standard zones in the Comprehensive Zoning Code;
- Allow existing small businesses and other land uses that do not harm the community to remain in residential areas;
- Enable vacant and under-used land redevelopment that addresses plan goals; and
- Allow new uses that will contribute to community cohesiveness.

SAWMILL/WELLS PARK GENERAL SU-2 REGULATIONS

The Sawmill/Wells Park General SU-2 Regulations apply to all properties in the Sector Plan area. They are established to conserve the area's distinctive historic physical characteristics, increase compatibility between housing and nonresidential uses through site design and other requirements, and make the area more attractive and safer for people using streets and sidewalks.

ZONE CHANGES

For detailed information, see the Sawmill/Wells Park Sector Development Plan Zone Map and the regulations in each zone category.

The S-R Sawmill Residential Zone replaces C-1 Neighborhood Commercial zoning along 5th Street and Sawmill Road, some SU-1 Special Use zoning, and most R-1 Residential, R-T Residential Townhouse, and R-C Residential Commercial zoning. Its intent is to conserve the existing residential neighborhoods while allowing a variety of small scale housing and existing businesses. The new zone will accommodate existing nonresidential uses that have developed between housing provided they comply with limitations specified in the S-R Zone and the Sawmill/Wells Park General SU-2 Regulations.

The S-DR Sawmill Developing Residential Zone replaces M-1 Light Manufacturing zoning on about 12 acres of vacant land to allow expansion of the John Baron Burg neighborhood to the east.

The S-MRN Sawmill Mountain Road Neighborhood Zone replaces the mixture of R-1 and R-C zoning on the north side of Mountain Road. Its intent is to encourage reuse of vacant buildings and development of vacant land while more effectively conserving the historic mixture of housing and small commercial businesses.

The S-MI Sawmill Mixed Industrial Zone replaces some M-1 and all of the Sector Plan area's C-3 Heavy Commercial and M-2 Heavy Manufacturing zoning. Its intent is to continue to allow manufacturing, showrooms, warehouses, wholesaling, and some retail businesses, but to ensure that the scale of development and uses are compatible with nearby housing, hotels, retail shops, and museums. This zone also introduces a new mixed use, the residence/work space.

The S-I Sawmill Industrial Zone replaces the M-1 zoning clustered in the center of the plan area near 12th Street. Its intent is to encourage the development of manufacturing businesses. Commercial businesses generally allowed in the M-1 Zone are confined to properties on 12th Street.

Some M-1 properties along Rio Grande Boulevard are rezoned C-2 Community Commercial to encourage commercial services for tourists and nearby residents.

Some existing SU-1 zones are retained while others are absorbed into new zoning categories that accommodate their uses.

C-2 Community Commercial zones that predate the adoption of this Sector Plan update are retained along Rio Grande Boulevard.

The Explora Museum property is rezoned SU-1 for Museum to allow site plan review by the Environmental Planning Commission.

DEVELOPMENT REVIEW PROCESS

PERMISSIVE USES

All of the zoning regulations are enforced by the Zoning Enforcement Division of the Planning Department with assistance from other City departments when necessary. Compliance with all zoning regulations is checked during the building permit application process and again before a Certificate of Occupancy is granted. To facilitate compliance, City staff will explain the information needed to complete the building permit application and technical assistance appointments will be made if necessary.

Only the few properties with existing SU-1 zoning require hearings by the Environmental Planning Commission when new development or changes are requested. Design proposals for properties in the H-1 Buffer Zone require hearings by the Landmarks and Urban Conservation Commission when new development or changes are requested.

CONDITIONAL USES

Uses listed as conditional in zoning categories require approval on a case by case basis by the Zoning Hearing Examiner. According to the City of Albuquerque's Comprehensive City Zoning Code, the City shall approve a conditional use if the evidence presented to the Zoning Hearing Examiner shows that the use proposed 1) will not be injurious to the adjacent property, the neighborhood, or the community; and 2) will not be significantly damaged by surrounding structures or activities. Although others may submit evidence, it is the burden of the applicant to ensure that there is such evidence in the record.

According to the Zoning Code, conditional uses become void if:

- 1) the rights and privileges granted with conditional use approval have not been used within one year,
- 2) the property is used in a way materially in violation of the terms of conditional use approval for a continuous period of one year or more, or
- 3) after the approved use has begun, it ceases for a continuous period of one year or more.

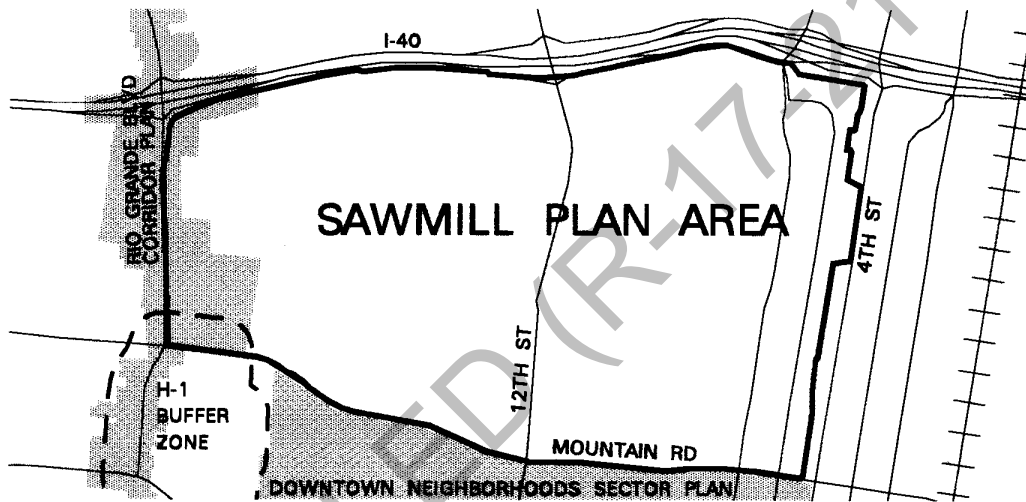
NONCONFORMING USES

When the plan is adopted and its zone changes are adopted as law, some existing business operations become legally nonconforming. When the time period for complying with the various new General SU-2 Regulations expires, properties must comply or request a special exception or an extended phase-in period from the Zoning Hearing Examiner. Businesses are required to demonstrate special circumstances to qualify for a special exception or time extensions. Only enclosure, screening and buffering requirements require a shorter compliance period than the periods established in the City of Albuquerque Comprehensive Zoning Code.

OVERLAPPING REGULATIONS

Zoning regulations from two other plan areas overlap the Sawmill/Wells Park Sector Development Plan area: Old Town's H-1 Buffer Zone and The Rio Grande Boulevard Corridor Plan Design Overlay Zone. Properties within the H-1 Buffer Zone are required to submit designs to the LUCC (Landmarks and Urban Conservation Commission). In all cases, the strictest regulation applies.

The City shall request that the Downtown Neighborhood Sector Development Plan be amended to add Sawmill/Wells Park Sector Development Plan General SU-2 Regulations for properties on the south side of Mountain Road.



USING THE ZONING REGULATIONS

1. Locate your property on the fold-out color zone map on page 81.
2. Look up the specific regulations for the zoning category that applies to your property: S-R, S-DR, S-MRN, S-MI, S-I, C-2. C-2 regulations are found in the City of Albuquerque Comprehensive Zoning Code. SU-1 zoning can be researched through official files in the Planning Department.
3. Read the first pages of the General SU-2 Regulations to determine whether these regulations apply to your property.
4. If they do apply, then read all the regulations under this zoning section.

1995 ZONING PREDATING PLAN ADOPTION



- R-1 SINGLE FAMILY RESIDENTIAL
- R-T TOWN HOUSE RESIDENTIAL
- R-2 LOW DENSITY APT. RESIDENTIAL
- R-C RESIDENTIAL/COMMERCIAL
- C-1 NEIGHBORHOOD COMMERCIAL
- C-2 COMMUNITY COMMERCIAL
- C-3 HEAVY COMMERCIAL
- M-1 LIGHT MANUFACTURING
- M-2 HEAVY MANUFACTURING

- SU-1 SPECIAL USE FOR
- 1 PRE SCHOOL & STAFF RES.
 - 2 FLOWER SHOP & NURSERY
 - 3 DAY CARE CENTER
 - 4 OFFICE USES
 - 5 C-2 USES W/EXCEPTIONS
 - 6 BED & BREAKFAST
 - 7 MUSEUM
 - PROPOSED PLAN BOUNDARY

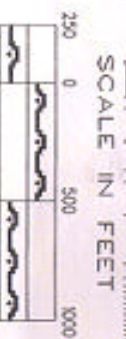


SCALE IN FEET
0 1000

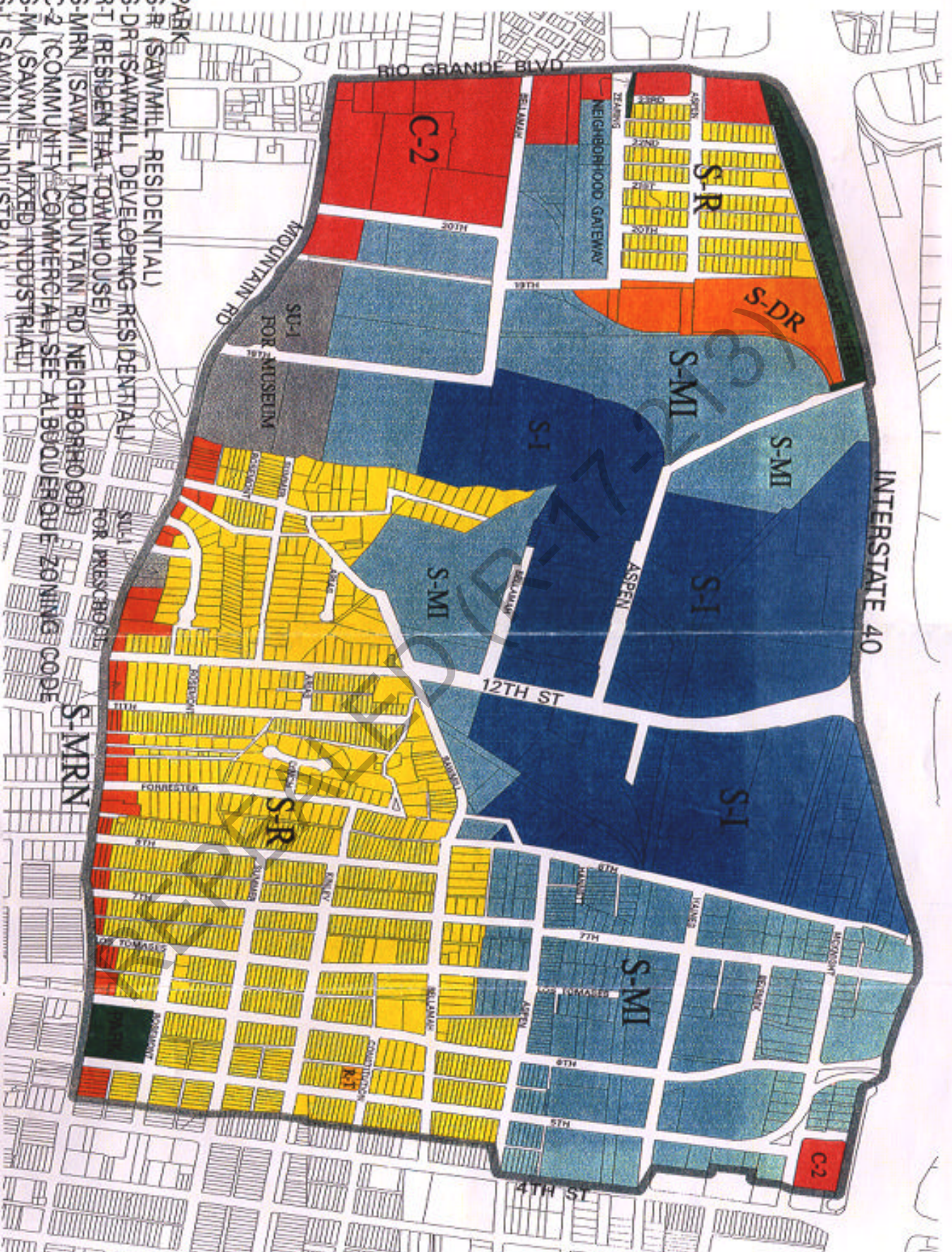
A graphic scale bar with a series of vertical lines and a horizontal line, indicating a scale of 0 to 1000 feet.

- PARK
- S-R (SAWMILL RESIDENTIAL)
- S-DR (SAWMILL DEVELOPING RESIDENTIAL)
- R-T (RESIDENTIAL TOWNHOUSE)
- S-MRN (SAWMILL MOUNTAIN RD NEIGHBORHOOD)
- C-2 (COMMUNITY COMMERCIAL SEE ALBUQUERQUE ZONING CODE)
- S-M (SAWMILL MIXED INDUSTRIAL)
- S-I (SAWMILL INDUSTRIAL)
- SU-1 (SPECIAL USE)

GENERAL SU-2 REGULATIONS APPLY WITHIN THESE BOUNDARIES



SAWMILL/WELLS PARK SECTOR PLAN ZONING



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see following page

REPEALED (R-17-213)

SAWMILL/WELLS PARK GENERAL SU-2 REGULATIONS

The General SU-2 Regulations apply to all properties in the Sector Plan area unless specified otherwise. The regulations are established to:

- Conserve and build on the area's distinctive historic physical characteristics by guiding new construction and additions to respect predominant building sizes, shapes, setbacks and architectural elements. See p. 5 for a description of area physical character.
- Increase compatibility among housing, institutions, commercial, and industrial land uses through site design and other requirements.
- Improve the environment adjacent to the public right-of-way through specifications for site parking, walls, fences, landscaping, and pedestrian connections.

1. REGULATION COMPLIANCE, COMPLIANCE PERIODS AND PROCESS REQUIREMENTS:

All provisions of the Albuquerque Comprehensive Zoning Code apply unless specified otherwise in this Sector Plan.

- 1.a. Within four (4) years of plan adoption, all nonresidential properties within the Sawmill/Wells Park Sector Development Plan area except for Electric Facilities and other uses specifically exempted in particular regulations, shall comply with applicable regulations for enclosure, screening and buffer separation, or shall apply for special exceptions as provided for by Section 14-16-4-2 of the City of Albuquerque Comprehensive Zoning Code. Electric facilities shall comply with the applicable Rank II Electric Facility Plan.
- 1.b. All building permit applications for new construction shall comply with all of the Sawmill/Wells Park General SU-2 regulations.
- 1.c. Building permit applications for building additions, building renovation, and/or site rehabilitation shall comply with Sawmill/Wells Park General SU-2 regulations for those parts of the site undergoing construction.
- 1.d. Site development plans, building elevations and other items required to obtain building permits shall be checked for compliance with Sawmill/Wells Park General SU-2 regulations during the normal submittal processes for the City.
- * 1.e. Business registration applications and building permit applications for businesses that will use or store hazardous materials or wastes on site in excess of the amounts set forth in Uniform Fire Code Article 4.108 shall include a Hazardous Materials Emergency Response Plan as directed by the Fire Marshall's Office. See Appendix B for Hazardous Materials Emergency Response Plan forms.

General SU-2 Regulations

1. REGULATION COMPLIANCE, COMPLIANCE PERIODS AND PROCESS REQUIREMENTS (continued):

- 1.f. Building permit applications shall continue to include sign-off approval from the Fire Marshall's Office indicating that the property is in compliance with the Albuquerque Fire Code and the applicant's signature agreeing to comply with all laws governing the construction and later activities on the site covered by the building permit. The applicant's signature implies agreement to comply with the Ambient Air Quality Standards and Air Quality Control Regulations for Albuquerque/Bernalillo County when applicable. See page 29.
- 1.g. The Environmental Planning Commission shall consider all General SU-2 Regulations when reviewing SU-1 zoning applications.
- 1.h. Sawmill/Wells Park Sector Development Plan area properties within the Rio Grande Boulevard Corridor Plan Design Overlay Zone and the H-1 Buffer Zone shall continue to comply with those regulations in addition to the Sawmill/Wells Park Sector Development Plan regulations. The Landmarks and Urban Conservation Commission (LUCC) shall continue to review site development in the H-1 Buffer Zone. In all cases, the stricter regulation shall apply.

* Additional questions should be placed on the Building Permit Application to ensure compliance with the Albuquerque Fire Code hazardous materials regulations. Compliance shall be checked before the Certificate of Occupancy is granted. To facilitate compliance, a pre-application meeting will be offered to the applicant. At this meeting, City staff will explain the information needed to complete the building permit application and technical assistance appointments will be made if necessary.

General SU-2 Regulations

2. PRESERVING RESIDENTIAL NEIGHBORHOOD CHARACTER:

Building additions and renovations shall blend with the style of the original building.

ILLUSTRATIONS

NOTES

Many homes in Sawmill/Wells Park are simple versions of four predominant housing styles:

- 1) Bungalow
- 2) Southwest Vernacular
- 3) New Mexico Vernacular
- 4) Spanish/Pueblo Revival

1. Bungalow:

low-pitched, gabled roof (occasionally with four slopes from a peaked ridge) with wide, unenclosed eave overhang; decorative beams or braces commonly added under gables; porches either full or partial-width, with roof supported by dominant square columns. Wood windows often in groups of 2 or 3.



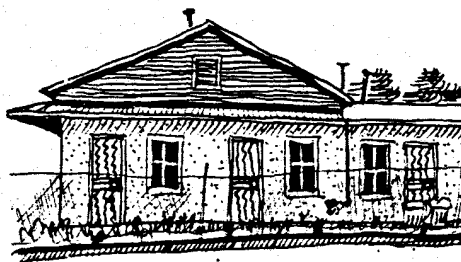
2. Southwest Vernacular (1920-1935):

a builder's style combining elements from "southwestern" styles; flat-roofed, often with stepped parapet; usually symmetrical (a small square or rectangle) with banks of medium-sized windows; wall material usually stucco, sometimes brick; one story; often a front porch which blends with the main structure. Details may include vigas, curvilinear parapet, or red tile porch roof and/or window hoods.



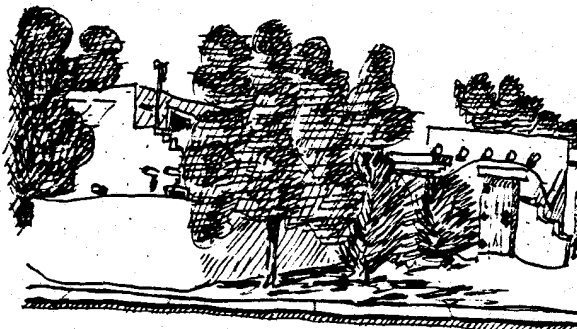
3. New Mexico Vernacular, also called Western Victorian (1880-1925):

pitched or hipped roofs (often corrugated metal); earth-toned walls; one, sometimes two stories; 2/2 or 1/1 windows. Details include porches with decorative woodwork such as turned or squared wood porch posts, scrollwork brackets, decorative shingles, or sometimes decorative woodwork in the gables.



4. Spanish/Pueblo Revival (1915-present):

based on early New Mexican Pueblo and Spanish buildings; flat-roofed with rounded parapets (sometimes embellished with a real or false bell-tower); earth-toned, battered (sloping) walls; one-three stories, with upper stories usually set back; portals have log posts, wood beams, and corbels. Details include vigas, canales, and exposed wood lintels above the windows.

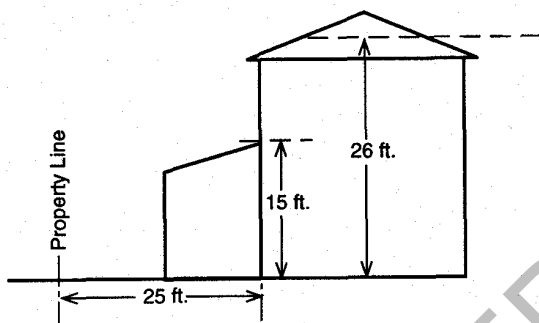


General SU-2 Regulations

3. RESIDENTIAL BUILDING DESIGN:

- 3.a. Building exterior materials (stucco, brick, wood, etc.), color, window and door styles, and roof slope and materials shall be the same or similar on all parts of a structure and on all detached dwelling units on one lot.
- 3.b. Buildings shall not exceed 26 feet in height. Building portions over 15 feet high shall be set back not less than 25 feet from property lines abutting the public right-of-way or a private street and not less than 10 feet from interior side property lines.

3.b.



- 3.c. The slope of new roofs shall range from flat to not more than a 45 degree angle.

- 3.d. New roofs on one story buildings shall be one of the following styles:

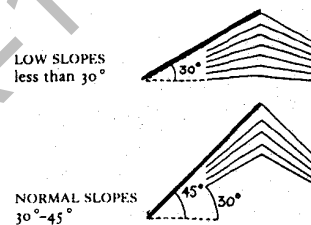
- side gabled
- front gabled
- parallel gabled
- cross gabled
- half gables (only for lean-to portions of buildings)
- simple hipped
- pyramidal hipped
- parallel hipped
- cross hipped
- flat with parapet

This regulation does not apply to carports.

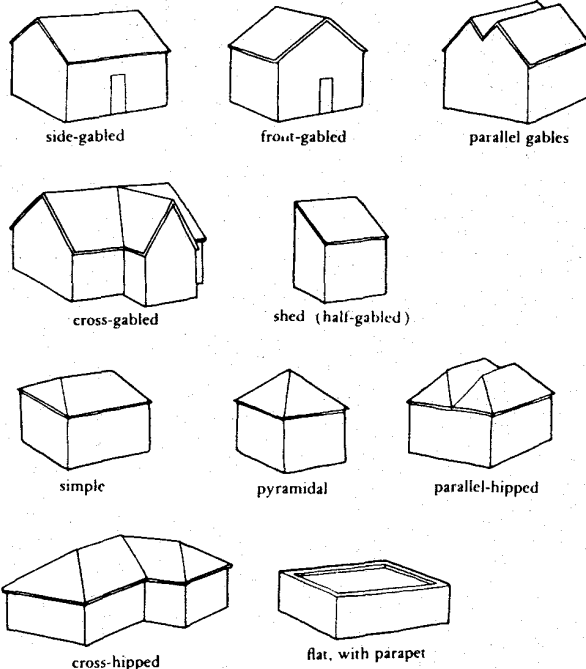
NOTES AND ILLUSTRATIONS

3.b. Sawmill/Wells Park homes are predominantly small and one story. Regulation 3.b. allows two story homes and second story additions to be built if the second story is set back. The set back should prevent these larger homes from dominating and compromising the small-scale character of the neighborhoods.

The Zoning Code measures the height of a building with a pitched roof at or to the mid point between the top plate and the roof ridge.



The roof slopes and styles indicated in 3.c., 3.d., 3.e., and 3.f. are found in Sawmill/Wells Park.

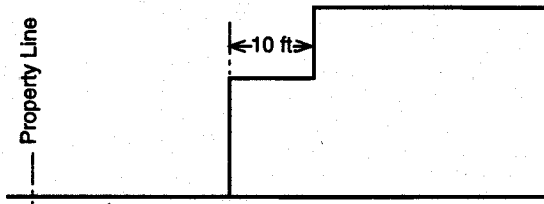


General SU-2 Regulations

RESIDENTIAL BUILDING DESIGN (continued):

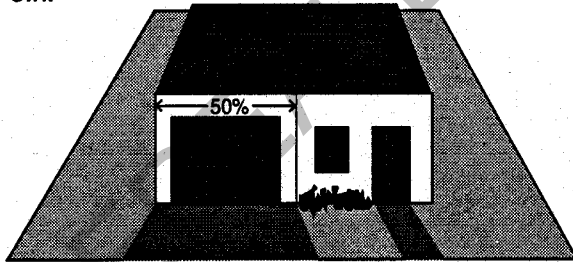
- 3.e. The slope of roofs on new buildings over 15 feet high shall be 30 to 45 degrees.
- 3.f. Second story additions to existing flat roofed buildings may have flat roofs if the second story addition is set back not less than 10 feet from the first floor front building facade.

3.f.



- 3.g. Garage fronts shall be set back not less than 25 feet from the property line abutting a public right-of-way or private street.
- 3.h. Not more than 50% of a building's street frontage width shall be garage front.

3.h.

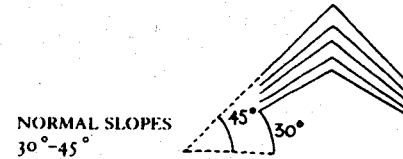


- 3.i. Front doors shall face the street. In townhouse and multiple dwelling unit development, the dwelling unit(s) adjacent to the public right-of-way shall face front doors toward the street.

- 3.j. Not less than 12.5% of a building facade facing a public right-of-way or private street shall be windows.

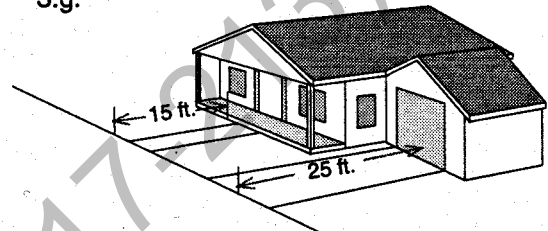
Underlined text indicates amendments adopted by Council Resolution R-14, Enactment # 24-2000.

NOTES AND ILLUSTRATIONS



- 3.f. Setting back second stories from first floor facades on flat roofed buildings will prevent large, dominating box-like structures. Set backs will be compatible with Spanish/Pueblo Revival type homes found in Sawmill/Wells Park.

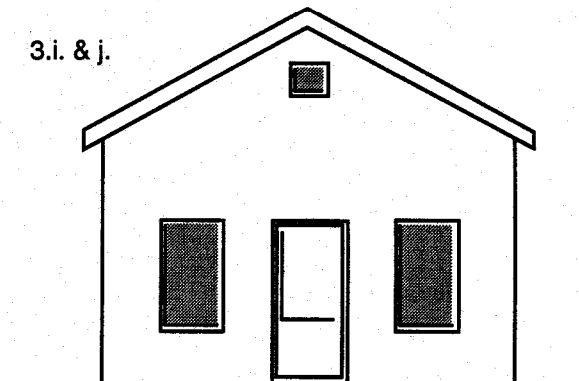
3.g.



- 3.g. and h. Most lots in Sawmill/Wells Park either have no garages or small, inconspicuous set back garages. Continuing this lot development pattern will contribute greatly to maintaining neighborhood character.

- 3.i. and 3.j. are intended to complement existing development and to increase safety by improving surveillance on residential streets.

3.i. & j.



General SU-2 Regulations

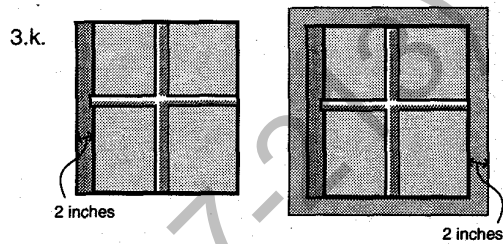
RESIDENTIAL BUILDING DESIGN (continued):

- 3.k. New windows shall be recessed not less than 2 inches and/or shall be surrounded by a window casing not less than 2 inches wide.
- 3.l. Standard, unstuccoed 8-inch by 16-inch CMU block is **not** allowed as a finish material for buildings.
- 3.m. Reflective glass is **not** permitted.
- 3.n. Residential buildings with over 35 linear feet of building facade width facing and visible from a public right-of-way shall be designed to appear as a collection of smaller building blocks rather than a single large box or block.

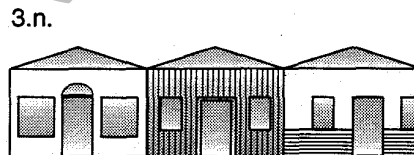
NOTES AND ILLUSTRATIONS

3.k. Windows are often the only distinguishing architectural feature on the simple homes in Sawmill/Wells Park. Replacement windows that are installed without recesses or casing often destroy the architectural character of the original home.

A casing is a flat or molded exposed trim molding, framing, or lining around a window.



3.n. Most of the houses in Sawmill/Wells Park are small and on small lots. Articulating the facades of large buildings will create interest along the street and will help large buildings fit into the community.



4. NONRESIDENTIAL BUILDING DESIGN:

- 4.a. Front doors shall face the public right-of-way.
- 4.b. Except for buildings used only for manufacturing, assembling, treating repairing or rebuilding products, or for warehousing, not less than 25% of a building facade facing a public right-of-way shall be windows.

4.a. and 4.b. are intended to improve safety on the street. By putting "eyes on the street" the public space becomes safer.

4. NONRESIDENTIAL BUILDING DESIGN (continued):

4.c. New construction and building additions exceeding 15 feet in height on properties abutting Mountain Road or within the S-R Zone shall be set back not less than 25 feet from property lines and not less than 10 feet from interior side property lines.

4.d. Exterior mechanical and electrical equipment shall be screened from public view unless incorporated into public building design for educational purposes.

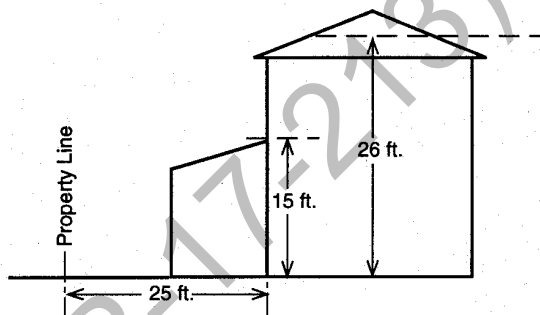
4.e. Standard, unstuccoed 8 inch by 16 inch CMU block is **not** allowed as a finish material for buildings.

4.f. Reflective glass is **not** permitted.

4.g. Nonresidential buildings with over 35 linear feet of building facade width facing and visible from Mountain Road, Rio Grande Boulevard, a residential zone or a residential use in a mixed use zone shall be designed to appear as a collection of smaller building blocks rather than a single large box or block.

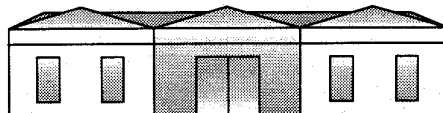
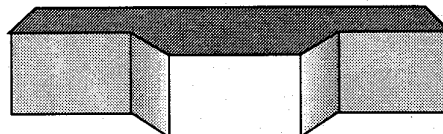
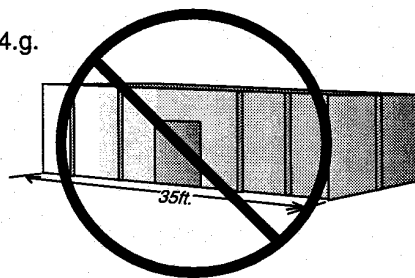
4.c. Setting back high parts of nonresidential buildings in residential neighborhoods will help preserve the area's residential character. Setting back high parts of nonresidential buildings on Mountain Road will prevent buildings from dominating the narrow street and small-scale mixture of residential and commercial uses.

4.c.



4.g. Articulating the facades of large buildings will create interest along these two historic streets and will help larger buildings complement the small houses prevalent in the neighborhoods.

4.g.



General SU-2 Regulations

5. ENCLOSURE AND SCREENING:

- 5.a. Nonresidential uses within, contiguous to, or across a street or trail from a residential zone or contiguous to or across a street or trail from a residential use in a mixed use zone shall be conducted within a completely enclosed building.

Exceptions are allowed outdoor storage; outdoor activities specified in Plan area zoning categories, outside sales of gasoline, oil and liquefied petroleum gas, vehicular parking, and trash collection areas.

- 5.b. All storage must comply with height and distance requirements in the current Albuquerque Fire Code in addition to the following regulations. In all cases, the strictest regulation applies.

- 5.c. All nonresidential allowed outdoor storage (including required off-street parking), parking lots, and vehicular circulation areas, contiguous to lots in a residential zone, residential uses in a mixed use zone, and public institutional uses shall be visually screened with a solid wall or fence at least 6 feet high and at least a 10 feet wide planting strip of evergreen trees and/or shrubs planted and maintained to form a continuous buffer at tree or shrub maturity.

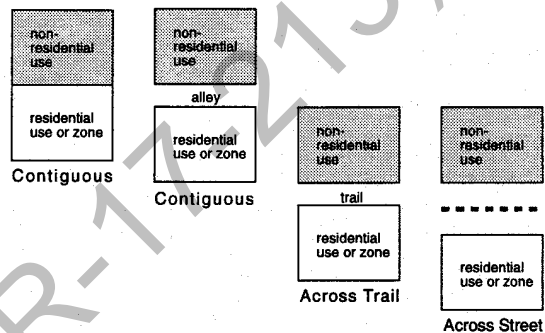
Trees and shrubs shall be at least 5 gallon size when planted and shall attain 10 - 15 feet height within ten years. All other specifications of the Special Buffer Landscaping described in the General Landscaping Regulations of the Comprehensive Zoning Code shall apply.

NOTES AND ILLUSTRATIONS

- 5.a. S-MI Sawmill-Mixed Industrial Zone is a mixed use zone that allows housing predating the adoption of this plan. The S-R, S-DR, and S-MRN zones are considered residential zones that allow some nonresidential uses.

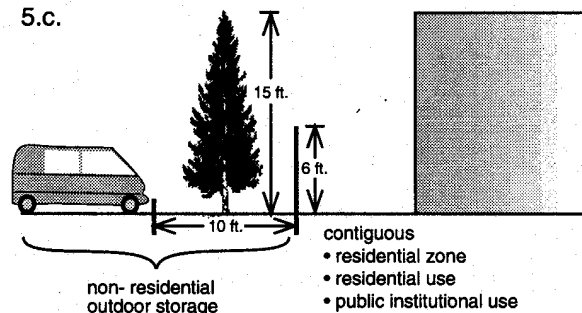
- 5.a. For example, outdoor eating areas in the S-MRN Zone are an exception.

5.a.



- 5.c. Drought tolerant, low-water using plants and xeriscape landscape methods and maintenance specified in Council Bill O-80, Enactment 18-1995, "The Water Conservation Landscaping and Water Waste Ordinance", are implied for fulfilling all of the Sector Plan landscaping requirements.

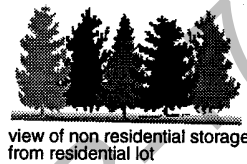
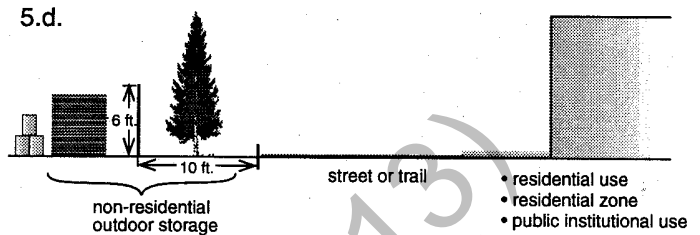
5.c.



5. ENCLOSURE AND SCREENING (continued):

- 5.d. All nonresidential allowed outdoor storage except for required off-street parking, parking lots, and vehicular circulation areas across a public street or recreational trail right-of-way from a residential zone, residential uses in a mixed use zone, or public institutional uses shall be visually screened with a solid wall or fence at least 6 feet high and at least a 10 feet wide planting strip of evergreen trees and/or shrubs planted and maintained to form a continuous buffer at tree and shrub maturity.

Trees and shrubs shall be at least 5 gallon size when planted and shall attain 10 - 15 feet height within ten years. All other specifications of the Special Buffer Landscaping described in the General Landscaping Regulations of the Comprehensive Zoning Code shall apply.

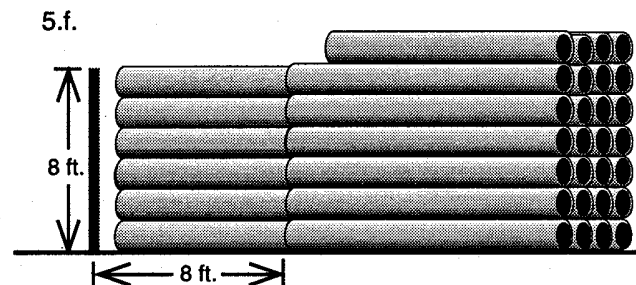


- 5.e. Trash collection areas shall be screened as regulated in the Solid Waste Ordinance.

5.e. Article III 6-3-7 of the Refuse Collection Ordinance, Storage of Refuse for Commercial Collection specifies that refuse containers within 80 feet of a public street shall be largely shielded from view by wall, fence, earthen berm or attractive sight barrier. Site plans are reviewed by the City.

- 5.f. Outdoor storage other than parked operative vehicles within eight feet of the property line shall not exceed the height of the wall or fence.

Outdoor storage other than parked operative vehicles may exceed the height of the wall or fence by one foot for each additional foot it is located beyond the eight feet wide area described above.



5. ENCLOSURE AND SCREENING (continued):

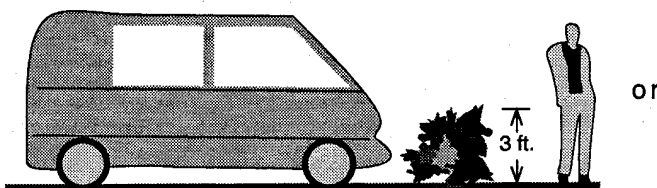
- 5.g. Nonresidential allowed outdoor storage and activities other than employee and customer parking shall be located a minimum of 30 feet from property lines contiguous to lots in a residential zone or to residential uses in a mixed use zone.

This distance may be reduced to 20 feet from property lines contiguous to lots in a residential zone or to residential uses in a mixed use zone if, in addition to the required solid wall or fence and buffer planting strip described in preceding regulations, another planting strip of evergreen trees, evergreen trees and shrubs, or evergreen trees and deciduous trees planted and maintained to form a dense buffer within ten years is planted contiguous to the first planting strip.

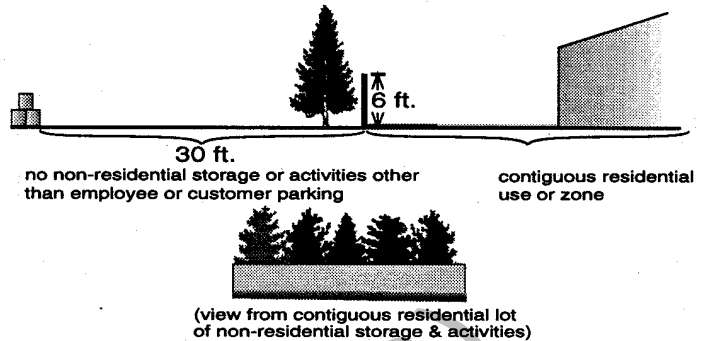
Tree and shrub placement in the second strip shall alternate with trees and shrubs in the first strip.

- 5.h. In addition to complying with other storage regulations, properties within 100 feet of I-40 or I-40 frontage road rights-of-way shall screen storage (other than parking) to the north with trees and tall shrubs or shall neatly stack and cover storage with roofs. Sloped roof ridges shall parallel I-40 and the I-40 frontage road.

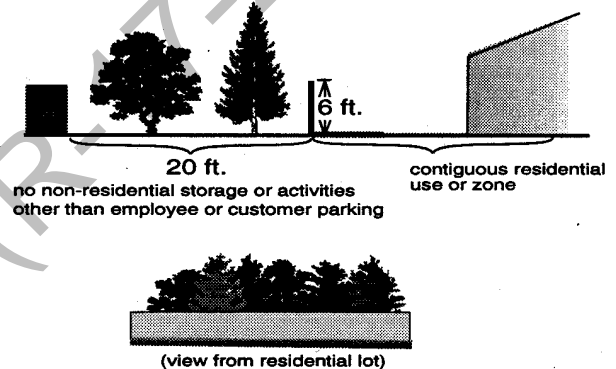
- 5.i. Parking lots and required off-street parking for more than three vehicles shall be screened from the public street right-of-way with landscaping or a 3 foot high solid fence or wall.



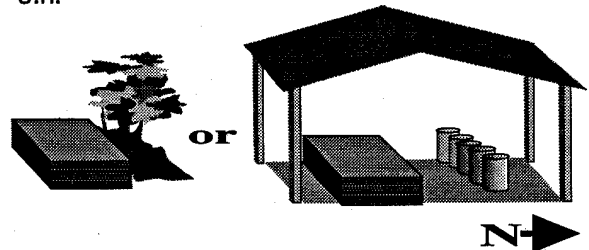
5.g. Alternative 1



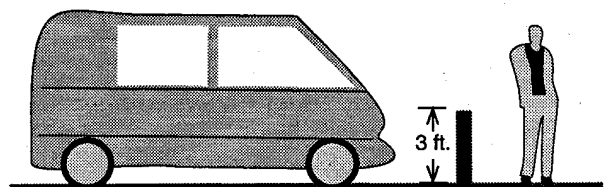
5.g. Alternative 2



5.h.



- 5.i. This regulation, like the Landscaping Regulations in the Comprehensive Zoning Code, applies only to nonresidential and multi-family residential uses.



General SU-2 Regulations

5. ENCLOSURE AND SCREENING (continued):

- 5.j. New site perimeter walls and fences and retaining walls contiguous to the public street right-of-way exceeding three feet in height shall be located inside the property line not less than the same number of feet as the height of the wall or fence.

- 5.k. Concertina wire, razor wire, and barbed wire shall be allowed to top 6 feet high and higher walls and fences provided the walls and fences are **not** within a residential zone, or contiguous to or across a street or trail from a residential zone, a residential use in a mixed use zone, or a public institutional use.

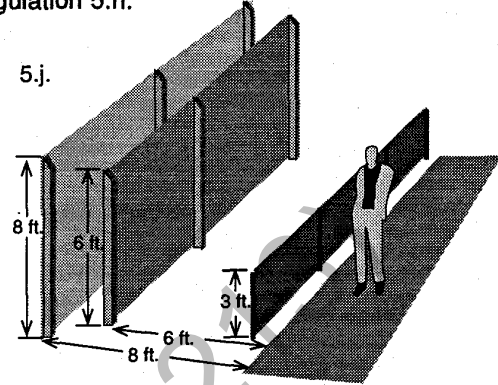
In a residential zone, or contiguous to or across a street or trail from a residential zone, a residential use in a mixed use zone, or a public institutional use, these types of security measures may be attached to the inside of the fence or wall provided they do not exceed the height of the fence or wall.

Public Electric Facilities are exempt from this regulation, but are required to comply with the provisions of the applicable Rank II Electric Facilities Plan.

- 5.l. Standard unstuccoed 8 inch by 16 inch CMU block is not allowed as a finish material for site perimeter walls facing the public right-of-way.

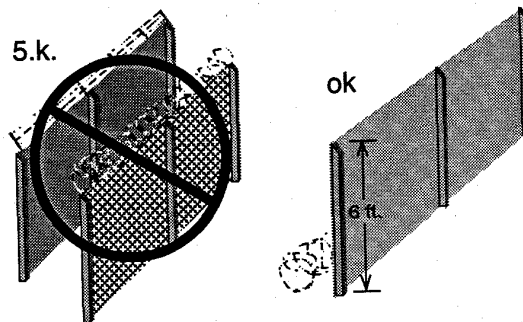
NOTES AND ILLUSTRATIONS

- 5.j. Landscaping requirements for the area between the perimeter wall or fence and the public right-of-way are described in regulation 5.n.



- 5.k. Prohibiting visible barbed wire and concertina wire close to dwellings and public institutions should prevent the Sawmill/Wells Park area from looking like an armed camp, while allowing nonresidential property owners to use a cheap security measure in most solidly industrial areas where a need for it is perceived.

Concertina, razor and barbed wire may be installed inside all properties provided it is not visible from other properties or the public right-of-way.



**5. ENCLOSURE AND SCREENING
(continued):**

5.m. New site perimeter walls facing public recreational trails shall have openings or gates for employees who may be potential trail users.

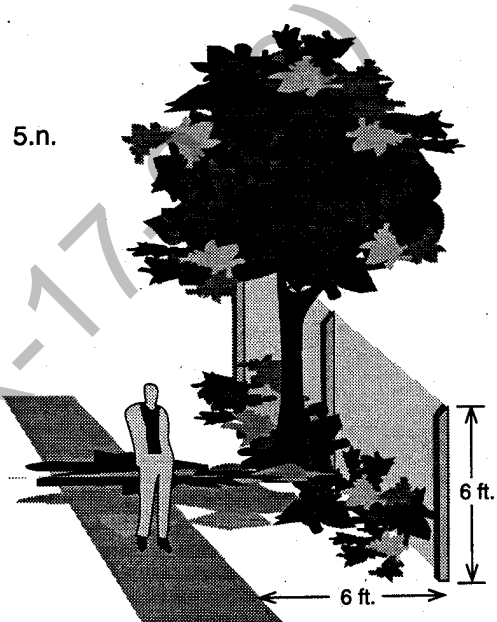
5.n. All properties shall comply with the following regulation:

The property owner shall plant and maintain the area between the public right-of-way and site perimeter fences and walls located inside the property line.

Tree species shall be capable of shading the sidewalk at tree maturity. Shrubs shall be maintained to avoid blocking the sidewalk or obstructing clear sight triangles.

A minimum of 75% of the ground area between the wall and public right-of-way shall be covered with live plant material. Ground coverage shall be calculated by using the projected mature tree canopy sizes and mature plant sizes.

5.n. New site perimeter wall and fence location requirements are described in General SU-2 Regulation 5.j.

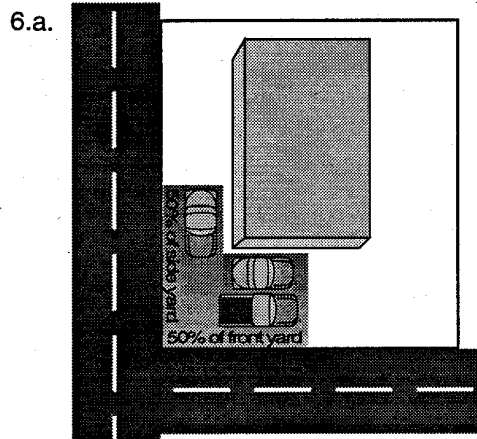


6. TRAFFIC, PARKING, AND CIRCULATION:

Off-street parking shall be as regulated in the Off-Street Parking Regulations and General Landscaping Regulations. Parking lot design shall be as regulated in the O-1 Office and Institution Zone of the Comprehensive Zoning Code with the following exceptions and limitations:

6.a. No more than 50% of each front, side, or rear yard set-back area contiguous to a public right-of-way shall be used for parking and/or driveway.

6.a. and b. These regulations are intended to prevent areas next to public rights-of-way from becoming seas-of-cars that discourage people from walking on public sidewalks.

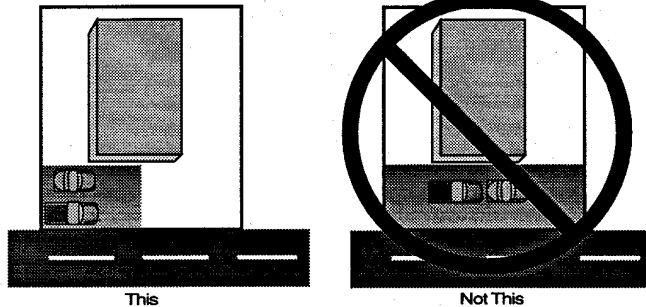


6. TRAFFIC, PARKING, AND CIRCULATION (continued):

- 6.b. The parking area, which includes any required walls, fences and landscaping, and/or driveway shall abut no more than 50% of the property line contiguous to the public street right-of-way.

NOTES AND ILLUSTRATIONS

6.b.



- 6.c. New nonresidential site development for businesses that will be shipping or receiving three (3) or more truck loads of goods or materials per day shall provide an off-street loading area or dock that will not obstruct traffic or interfere with normal use of adjacent public rights-of-way.

6.c. Loading area and loading dock requirements are specified in the Development Process Manual.

- 6.d. Developments meeting the thresholds described in Section 23.8 (Traffic Impact Studies) of the Development Process Manual (DPM) are required to submit a traffic impact study when applying for a building permit.

- 6.e. Developments required to submit a traffic impact study may also be required to submit an air quality impact study. See the Air Quality Impact Regulations of the Comprehensive Zoning Code.

- 6.f. The Planning Director shall not approve any development meeting the thresholds described in Section 23.8 of the Development Process Manual adjacent to streets or intersections where the current level of service is D, E, or F unless the applicant provides traffic mitigation measures that will improve the level of service. All improvements shall conform to Sawmill/Wells Park Sector Development Plan Public Project Design Policies. See pp. 69-73.

7. PEDESTRIAN ACCESS:

Private walkways for apartment developments and parts of nonresidential sites used by customers shall be provided, shall be accessible to people with disabilities, and shall connect to sidewalks in the public right-of-way and to public recreational trails.

8. NOISE:

- 8.a. All new nonresidential buildings and additions planned to house stationary machinery, devices or equipment that may create noise that violates allowable noise levels in the City of Albuquerque Noise Ordinance shall be subject to preconstruction site plan and design review by the Planning Director. Building plans shall be prepared and certified by a qualified acoustical consultant.

The review shall ensure that noise mitigation measures such as special construction and equipment installation techniques, insulation, site modifications, berms, barriers, and other measures are used to comply with the Albuquerque Noise Ordinance.

- 8.b. New residential buildings on a lot within, contiguous to, or across a public right-of-way from a zone allowing industrial uses shall use sound insulation and other noise attenuation measures to strive for an indoor sound level of no more than 45 dB(A). Building plans shall be prepared and certified by a qualified acoustical consultant.

8.b. dB(A) are weighted decibels from a linear numbering scale used to measure sound in the human range of hearing. This type of measurement is used to measure most sounds occurring in a community.

LAND USE ZONES

S-R SAWMILL - RESIDENTIAL ZONE

The S-R Zone replaces R-1 and some of the other land use zones in existing residential neighborhoods (Wells Park, West Sawmill and John Baron Burg).

The S-R Zone is established to:

- Maintain the existing small scale residential character of Sawmill/Wells Park's existing neighborhoods.
- Conserve the existing housing stock and range of living options by allowing apartment buildings, duplexes, and two detached homes on a lot that existed before adoption of this plan.
- Increase affordable housing by encouraging development of larger lots with limited townhouse development.
- Allow second dwellings on lots 7,000 square feet and larger. These second units will allow elderly family members and young adult family members starting out to live near each other. The second units may also become sources of rental income for property owners.
- Allow small businesses that existed in residential areas before adoption of this plan to remain.
- Eliminate R-C Residential-Commercial zoning in residential neighborhoods.

A. PERMISSIVE USES:

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

A.1. Uses listed as permissive in the R-1 Zone in the Comprehensive Zoning Code and the following uses listed as conditional in the R-1 Zone:

- Accessory living quarters provided the lot is a minimum of 7,000 square feet.
- Carport provided it meets Comprehensive Zoning Code set-back and construction requirements
- Second kitchen within a house provided the lot is a minimum of 7,000 square feet.

NOTE: Accessory living quarters, carports, and second kitchens are listed as permissive uses because they are less intense uses than those already listed in A.2. and A.3. of this zone.

NOTES AND ILLUSTRATIONS

A. Permissive Uses in the R-1 Zone are generally as follows:

1. One house per lot
2. Accessory Uses:
 - Accessory structure
 - Agricultural animal keeping
 - Garage and yard sale
 - Antenna
 - Family care facility
 - Family day care home
 - Home occupation and sign
 - Parking
 - Recreational vehicle, boat, etc.
 - Sign
 - Trailer parking
 - Hobby breeder
3. Some community residential programs
4. Growing plants
5. Public park
6. Public school
7. Public utility structure

This list is not complete. See R-1 Residential Zone in the Zoning Code for details and restrictions on these uses.

A.2. Multiple dwelling units (on individual lots) that predate the establishment of the S-R Zone.

A.3. New construction or additions that result in two attached or detached dwelling units on one lot provided the following conditions are met in addition to all the general requirements of the S-R Zone.

A.3.a. Minimum lot area is 7,000 square feet.

A.3.b. A minimum distance of 10 feet is provided between residential buildings.

A.4. Townhouses and detached single family dwellings listed as permissive in the R-LT Residential-Limited Townhouse Zone in the Comprehensive Zoning Code provided the following conditions are met in addition to all the general requirements of the S-R Zone.

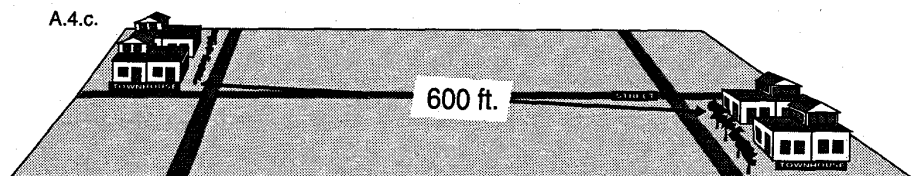
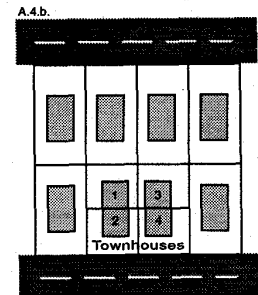
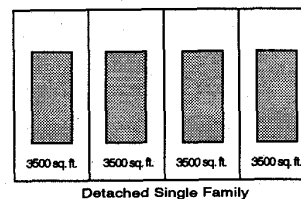
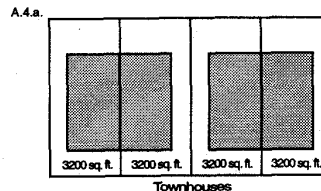
A.4.a. No more than four detached single family dwellings on 3,500 square feet lots or four townhouse dwelling units are constructed on contiguous lots. Four townhouse units shall be considered a townhouse development.

A.4.b. No more than two dwelling units are adjacent to the property line of another residential lot.

A.4.c. Townhouse developments are separated by a minimum of 600 feet measured from the closest property lines.

A.4. Permissive Uses in the R-LT Zone are generally as follows:

1. Uses permissive in the R-1 Zone, except
 - a. Agricultural animal keeping is not permitted
 - b. Front yard parking of recreational vehicles is not permitted.
2. Townhouses, provided
 - a. There shall be only one dwelling unit per lot, and
 - b. No more than two dwelling units shall be in a building.



S-R Zone

PERMISSIVE USES (continued)

A.5. Nonresidential uses that were nonconforming in the R-1 Zone, were zoned SU-1 for specific uses, or were permissive uses in the R-C, C-1, or C-2 Zone and that exist when the S-R Zone is established with the adoption of the Sector Plan, shall be considered permissive uses and may remain at the locations where they exist provided they comply with the following conditions.

New nonresidential uses may occupy these same premises provided they are equally or more restrictive than the immediately preceding use, they do not require more off-street parking, and they comply with the following conditions:

- A.5.a. Outdoor storage shall consist only of parked operative vehicles and screened trash receptacles.
- A.5.b. No underground storage tanks shall be present or installed on the property.
- A.5.c. Business activities other than home occupations shall be prohibited between 10 p.m. and 7 a.m.
- A.5.d. No more than five employees shall be present at any given time.
- A.5.e. Signs shall be as regulated in the S-MRN Zone.

If a nonresidential use changes to a residential use, a nonresidential use at that location may not be resumed or re-established.

NOTES AND ILLUSTRATIONS

A.5. The conditions placed on nonresidential uses in the S-R Zone are intended to help nonresidential and residential uses co-exist harmoniously to prevent the decline of the neighborhood.

An inventory conducted just after the adoption of the Sector Plan will create a map of nonresidential uses and a list of attributes.

For nonresidential premises previously zoned SU-1 for specific uses, R-C, C-1, or C-2, a future nonresidential use can be any one of the permissive uses listed in the zoning category that applied to that property prior to the establishment of the S-R Zone provided it complies with the conditions listed in A.5.

A.5.c. The Comprehensive Zoning Code regulates home occupations as follows:

1. The activity is clearly incidental and secondary to use of the premises for a dwelling.
2. Only members of the residing family are employed.
3. No stock in trade is manufactured, displayed, or sold on the premises, except a small stock of art objects and custom sewing created by a resident of the dwelling is allowed.
4. All business activities conducted entirely indoors.
5. No more than 25% of the floor area of the dwelling is devoted to the home occupation. No more than 5% of the dwelling is devoted to storing stock in trade.
6. There is no external evidence of the activity, such as commercial vehicle, inordinate vehicular traffic, outside storage, noise, dust, odors, noxious fumes, or other nuisances emitted from the premises.
7. Health care shall not be considered a permissive home occupation.
8. One related on-premise sign is permitted, provided it does not exceed one square foot in area and is a nonilluminated wall sign.

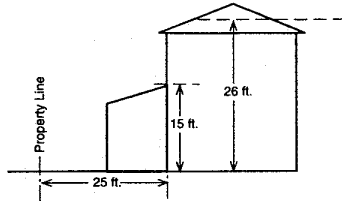
S-R Zone

B. CONDITIONAL USES:

Uses listed as conditional in the R-1 Zone in the Comprehensive Zoning Code except for those listed under A.1. of the S-R Zone provided that all the general requirements of the S-R Zone and applicable General SU-2 Regulations for the Sector Plan area are met.

C. HEIGHT:

Structures shall not exceed 26 feet in height provided new construction and building additions exceeding 15 feet in height comply with the set back and roof requirements in the Sector Plan's General SU-2 Regulations.



D. LOT SIZE:

D.1. Minimum lot size for houses shall be 5,000 square feet with a minimum lot width of 50 feet.

D.2. Minimum lot size for two dwelling units on a lot shall be 7,000 square feet.

D.3. Minimum lot size for each townhouse unit shall be 3,200 square feet with a minimum lot width of 32 feet.

D.4. Minimum lot size for houses allowed and as regulated in A.4. shall be 3,500 square feet with a minimum lot width of 35 feet.

NOTES AND ILLUSTRATIONS

B. Conditional uses in the R-1 Zone minus the three exceptions listed to the left are generally as follows:

1. Animal keeping, noncommercial
2. Construction office in connection with a specific construction project
3. Family day care home
4. Health care as physically limited under home occupations
5. Public library
6. Public utility structure which is not permissive
7. Real estate office in connection with a specific development
8. Recreational facility (nonprofit)
9. Temporary storage structure or yard for a specific construction project

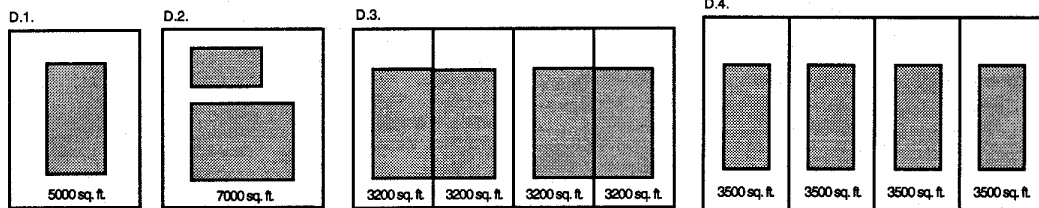
This list is not complete. See R-1 Zone in the Zoning Code for details.

D.1. 5,000 square foot lots are the standard lot size in the Wells Park neighborhood.

D.2. Several lots in Sawmill and Wells Park neighborhoods already have duplexes or two detached houses.

Using 7,000 square foot lots for similar development would promote new housing construction without interrupting the existing development pattern and scale of the neighborhoods.

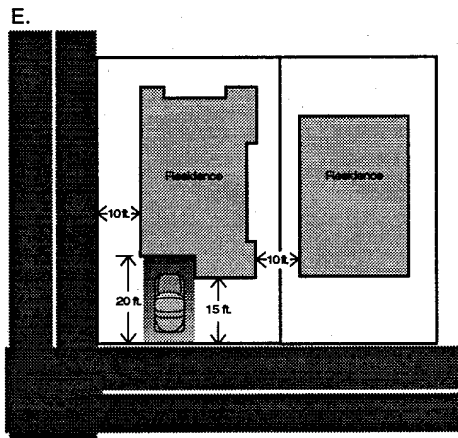
D.4. 3,500 square foot lots are the standard lot size in the John Baron Burg neighborhood.



S-R Zone

E. SETBACK:

Setbacks are the same as those listed in the R-LT Zone in the Zoning Code except as provided in the Supplementary Height, Area, and Use Regulations of the Comprehensive Zoning Code and with the additional requirement that a distance of 10 feet is required between residential and nonresidential buildings.



NOTES AND ILLUSTRATIONS

E. The R-LT setback regulations are generally as follows:

- Front yard setback of not less than 15 feet except driveways are not less than 20 feet long

- No required side-yard setback except:

- 10 feet is required on the street side of corner lots

- Distance between residential buildings is not less than 10 feet.

- Rear-yard setbacks shall be not less than 15 feet.

See R-LT in the Zoning Code for details and exceptions.

See sections 7, 8, 9, and 10 of the Design Regulations for Development.

F. OFF-STREET PARKING:

Off-street Parking Regulations of the Zoning Code apply provided applicable General SU-2 Regulations for the Sector Plan area are met.

G. USABLE OPEN SPACE:

The minimum usable open space provided for houses and townhouses shall be 1,200 square feet per dwelling unit.

G. The Comprehensive Zoning Code defines "Usable Open Space" as being located on the same lot as a dwelling. It may include, but is not limited to lawns, areas of native or cultivated plants, open balconies, covered patios open on at least two sides, walkways, recreational areas, fountains, swimming pools, wooded areas and water courses. It does **not** include public right-of-way, parking lots, off-street parking, driveways, or buildings other than swimming pool rooms.

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REPEALED (R-17-213)

SDR SAWMILL - DEVELOPING RESIDENTIAL ZONE

The SDR Zone is similar in intensity to the R-G Residential Garden Apartment Zone in the Comprehensive Zoning Code.

The SDR Zone is established to:

- Expand the John Baron Burg neighborhood by allowing a mixture of single family houses, townhouses, and low density apartments on land formerly zoned M-1 Light Manufacturing.
- Include park and trail development as a neutral public space between the new housing and industrial development to the east and south.

A. PERMISSIVE USES:

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

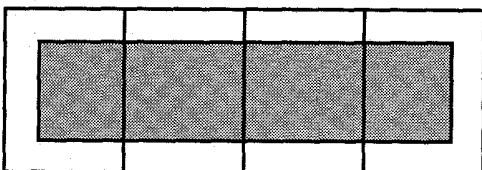
- A.1. Uses listed as permissive in the R-LT Zone in the Comprehensive Zoning Code except that there shall be no more than 4 dwelling units per townhouse building and not more than 30% of the net land area within this zone shall be developed as townhouses. The following uses listed as conditional in the R-1 Zone are also permitted:

• Accessory living quarters provided the lot is a minimum of 7,000 square feet.

• Carport provided it meets Comprehensive Zoning Code set back and construction requirements

• Second kitchen within a house provided the lot is a minimum of 7,000 square feet.

Townhouses



NOTES AND ILLUSTRATIONS

A. A successful example of housing at this density that respects the scale of the surrounding neighborhood is the senior housing in North Barelax. Sixty single story townhouses occupy 4.41 acres. Each building contains four 700 square foot townhouses.

A.1. Permissive Uses in the R-LT Zone are uses permissive in the R-1 Zone excepting agricultural animal keeping and front yard parking of recreational vehicles, and townhouses provided there is only one dwelling unit per lot and no more than two dwelling units in a building.

Permissive uses in the R-1 Zone that are allowed in the S-DR Zone are generally as follows:

1. One house per lot
2. Accessory Uses:
 - Accessory structure
 - Garage and yard sale
 - Antenna
 - Family care facility
 - Family day care home
 - Home occupation and sign
 - Parking
 - Sign
 - Trailer parking
3. Some community residential programs
4. Growing plants
5. Public park
6. Public school
7. Public utility structure

This list is not complete. See R-1 Residential Zone in the Zoning Code for details and restrictions on these uses.

S-DR Zone

PERMISSIVE USES (continued)

A.2. Attached Cottages - An attached cottage is a small townhouse type similar to townhouses permitted in the R-LT Zone in that only one (1) dwelling unit is permitted per lot and no more than two (2) dwelling units are permitted in a building. Not more than 10% of the net land area within this zone and portions of other zones specifically permitting S-DR uses may be developed as attached cottages.

A.3. Apartments other than townhouses*, except that a maximum of 30% of the net land area** within this zone may be developed as apartments.

A.4. Congregate meal site and or community building for senior or co-housing.

A.5. Community building in conjunction with a public park.

A.6. Recreational trails.

A.7. C-1 uses listed under A.5 of the S-MRN Zone (excepting auto parts and supply and taxidermy), provided they are located on a collector street or are contiguous to or across the street from the proposed neighborhood park. All conditions except those listed under A.5a and A.5d. of the S-MRN Zone apply.

B. CONDITIONAL USES:

Uses listed as conditional in the R-1 Zone in the Zoning Code except for the permissive uses listed under A.2 of the S-DR Zone, provided all the general requirements of the S-DR Zone and applicable General SU-2 Regulations for the Sector Plan area are met.

NOTES AND ILLUSTRATIONS

A.2. *The Zoning Code definition for apartment is a structure containing two or more dwelling units each, including dwelling units which do not have a separate entrance leading directly to the outdoors at ground level.

**Net land area means the total acreage included in the S-DR Zone minus streets and easements.

B. Conditional uses in the R-1 Zone minus the three exceptions under A.1. of the S-DR Zone are generally as follows.:

1. Animal keeping, noncommercial
2. Construction office in connection with a specific construction project.
3. Family day care home.
4. Health care as physically limited under home occupations
5. Public library
6. Public utility structure which is not permissive
7. Real estate office in connection with a specific development
8. Recreational facility (nonprofit)
9. Temporary storage structure or yard for a specific construction project

This list is not complete. See R-1 Zone in the Zoning code for details.

S-DR Zone

C. HEIGHT:

Structures shall not exceed 26 feet in height as established in the R-LT Zone in the Comprehensive Zoning Code provided new construction and building additions exceeding 15 feet in height comply with the residential roof regulations in the Sector Plan's General SU-2 Regulations and setback requirements of the S-DR Zone.

D. LOT SIZE:

D.1. **Minimum lot size for houses** shall be 3,500 square feet. Minimum lot width shall be 35 feet.

D.2. **Minimum lot size for townhouses** shall be 2,400 square feet per dwelling unit. Minimum lot width shall be 32 feet per dwelling unit.

D.3. **Minimum lot size for apartments other than townhouses** shall be 7,000 square feet. Minimum lot width for lots developed with apartments other than townhouses shall be 70 feet.

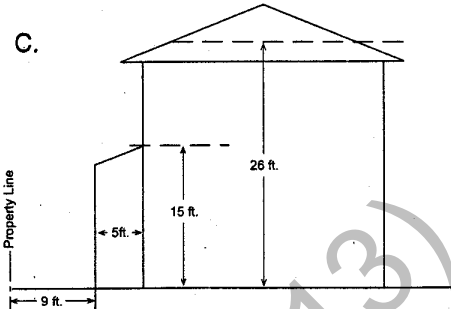
D.4. **Minimum lot size for attached cottages** shall be 1,350 square feet and minimum lot width shall be 24 feet.

E. DENSITY:

E.1. For apartments other than townhouses, a **floor area*** of 0.5 is the maximum permitted.

E.2. Lots developed with apartments other than townhouses may not contain more than 25 dwelling units per acre.

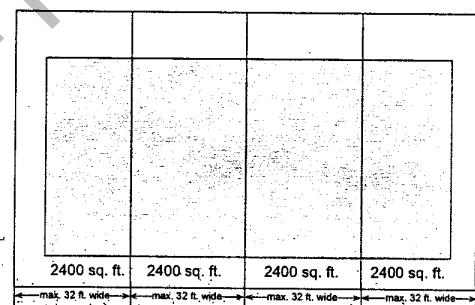
NOTES AND ILLUSTRATIONS



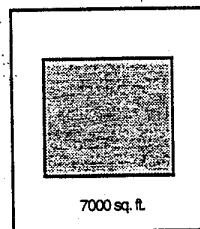
D.1.



D.2.



D.3.



E.1. *Floor area ratio means the heated gross floor area divided by the area of the lot or combination of contiguous lots held in single ownership on which the development occurs.

E.2. For example, 4 dwelling units would probably fit on a 7,000 square foot lot at 25 dwelling units per acre.

S-DR Zone

F. SETBACK:

F.1. Setbacks are the same as those listed in the R-LT Zone in the Comprehensive Zoning Code except that front yard setbacks shall be not less than 9 feet with driveways not less than 20 feet long and except as provided in the Supplementary Height, Area, and Use Regulations of the Comprehensive Zoning Code. Garage fronts shall be set back from the front façade of the building a minimum of 2 feet. Residential buildings in the S-DR zone are not subject to the garage setback requirements in 3.g. of the General SU-2 Regulations of this Sector Plan. Building portions over 15 feet high facing the public right-of-way or a private street shall be set back not less than 5 feet from the front façade of the building. The clear sight triangle shall not be infringed upon.

F.2. No driveways are required with attached cottages.

F.3. Attached cottages shall maintain a minimum 15 foot rear yard setback unless the rear yard is a zero lot line.

G. OFF-STREET PARKING

G.1. Off-street parking shall be as regulated in the General Parking Regulations of the Comprehensive Zoning Code provided the Sector Plan's General SU-2 regulations are met.

G.2. Attached cottages shall be required to have no more than two (2) off-street parking spaces.

H. USABLE OPEN SPACE

H.1. The minimum usable open space provided for houses and townhouses shall be 1,200 square feet per dwelling unit.

H.2. Usable open space for apartments other than townhouses shall be provided on-site as follows:

- 400 square feet for each efficiency or one-bedroom dwelling unit
- 500 square feet for each two-bedroom dwelling unit
- 600 square feet for each dwelling unit containing three or more bedrooms.

H.3. The minimum usable open space provided for attached cottages shall be 500 square feet per dwelling unit.

NOTES AND ILLUSTRATIONS

F. The R-LT setback regulations are generally as follows:

- Front yard setback of not less than 15 feet except driveways are not less than 20 feet long
- No required side-yard setback except:
 - 10 feet is required on the street side of corner lots
 - Distance between residential buildings is not less than 10 feet.
- Rear-yard setbacks shall be not less than 15 feet.

See R-LT in the Zoning Code for details and exceptions.

H. The Comprehensive Zoning Code defines "Usable Open Space" as being located on the same lot as dwelling. It may include, but is not limited to lawns, areas of native or cultivated plants, open balconies, covered patios open on at least two sides, walkways, recreational areas, fountains, swimming pools, wooded areas and water courses. It does **not** include public right-of-way, parking lots, off-street parking, driveways, or buildings other than swimming pool rooms.

S-MRN SAWMILL - MOUNTAIN ROAD NEIGHBORHOOD ZONE

The intensity of development allowed in the S-MRN Zone is similar to the R-C Residential-Commercial Zone in the Zoning Code. However, unlike the R-C Zone, properties developed for commercial uses are not required to include residential uses on the same lot.

The S-MRN Zone is established to:

- Conserve existing housing and foster additional residential development on Mountain Road.
- Maintain the historic mixture of housing and small businesses on Mountain Road by concentrating future commercial development on lots with existing commercial buildings and in predominantly commercial areas along Mountain Road. Commercial use approval is contingent on complying with the conditions set forth in the S-MRN Zone.
- Replace R-C zoning, which now requires that commercially developed lots contain a minimum of 50% residential use, with zoning that allows 100% commercial use on lots that meet the conditions for commercial use set forth in the S-MRN Zone. This change will support the use of vacant commercial buildings and some vacant land for low intensity businesses.
- Allow existing nonconforming businesses that predate the adoption of this plan. Business operations will be required to be compatible with nearby housing by complying with conditions set forth in the S-MRN Zone and the Sawmill Plan General SU-2 Regulations.

A. PERMISSIVE USES:

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

A.1. Uses listed as permissive in the R-1 Zone in the Comprehensive Zoning Code and the following uses listed as conditional in the R-1 Zone:

- Accessory living quarters provided the lot is a minimum of 7,000 square feet.
- Carport provided it meets Comprehensive Zoning Code set-back and construction requirements.
- Second kitchen within a house provided the lot is a minimum of 7,000 square feet.

NOTES AND ILLUSTRATIONS

A. R-1 Permissive Uses

1. One house per lot
2. Accessory Uses:
 - Accessory structure
 - Agricultural animal keeping
 - Garage and yard sale
 - Antenna
 - Family care facility
 - Family day care home
 - Home occupation and sign
 - Parking
 - Recreational vehicle, boat, etc.
 - Sign
 - Trailer parking
 - Hobby breeder
3. Some community residential programs
4. Growing plants
5. Public park
6. Public school
7. Public utility structure

This list is not complete. See R-1 Residential Zone in the Zoning Code for details and restrictions on these uses

S-MRN Zone

PERMISSIVE USES (continued):

A.2. Multiple dwelling units (on individual lots) that predate the establishment of the S-MRN Zone.

A.3. New construction or additions that result in two attached or detached dwelling units on one lot, provided the following conditions are met in addition to all the general requirements of the S-MRN Zone:

A.3.a. Minimum lot area is 7,000 square feet.

A.3.b. A minimum distance of 10 feet is provided between residential buildings.

A.4. Townhouses and detached single family dwellings listed as permissive in the R-LT Residential-Limited Townhouse Zone in the Zoning Code provided the following conditions are met in addition to all the general requirements of the S-MRN Zone.

A.4.a. No more than four townhouse dwelling units are constructed on contiguous lots. Four townhouse units shall be considered a townhouse development.

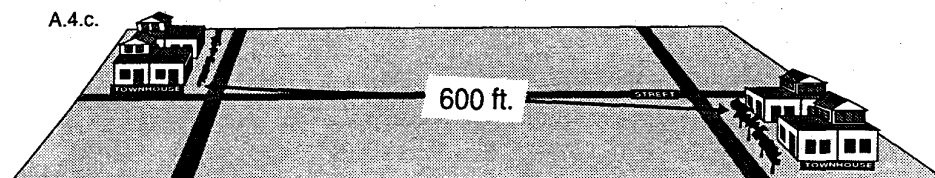
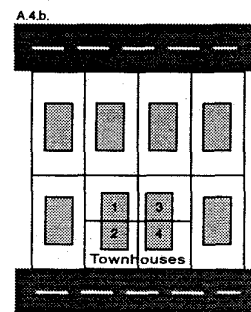
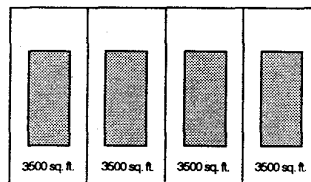
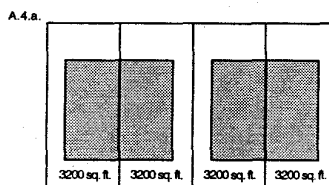
A.4.b. No more than two dwelling units are adjacent to the property line of another residential lot.

A.4.c. Townhouse developments are separated by a minimum of 600 feet measured from the closest property lines.

NOTES AND ILLUSTRATIONS

A.4. Permissive Uses in the R-LT Zone are generally as follows:

1. Uses permissive in the R-1 Zone, except
 - a. Agricultural animal keeping is not permitted
 - b. Front yard parking of recreational vehicles is not permitted.
2. Townhouses, provided
 - a. There shall be only one dwelling unit per lot, and
 - b. No more than two dwelling units shall be in a building.



S-MRN Zone

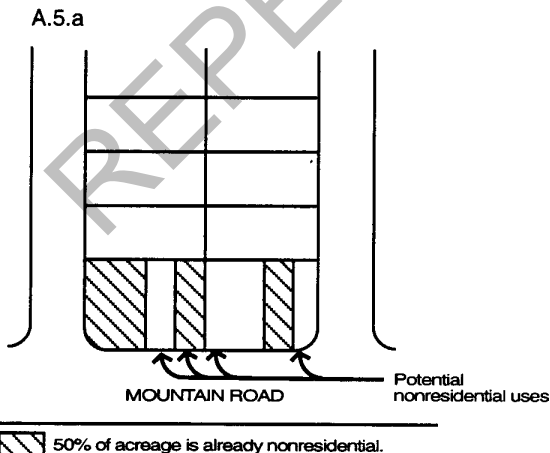
PERMISSIVE USES (continued)

A.5. Uses listed as permissive in the C-1 Neighborhood Commercial Zone, provided any one of the conditions in A.5.a. is met and subject to the conditions listed in A.5.b. through A.5.f.

- A.5.a. • If at least 50% of the total acreage of lots contiguous to Mountain Road on the city block* of the property are already occupied by legal nonresidential uses or
- the property contains a building that had a commercial use for at least (10) ten years over the last (50) fifty years or
- the existing building was originally built for commercial uses.

NOTES AND ILLUSTRATIONS

* The Zoning Code defines a block as "an area no larger than 10 acres which is bounded by, but not crossed by public streets."



NOTES AND ILLUSTRATIONS

A.5. Permissive uses in the C-1 Zone that are allowed in the S-MRN Zone are generally as follows:

1. Antenna, up to 65 feet in height
2. Club without liquor license
3. Library
4. Museum
5. Office
6. Places of worship
7. Public utility structure with an adopted facility and site development plan
8. Schools for grades K-12
9. Retail sales:
 - Arts and crafts objects, supplies and incidental creation
 - Auto parts and supply
 - Books, magazines, newspapers, stationery, except adult book store
 - Christmas trees
 - Clothing, shoes, dry goods
 - Cosmetics, notions, hobby supplies
 - Drugs, medical supplies
 - Flowers and plants
 - Food and nonalcoholic drink, but not drive-in restaurant or restaurant with drive-up facility for take-out orders
 - Furniture, household furnishings, and appliances
 - Hardware
 - Jewelry
 - Musical instruments and supplies
 - Office machines sales and repair
 - Pets with no outside pens
 - Photograph equipment
 - Sporting goods
10. Services:
 - Automobile, bicycle and motorized bicycle (moped) repair, but no body work
 - Repairing shall be done within a completely enclosed building at least 20 feet away from any residential zone
 - Banking, loaning money and pawn
 - Barber, beauty shop
 - Day care center
 - Dry cleaning and self-service laundry
 - Games, electronic and pinball with exceptions
 - Health gymnasium
 - Instruction in music, dance, fine arts or crafts
 - Interior decorating
 - Medical or dental laboratory
 - Parking lot, as regulated in the O-1 Zone
 - Pet grooming
 - Photography and photocopy, except adult photo studio

S-MRN Zone

PERMISSIVE USES (continued):

A.5.b. Restaurant outdoor eating areas are allowed if they **are not** contiguous to properties with pre-existing residential uses.

A.5.c. Outdoor storage is limited to parked operative vehicles and screened trash receptacles.

A.5.d. Signs comply with regulations for the R-C Zone, the General Sign Regulations of the Zoning Code, and the following additional requirement.

- Neither illuminated signs nor any illuminated elements of signs turn on and off or change in brightness.

A.5.e. Parking lots shall comply with regulations of the O-1 Zone and off-street parking shall comply with General Landscaping Regulations of the Zoning Code **except that**

- demolition of the main buildings on a lot is not permitted to create a parking lot or to create space for required off-street parking or additional parking and

- the lot or parking area and its ingress and egress are paved with blacktop or another surface that does not produce dust.

NOTES AND ILLUSTRATIONS

Permissive uses in the C-1 Zone (continued)

- Small animal clinic
- Tailoring, dressmaking, repairing shoes, household equipment
- Taxidermy

11. Sign, on-premise

12. Uses or activities in a tent, if the uses or activities are listed elsewhere in this zone with some exceptions

See C-1 Zone in the Zoning Code for details.

A.5.d. Sign Regulations in the R-C Zone are generally as follows:

- No off-premise signs** are allowed
- Location: Signs are wall signs or canopy signs.
- Size: Sign areas do not exceed 7.5 percent of the area of the facade to which it is related.

S-MRN Zone

PERMISSIVE USES (continued):

NOTES AND ILLUSTRATIONS

A.5.f. Uses **not** permitted are as follows:

1. Commercial car washes are **not** allowed.
2. Drive-up service windows (as defined in the Zoning Code) are **not** allowed.
3. Dry cleaning on the premises is **not** allowed.
4. Gasoline and other fuel sales are **not** allowed.
5. Radio and television stations are **not** allowed.

A.6. Nonresidential land uses that do not comply with A.5. of the S-MRN Zone, but predate the establishment of the S-MRN Zone, shall be considered conforming uses and may remain provided they comply with the following conditions. Uses which change shall comply with all of the conditions and limitations required in regulation A.5.

A.6.a. Outdoor storage shall consist only of parked operative vehicles and screened trash receptacles.

A.6.b. No underground storage tanks shall be present or installed on the property.

A.6.c. Business activities shall be prohibited between 10 p.m. and 7 a.m.

S-MRN Zone

PERMISSIVE USES (continued):

NOTES AND ILLUSTRATIONS

A.7. Bed and Breakfast Establishments provided:

- A.7.a. Bed and Breakfast establishments are separated by a minimum of 600 feet measured from the closest property lines.
- A.7.b. Exterior appearance of the structure shall be compatible with other homes in the neighborhood.
- A.7.c. The establishment shall contain no more than eight guest rooms.
- A.7.d. A minimum of two off-street parking spaces for permanent residents and one space per guest room is provided (spaces within garages may be counted) and landscaped so as to be screened from the street and neighboring properties.
- A.7.e. Guests shall not be allowed to stay in a motor home or camper-trailer.
- A.7.f. No receptions or private parties shall be held for a fee.
- A.7.g. Lodging for each guest shall be limited to two weeks at a time.

S-MRN Zone

B. CONDITIONAL USES:

Uses listed as conditional in the R-1 Zone in the Zoning Code except for the following permissive uses and provided that all the general requirements of the S-R Zone and applicable General SU-2 Regulations for the Sector Plan area are met:

- Accessory living quarters provided the lot is a minimum of 7,000 square feet.
- Carport
- Second kitchen within a house provided the lot is a minimum of 7,000 square feet.

C. HEIGHT:

Structures shall not exceed 26 feet in height except as provided in the Supplementary Height, Area, and Use Regulations section of the Zoning Code and provided new construction and building additions exceeding 15 feet in height comply with the General SU-2 Regulations of the Sector Plan.

D. LOT SIZE:

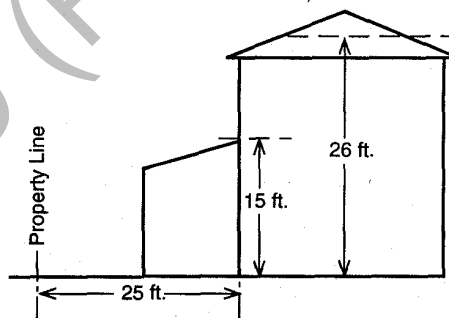
- D.1. **Maximum lot size** shall be 10,000 square feet.
- D.2. **Minimum lot size for a detached single dwelling unit** shall be 3,500 square feet.
- D.3. **Minimum lot size for two dwelling units on a lot** shall be 7,000 square feet.
- D.4. **Minimum lot size for each townhouse unit** shall be 3,200 square feet.

NOTES AND ILLUSTRATIONS

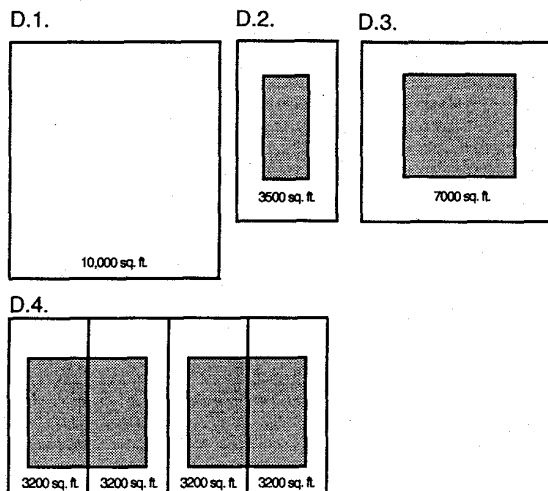
B. Conditional uses in the R-1 Zone are generally as follows:

1. Animal keeping, noncommercial
2. Construction office in connection with a specific construction project
3. Family day care home
4. Health care as physically limited under home occupations
5. Public library
6. Public utility structure which is not permissive
7. Real estate office in connection with a specific development
8. Recreational facility (nonprofit)
9. Temporary storage structure or yard for a specific construction project

This list is not complete. See R-1 Zone in the Zoning Code for details and restrictions on these uses.



D.1. A maximum lot size is specified to ensure that new development complements the existing and historic small scale development along Mountain Road.



S-MRN Zone

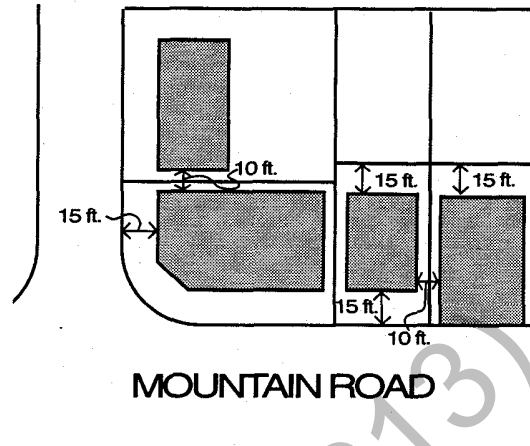
E. SETBACK:

The following regulation applies to new construction and additions.

- E.1. **Front yard setbacks contiguous to Mountain Road are not required** provided the clear sight triangle is maintained, however, **voluntary setbacks shall not exceed 15 feet.**
- E.2. **Front yard setbacks contiguous to streets other than Mountain Road shall be not less than 15 feet.**
- E.3. **Side yard setbacks are not required except that buildings shall be a minimum of 10 feet apart.**
- E.4. **Rear yard setbacks shall be 15 feet.**

NOTES AND ILLUSTRATIONS

E.



F. OFF-STREET PARKING:

Off-street parking regulations shall be as provided in the Off-Street Parking Regulations of the Zoning Code, except that parking for more than one business may be shared and provided General SU-2 Regulations for the Sector Plan area are met.

G. USABLE OPEN SPACE:

The minimum usable open space provided for houses and townhouses shall be 1,200 square feet per dwelling unit.

H. BUILDING DEMOLITION

Demolition of the main building(s) on a lot is **not** permitted to create a parking lot or to create space for required or additional off-street parking.

G. The Comprehensive Zoning Code defines "Usable Open Space" as being located on the same lot as a dwelling. It may include, but is not limited to lawns, areas of native or cultivated plants, open balconies, covered patios open on at least two sides, walkways, recreational areas, fountains, swimming pools, wooded areas and water courses. It does **not** include public right-of-way, parking lots, off-street parking, driveways, or buildings other than swimming pool rooms.

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-I 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.

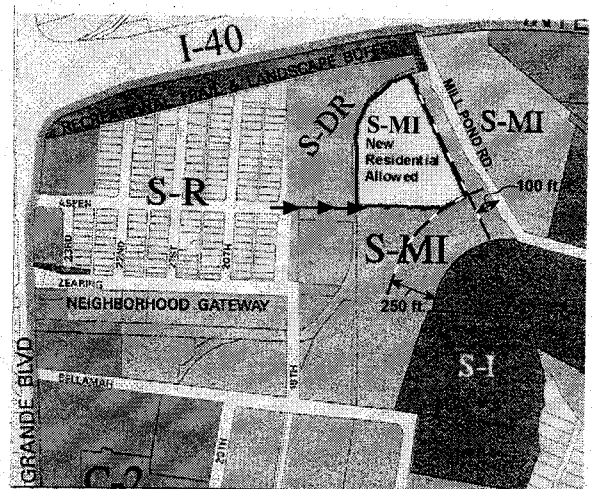
Buildings must comply with the Uniform Fire Code and Uniform Building Code for using kilns, centrifugal casting, spray painting booths, etc. Metal foundries, blast furnaces, explosives, and epoxy resin and other plastic production are **not** allowed. Buildings shall also comply with the City of Albuquerque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

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
- A10. 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.
- A11. Hotels, motels (including incidental uses) and restaurants on properties contiguous to the I-40 frontage road or major arterials.
- A12. 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



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

A. PERMISSIVE USES (continued):**A.12. (continued):**

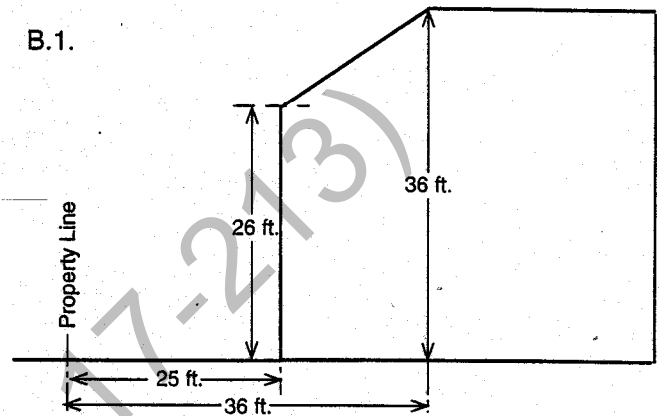
shown and designated on the plat entitled "LOTS B-1-A-1, B-1-A-2 AND B-1-A-3 (BEING A REPLAT OF LOT B-1-A) DUKE CITY LUMBER COMPANY ADDITION, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO" filed in the office of the County Clerk of Bernalillo County, New Mexico on December 15, 1995; and

- at least 250 feet from the S-I zone.

B. HEIGHT:

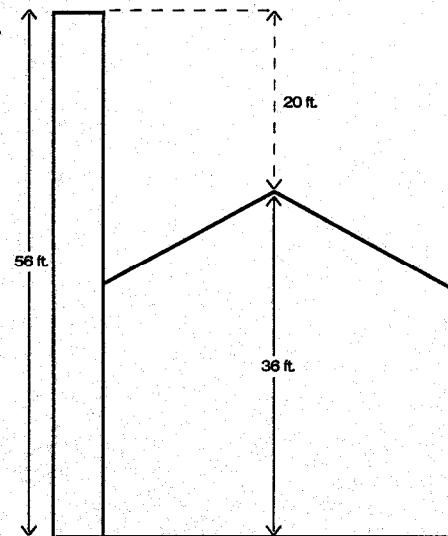
B.1. Portions of buildings over 26 feet high shall be set back from the property line the same number of feet as their height, but a structure shall not exceed a height of 36 feet.

B.2. The height of smokestacks, flues and other structures regulated in the Supplementary Height, Area, and Use Regulations of the Zoning Code shall be a maximum of 20 feet higher than the highest point of the highest building on the lot, but shall not exceed 56 feet in height, whichever is less.

B.1.

(Setback as described in D.2.)

B.2. The Environmental Health Department may recommend variances to the Planning Department based on applicant demonstration that the stack height complies with Ambient Air Quality Standards and Air Quality Control Regulations for Albuquerque Bernalillo County Regulation #33.

B.2.

S-MI Zone

C. LOT SIZE:

Lots subdivided after the adoption of the Sector Plan shall not exceed 50,000 square feet.

D. SETBACK:

D.1. Front and rear yard set backs shall be a minimum of 10 feet.

D.2. Front, side, and rear yard setbacks of nonresidential buildings contiguous to or across a street or trail from a residential zone or a residential use other than a residential/work space within the S-MI Zone or adjacent to a public recreational trail shall be a minimum of 25 feet.

D.3. Front, side and rear yard setbacks from the junction of driveway or alley and a public sidewalk or planned public sidewalk location shall be a minimum of 11 feet.

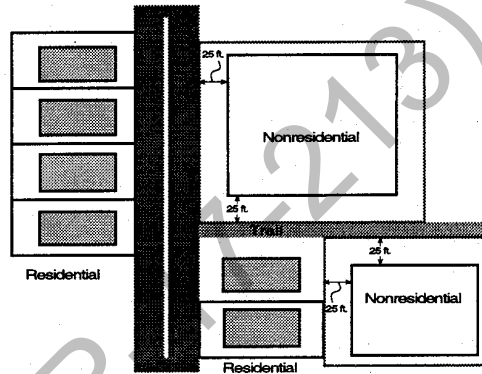
E. OFF-STREET PARKING:

Off-street parking shall be as provided in the Off-Street Parking Regulations of the Comprehensive Zoning Code.

NOTES AND ILLUSTRATIONS

C. 50,000 square feet lots will support the permitted uses and be compatible with the existing scale of development.

D.2.



S-I SAWMILL INDUSTRIAL ZONE

S-I uses are similar in intensity to uses in the M-1 Zone in the Zoning Code. The S-I Zone is meant to encourage the development of manufacturing businesses that can provide well-paid jobs. Retail commercial businesses are limited to arterials in order to facilitate traffic flow and to discourage the conversion of manufacturing space to retail commercial businesses.

The S-I Zone is established to:

- Provide a center-city sanctuary for light manufacturing, wholesaling, and product showrooms that have or will have easy access to Twelfth Street and I-40 and are generally separated from housing.

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. Product showrooms for selling products in conjunction with a manufacturing business.

A.2. Uses listed as permissive in the M-1 Light Manufacturing Zone in the Zoning Code with the following exceptions and limitations:

A.2.a. Automotive sales and rentals are not allowed.

A.2.b. Concrete or cement products manufacturing, batching plant and processing of stone are not allowed.

A.2.c. Gravel, sand, and dirt removal, stockpiling, processing, or distribution are not allowed.

A.2.d. On-premise signs are allowed as provided in the General Sign Regulations and the I-P Industrial Park Zone of the Comprehensive Zoning Code.

NOTES AND ILLUSTRATIONS

A. Permissive Uses in the M-1 Zone that are also permitted in the S-I Zone are generally as follows:

1. Uses permissive and as regulated in the IP Zone with exceptions for C-2 uses
2. Antenna without height limit
3. Automobile dismantling within a completely enclosed building or enclosed by solid 6 foot high wall or fence
4. Commercial agricultural activity
5. Emergency shelter
6. Manufacturing, assembling, treating, repairing, or rebuilding articles
7. Incidental sales or personal services in a building
8. Parking lot
9. Recycling bin
10. Signs
11. Storage structure or yard incidental to a specific construction project
12. Blacksmith shop

This list is not complete. See the M-1 Zone in the Zoning Code for details.

A.2.a. and f. have not been included the S-I Zone because they do not create many jobs. They also contribute to commercial traffic.

A.2.b., c., and e. have not been included because they are the most nuisance producing uses in the M-1 Zone.

S-I Zone

PERMISSIVE USES (continued):

NOTES AND ILLUSTRATIONS

A.2.e. Poultry or rabbit live storage or killing and dressing are **not** allowed.

A.2.f. Trailer sales, rentals, and associated service, repair and storage are **not** allowed.

A.2.g. Truck terminal, including maintenance facilities, as regulated in the M-1 Zone is allowed provided:

A.2.g. Truck terminals create traffic and noise. The provisions attached to them and related facilities in this zone are intended to protect nearby housing.

1) the premises are a minimum of 500 feet from a zone allowing residential uses and

2) a traffic impact study, air quality impact study, and a plan for mitigation is accepted by the City.

3) truck terminals within 500 feet of a residential zone, existing at the time of the establishment of the S-I Zone, shall be nonconforming as to separation only.

Traffic impact studies are required only for new or enlarged truck terminal facilities.

A.2.h. Uses permissive and as regulated in the C-2 Zone and commercial uses listed in the I-P Zone are allowed provided they are contiguous to an arterial street.

A.2.h. The M-1 Zone allows uses listed as permissive in the C-2 and C-3 Zones. These uses are appropriate only on arterial streets in the S-I Zone. The majority of the zone is intended to provide a protected area for job-producing manufacturing uses. Retail/commercial businesses will often displace industrial uses when they are allowed anywhere.

S-I Zone

PERMISSIVE USES (continued):

A.3. Transit Facilities as defined in the Comprehensive Zoning Code provided they are a minimum of 500 feet from the S-R, S-DR, and S-MI Zones.

A.4. Public parks and trails.

B. CONDITIONAL USES:

The following uses shall meet all the applicable General SU-2 Regulations for the Sector Plan area:

B.1. Automotive service, repair and storage.

B.2. Trailer service, repair and storage.

B.3. Transit Facilities within 500 feet of the S-MI Zone.

C. HEIGHT:

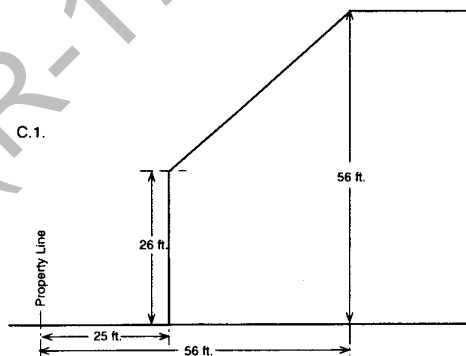
C.1. Portions of buildings over 26 feet high shall be set back from the property line the same number of feet as their height, but a structure shall not exceed a height of 56 feet.

C.2. The height of smokestacks, flues and other structures regulated in the Supplementary Height, Area, and Use Regulations of the Zoning Code shall be a maximum of 20 feet higher than the highest point of the highest building on the lot, but shall not exceed 65 feet in height, whichever is less.

D. LOT SIZE:

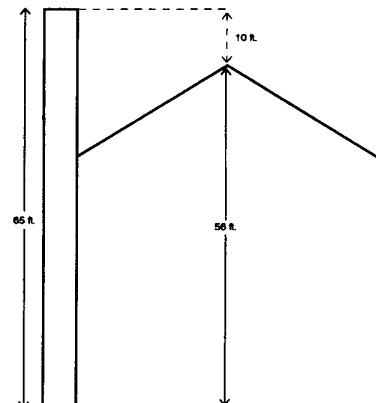
No requirements

NOTES AND ILLUSTRATIONS



(Setback as described in E.2.)

C.2. The Environmental Health Department may recommend variances to the Planning Department based on applicant demonstration that the stack height complies with Ambient Air Quality Standards and Air Quality Control Regulations for Albuquerque/Bernalillo County Regulation #33.



S-I Zone

E. SETBACK:

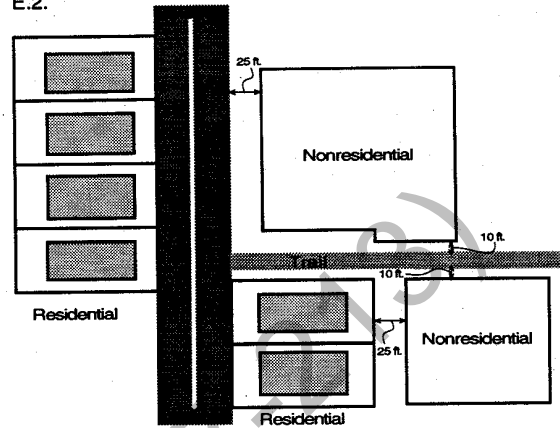
E.1. Front and rear yard set backs shall be a minimum of 10 feet.

E.2. Front, side, and rear yard setbacks of nonresidential buildings contiguous to or across a street or trail from a residential zone or a residential use other than a residential/work space within the S-MI Zone or adjacent to a public recreational trail shall be a minimum of 25 feet.

E.3. Front, side and rear yard setbacks from the junction of driveway or alley and a public sidewalk or planned public sidewalk location shall be a minimum of 11 feet.

NOTES AND ILLUSTRATIONS

E.2.



F. OFF-STREET PARKING:

Off-street parking shall be as provided in the Off-Street Parking Regulations of the Comprehensive Zoning Code.

APPENDIX A

PLAN PARTICIPATION AND DEVELOPMENT

REPEALED (R-17-213)

TECHNICAL ASSISTANCE AND PLAN REVIEW

CITY DEPARTMENTS

ALBUQUERQUE MUSEUM

James Moore
John Grassham

COUNCIL SERVICES

Lou Columbo
Laura Mason

CULTURAL/RECREATIONAL SERVICES

Janet Saiers
Charmaine Gutierrez (Wells Park Community Center)
Janine Boire (Explora! Science Center)

ENVIRONMENTAL HEALTH

Sarah Kotchian, Department Director
Jim Barr (Air Pollution)
Darryl Bone (Consumer Protection)
Glen Dennis (Air Pollution)
Alana Eager (Air Pollution)
Doug Earp (Environmental Services)
Debbie Grabowski (Epidemiologist)
Louis Jaramillo (Consumer Protection)
John Libertore (Air Pollution)
Therese Martinez-Loner (Environmental Services)
Brian McGill (Air Pollution)
Richard Mitzelfelt (Consumer Protection)
Curt Montman (Environmental Services)
Mike Smith (Air Pollution)
Steve Walker (Air Pollution)
Dan Warren (Air Pollution)

OFFICE OF ECONOMIC DEVELOPMENT

Erik Pfeiffer
Victoria Prinz

OFFICE OF MANAGEMENT & BUDGET

Fabrizio Bertoletti (CIP)
Gordon Church (1% for the Arts)
John Gregory (CIP)

FAMILY & COMMUNITY SERVICES

Michael Passi (Deputy Director)
Kate Hildebrand (Research/Planning)
Ron Maestas (Housing Code Enforcement)
Rick Giron (Community Centers)
Mary Lou Haywood-Spells (Neighborhood Services)
Ken Balizer (Albuquerque Development Services)
Gerald Hartman (Albuquerque Development Services)
Armando Ornelas (Albuquerque Development Services)
Greg Polk (Albuquerque Development Services)

FINANCE & MANAGEMENT

David Knight
Bill Shrenk (Licensing and Taxation)

FIRE

Chief Jay Staeden (Office of Emergency Preparedness)
Chief Morris Huling (Fire Marshall)
Lt. Joseph Crespín (Fire Marshall's Office)
Steve Villegas (Fire Marshall's Office)
Lt. Joseph Zamora (Plan Review)

CITY DEPARTMENTS (continued)

LEGAL

Adelia Kearny
David Suffling

OFFICE ECONOMIC DEVELOPMENT

Erik Pfeiffer
Signe Rich

PARKS & GENERAL SERVICES

Tom Ellis (Urban Forester)
Colleen Frenz (Park Development)
Ed Ordonez (Building Maintenance)
Diane Scena (Trails Development)

PLANNING

Roberto Albertorio (Zoning Hearing Examiner)
Jack Basye (Zoning Enforcement)
Ed Boles (Historic Preservation Planner)
Carmen Chavez (AGIS)
Ellen Concini (Zoning Enforcement)
Susan Connors (Development Services)
Doug Crandall (Zoning Enforcement)
Mary Davis (Historic Preservation Planner)
Colleen Griever (AGIS)
Tony Reynolds (Building Safety)
Tom Rojas (Zoning Exceptions)
Robert Romero, Division Head (Zoning Enforcement)
David Steele, Division Head (Building and Safety)
Neal Weinberg (AGIS)

POLICE

Karen Fischer (Planning & Research)
Dick Leonard (Community Awareness)
Capt. Weidner, (Valley Area Command)

PUBLIC WORKS

Ray Chavez (Street Maint. & Traffic Eng.)
Bill Coleman (Traffic Engineering)
Billy Goolsby (Design Review DRC)
Dave Harmon (Transp. Development)
Joe Luehring (Utilities)
Lee Lunsford (Special Assessments)
Jack McDonough (Utilities)
Joe David Montano (Transp. Dev.)
John Murray (Hydrology)
Dean Wall (Street Maintenance)
Jerry Widdison (Transp. Planning)

SOLID WASTE

Lawrence Baca
Leonard Griego

TRANSIT & PARKING

Sheryl Germack (Transit)
Jim Hamel (Transit)
Tony Martinez (Parking)
Bruce Rizzieri (Transit)

OTHER AGENCIES

GAS COMPANY OF NM

Tim Cynova
Wayne Hemsing

JONES INTERCABLE

Karen Jaramillo

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

Leonard Utter

MRGCOG

Dennis Foltz

NEIGHBORHOOD HOUSING SERVICES

Carla Chavez
Jan Hess

NEW MEXICO ENVIRONMENT DEPT.

Rita Alexander (UST Bureau)
Dale Doremus (Toxic Waste Bureau)
Michael Space (Groundwater Bureau)
Baird Swanson (Groundwater Bureau)
Brandon Wynn (UST Bureau)

NM MUSEUM OF NATURAL HISTORY

Kitt Matthews (Director until 1995)
Dr. Rick Smart, Director
Richard Villa

NM STATE HGHWY & TRANSP. DEPT.

Mike Barnes (District 3)
Wayne Preskar (through 1994)
Robert Romero (Project Mgr. I-40)

PNM

Jean Arya
Ernie C'de Baca
Gloria Crane
Bill Halprin
Steve Larson
Ron Johnson

ST. MARTINS HOSPITALITY CENTER

Sharon Bernstein

U.S. WEST

John Chavez
Wayne Hemsing

UNITED WAY

Fred Griego, III

YOUTH DEVELOPMENT INC.

Pete Gabaldon

Plus others who may have been mistakenly
omitted

PUBLIC PARTICIPATION

The following list of planning participants includes neighborhood association representatives; people who attended meetings; people who worked on Sawmill/Wells Park Plan Subcommittees; and others who called, wrote, filled out questionnaires or came to the City Planning Department Office to offer their recommendations. The listed businesses received copies of a business questionnaire. Several businesses participated in the survey and others participated in planning meetings and working sessions.

Complete meeting attendance lists may be examined in the Sawmill/Wells Park files stored in the Planning Department.

NEIGHBORHOOD ASSOCIATIONS

SAWMILL ADVISORY COUNCIL

Max Ramirez, President
Debra O'Malley, Vice-President

WELLS PARK NEIGHBORHOOD ASSN

Jessie Sais, President
Lorraine Sena

SAWMILL TOWNHOMES OWNERS ASSOCIATION

Margaret Armijo

HISTORIC OLD TOWN PROPERTY OWNERS ASSOCIATION

Richard L. Sanchez
Jim Hoffsis

NEAR NORTH VALLEY/ OLD ALBUQUERQUE INDIAN SCHOOL NEIGHBORHOOD ASSOCIATION

Marit Tully
David Thompkins

PLAZA VIEJA NEIGHBORHOOD ASSOCIATION

Millie Santillanes

DOWNTOWN NEIGHBORHOOD ASSOCIATION

Leah Weiss
Ford Davis
Perry Wilkes

BUSINESSES AND INSTITUTIONS 6/92

12th St.

A A D F Warehouse Corp
After the Stork Mail Order Div.
Cardinal Paper Company
Cleaning Specialists of Alb
Flip's Specialty Food & Paper
Gorman Appliance Co.
Gorman Industries Inc.
InTel Productions Warehouse
Laun-Dry Supply Company Inc
O'Malley Glass & Millwork
Sandia Vending
Sunland Sanitary Supply Inc
Sunshine Food Market
Albuquerque Truck Wash
Universal Printing
Margie Weinstein Pottery

BUSINESSES AND INSTITUTIONS 6/92 (continued)

20th St.

Stewart-Walker Company
Western Allied Systems Company

21st St.

Triple A Solar

Zearing

Brokerage House Const. Supply
C B N Corporation
McClain Company
Quality Products
The Hardware House
The Realty House
IMP-Institutional Meat Packers Ltd.
Remod Inc.

Fourth St.

Albuquerque Nissan Used Cars
Dubois, Caffery, Cooksey and Bishoff

5th St.

Catholic Charismatic Center
Mark Clayburgh Construction
Electrical Products Co. of NM
Friends Meeting House
Lembke Construction Co. Inc.
Patrick McClernon PA
McLeod Printing Company
Mid-Continent Office
Anne Davis-Walker Realtor

6th St.

C-R Custom Wood Cabinets Doors
Childers Manufacturing Co. Inc.
Davidson Upholstery Supply Company
Downtown Daycare & Preschool
Gray's Flower Shop

7th St.

Albuquerque Chemical Co. Inc.
Albuquerque Cleaning
Aluminum Sales Corp
Bubba's Convenience Center #4
Carretas-The Cart Company
City Glass Company
Chuck Gallagher Photography
Gary's Heating & Air Conditioning

BUSINESSES AND INSTITUTIONS 6/92 (continued)

7th St. (continued)

ICEE-USA Corp.
Norman Johnson Photography
Metal Fab
Optech Manufacturing
Pilsner Fleet Maintenance
The Popcorn Cannery
Rio Grande Machine Shop
Rio Grande Oil Co.

8th St.

Adobe Roofing Company
Duke City Transfer & Storage
Gossett Brothers Inc.
Lanikai Rio Grande
Reliance Steel Corporation

9th Street

Central Supply Center

Aspen (east of 12th Street)

Metric Motors
Max's Auto Repair
Southwest Metal Supply
Two Brothers Steel Industries
Ramirez Sign Company
T-Shirt Specialists
Independent Fire Co.
J & T Roofing Company
Kelly Electric Company
Thomas Electric

Indian School

Kabana Inc.

McKnight

Chaparral Electric Co.
Churchill Trucklines

Hannett

Fred's Spits & Sputters Garage

Los Tomases

Albuq. Vet. Housecall Practice
Suncraft Machine Sales

Haines

Action Safety Supply Inc.
Cunningham Distributing Inc.
Delphi Research Inc.
Five Foreign Auto Salvage
Instrument Service Laboratories
Library of Paints N M Inc.
Mountain Top Tees
National Research Labs Inc
Trim Shop Building Materials

Bellamah (east of 12th Street)

Consolidated Agency
Pete's Equipment Repair

Sawmill

Design Materials
Elliston Development Inc.
Zomeworks

Summer

Albuquerque Driveshaft Exchange Inc.

Rosemont

Hoover School Supplies

Aspen (west of 12th Street)

New Mexico Cold Storage Co.
Crystal Spring Bottled Water
Landlock Seafood Co.
Gourmet Quality Steak
Mountain States Meat & Poultry
Sun Land International Inc. & Idealease

Bellamah (west of 12th Street)

Duke City Lumber Company
Brown Molding Company
Georgia-Pacific Corporation
Mountain States Insul Co. Ind.
Paxton Lumber Co.
Ponderosa Products
Selle Insulation Co.
Woods Group Inc.

Mountain Rd. (east of 15th)

Del Rio Designs
Southwest Housewares Co.
MORCO Battery Co.
Robert Reck Photography
Golden Crown Panaderia
Perea Brothers
American Legion

Mountain Rd. (west of 15th)

Harvest Moon Restaurant
Montessori Escuela del Sol
NM Museum of Natural History
REI
Little Anita's Mexican Food

Rio Grande

Albuquerque Museum Foundation
Anella & Co. Real Estate
Customs House
Francisco D'Noto Inc.
The Joseph's Salon
Kachina Kitchens Inc.
Le Manicure
Lucia's Art Gallery
Maria Teresa
Qualtron
Texaco Food Mart

Most of the following people attended meetings and work sessions. Others asked to be placed on a mailing list. All were sent notification of public meetings, work sessions, and draft releases until mail forwarding orders expired or they asked to be removed from the list.

DP Abbott
 Jim & Allison Abraham
 Frank Accardi
 John Aguire
 Albuquerque Boys and Girls Club
 Lee Amador
 Pat Amador
 John W. Anderson
 Anthony Aragon
 Irene Aragon
 Pat Aragon
 Vince Armijo
 Judith Arroyo
 Fred & Fanny Atencio
 Tim Atencio
 Tomas Atencio
 Connie Baca
 Evelyn Baca
 Margaret Barela
 James Barelas, Sheraton Old Town
 A. & E. Baros
 Allen Barton*
 Carolyn Beaty
 Samuel Behar, P.A.
 Isaac Benton
 Bob Bersell
 Richard Jaramillo
 N. Blandford
 Mrs. S.L. Blankenship
 Leslie Blatchford
 Ken Blatchford
 Denise Bleakly
 Lorna Bloomberg
 Tom Blueher
 B.A. Blystra
 Ed Blystra
 Joseph Borenzi*
 Joseph Borenzi Jr.
 Carolyhn Briones
 Judy Brown & Henry Shonerd
 George Brunacini
 Alexander L. Buck
 Ruzina Busch
 Eloy Caldwell & Gloria Saiz
 Joe Calkins
 Richard Campbell
 Samuel H. Carnes
 Mark Carillo
 Nick Carrillo
 Don & Maria Chamberlin
 Samuel Charlton
 Francine Chavez
 Grace Chavez
 Jennie V. Chavez
 M. Nestora Chavez
 Monica Chavez
 Herman and Marie Chavez
 Tito Chavez, State Senator
 Virginia Chavez
 Ned Cherry
 Gordon Church

Frank Thomas Clark
 Mark Clayburgh
 Lou Colombo
 Gloria Cordova
 George Cotinola
 Rob Coven
 Roger Cox Limited Partnership
 Flora Cruz
 Linda Dallas
 S and R Daughtery
 Margaret Davis
 Mark Delaney
 Smokey & Samina Sanchez Davis
 Mark F. Delaney
 Frank Deuble
 Ethelinda Dietz
 Rich Diller
 Clare Dreyer
 Jean Dudovick
 Duke City Lumber Company
 Isabel Duran
 Mike Duran
 Mike Elliston
 Bob Emerson
 Fred Encinas
 Joe P. Fajardo
 John Fleming
 Dan Ford*
 C.E. Foster
 Pete Gabaldon
 Mr. & Mrs. Daniel Gallegos
 Richard & Dolores Gallegos
 Steve Gallegos, District #3 City Councillor
 Gamelsky Benton Architects
 Bob Garcia
 Eloy Garcia
 Harry J. Garcia
 Michael Garcia
 Phil Garcia
 Max Glover
 Andy Gonzales
 Danny Gonzales
 Vangie & Jo Ann Gonzales
 Marvin Gonzales
 Vera Gonzales & Martha Risdal
 Arthur Gorman
 James Griego
 Vince Griego, District #2 City Councillor
 Glen Gunderson
 Ralph Guillen
 Gilberto R. Gutierrez
 M. Guzman
 Stan & Suki Harada
 J. Hellesoe-Henon
 Hanson Properties
 Dr. Eduardo Hernandez-Chavez
 Anna Belle Herrera
 Steve Hamllis
 Hearn Realtors
 Jan Hess
 Alan Hinds
 Maria Hines
 James P. Houghton
 Glen H. Howard
 John & Sally Isler
 Jerald Jacobsen
 Louis & Carmen Jaramillo
 Jacob Johnson

* Deceased

Terry Johnson
Diana Dorn Jones
Teresa Juarez
Pat Kane
Steve Kluge
Kenneth D. Knarr
Dorothy Koch
Dan Lallement
Cathy Lemmon
Kathy Potter,
Principal, Lew Wallace Elementary School
Tim P. Townes
Ben A. Lanford Sr.
Ira Liberman
W.C. Longacre, WC's Mountain Road Cafe
Lucy Lopez
Ed Lorusso
Frank Lovato
C. Steven Lucero
Joe & Cindy Maestas
John J. Mahoney & Assoc, Inc.
Paul Malin & LouAnn Garner
Alfonso Manzanares
Mr. & Mrs. E.G. Mares
Jan Marsnip
Larry Martin
Ernest Martinez
Tom & Audrey Martinez
Albert Mascarenas
Linda McBride
David McCain
Carrie McGill
Lynn McKeever
Chuck McLain
Patrick McClernon
Richard Meadows
Shirley Meridith
Marie Merryman
Rick Miera, State Representative
Christina Miles
Ruthie Moffett
Louis Montiel
Adrian Montoya
Amadeo Montoya
Anthony and Fran Montoya
JoMadeline Montoya
Larry & Seana Moran
James Morris
Emma Moya
Aileen O'Catherine
Mr. & Mrs. Robert Olivas
Debbie O'Malley
Diane Otero
Antonia Pacheco
Jeannette, Mellie and Rosanna Pacheco
Judi Palladino
Linda Pate
Ron Peralta
Eva Perdomo
Elaine Perea
Herman R. Perea
Mr. & Mrs. Eugene Perea
Herman R Perea
Felix and Theresa Perez
Theresa Pesola
Jim Peterson
Jacinto Placencio
Tom Poulton
Steve Poulton
Jane Puccletti
Luis Quintana

Michael Saavedra, Principal, Reginald Chavez
Elementary School
REI
Penny Rembe
Jay Rembe
All Indian Pueblo Council
Martha Risdal (Vera Gonzales)
Ralph Rivera
Jo Amy Robert
Paul Robinson
Joyce Rogers
Tim Rogers
Joe R. Romero
Leo & Claudette Romero
Paul Romero
Stefanita Romero
Connie & Yvonne Rowley
Betty Ann Roybal
Valentina & Lawrence Roybal
Jessie G Sais
Mary Ann Sanchez
Raymond Sanchez
Richard Sanchez
Tony Sandoval
Theresa Sanzone
Jeff Schmitt, Triple A Solar
George Schreiber
Robert Schwartz
Jeff Sedillo
Fred Seebinger
Bernard G. Sisneros
Charlotte Sisneros
Ellen & Anne V. Sladek
Greg Smith
Philip Snapka, Sunland
Frank Sowers
Julian Spittlehouse
Lee Spurgeon
David Spurry
Jim Statkus
Edward Steinfeldt
Bay Stevens
Gail Stewart and Steve Granberg
Ed Stewart, Ponderosa Products
George & Davera Stewer
Paul and Vaela Stone
Mr. and Mrs. Alan Stopper
Mark Suazo
Manjeet Tangri
Lucy Thompson
Mattie Thompson
Janice Throp
Betty Trujillo
Helen Trujillo
Mr. & Mrs. Joseph Trujillo
Marty Trujillo
Mr. & Mrs. Tony M. Trujillo
Cecillia Trujillo
Mr. & Mrs. Ulibarri
Vaughn Company,
Richard Diller & Phil Levy
Vidal Velarde
Stephen Verchinski
Claudio Vigel
Lawrence Vigil
Anne Davis Walker
Lee and Mary Lou Walker
Mike Warren
Watson Paper Company
Debbie Weissman
Floyd Werner
Glenn Wertheim

Perry Wilkes
Bob Wilson
George Wirz
Violet Woods
Gay Young
Mr. & Mrs. E.J. Zachewicz
Zomeworks, Holly and Steve Baer

REPEALED (R-17-213)

OBSERVATIONS, COMMENTS AND CONCERNS
LISTED AT THE
SAWMILL TECHNICAL TEAM MEETING: May 8th, 1991

1. *Boundaries of existing Plan should be expanded to include Sheraton site and eastern side of 5th Street.*
2. *Empty warehouses may be suitable for artists' lofts.*
3. *Many residents of the area are old Hispanic families, with strong commitments to their neighborhood.*
4. *Residents are concerned about "new" development, i.e. townhouses, which may lead to gentrification.*
5. *We will need to go from short-term to long-term goals and solutions, and have a vision for development of the area.*
6. *The future of the area will be linked to use of vacant land.*
7. *Useful techniques will be rezoning and design guidelines.*
8. *The "Downtown Transportation Study" is currently underway, and includes looking at Sawmill.*
9. *The "Sawmill/Odelia/Bellamah Extension", recommended in 1978 Plan, may not be desirable at this time.*
10. *I-40 Improvements will be taking place, which will effect Sawmill. We need to find out about possible construction of frontage road on freeway (not recommended by State because of no right-of-way). Wayne Preskar is the contact at the State Highway Dept.*
11. *Law enforcement, fire, and emergency access to the area is difficult sometimes due to narrow, winding, deadend streets.*
12. *A parking analysis is needed, (i.e. around museums, etc.).*
13. *Both museums have expansion needs. Albuquerque Museum - Explora could go in their parking lot: Natural History Museum expand to Blueher property to east?*
14. *Joe Sonderman, Inc. is the consultant for Explora.*
15. *The Praeger site may be resold after the clean-up, with PNM keeping the switch yard and necessary access.*
16. *The Natural History Museum and Albuquerque Museum have electric power problems.*
17. *PNM plans no new lines in the area, but may upgrade some existing lines.*
18. *The recent transformer problem and power outage caused subsequent damage at both museums and may indicate the need for some protective measures and coordination between PNM and major users.*
19. *U.S. West plans no new major facilities in the area.*
20. *It is extremely important to work with the neighborhood to determine what is possible for the area.*

21. *We need to analyze what sites are appropriate for industrial development.*
22. *There should be a realistic dialogue among all groups about future development.*
23. *There are at least 6 leaking underground storage tanks in the area.*
24. *The Sawmill area is a "crucial" area in the City/County Ground Water Study.*
25. *The ground water level varies from 30 ft. near Praeger site to 8 ft. at the Albuquerque Museum.*
26. *The question of the impact of Ponderosa and other industrial uses on the western area continues to arise. Could these uses move?*
27. *We need to know if the railroad spurs are bringing in toxic materials.*
28. *The Fire Department has no plans to expand--3 stations currently serve the area.*
29. *Because of the size of equipment and narrow streets, there may be a need for more hydrants.*
30. *Is Ponderosa using glue? (Under Title 3, is it ok for them to use glue and formaldehyde?*
31. *The dust from vacant lots is a problem for the museums.*
32. *Crime: The Police Department is working on a quarterly breakdown of Type I crimes by police beat. The Natural History Museum reports crime in their parking lot. (SPTD, a police department task group can offer "design" suggestions which can help eliminate crime). There may be more crime in Wells Park than in the western portion of the plan area. We know there are problems with graffiti and gangs.*
33. *Are there any development plans for the southeast corner of the Sheraton site?*
34. *There seem to be few problems with solid waste, except for the Albuquerque Museum, which has problems with trash receptacle placement on their own property and rate of trash collection at Tigues Park.*
35. *Weed and litter needs attention.*
36. *Pick-up of trash in Tigues Park needs improvement.*
37. *We should include the Old Albuquerque Indian School Neighborhood Association, since they see themselves as linked to Sawmill. (Rick Miera is president of the Association).*
38. *The blighted buildings on the Indian School property are a problem, and development of the Indian School could have an impact on transportation.*
39. *We need a print-out of public property and easements.*
40. *Has Millpond Road been vacated?*
41. *We should see the vacant land as an "opportunity". We need a "master plan" for this area, so there will be no impact on the surrounding neighborhoods.*
42. *Emissions from Ponderosa and possible groundwater problems from Praeger may make new development difficult.*

VERBATIM LIST

IDENTIFIED ISSUES FROM JUNE 27, 1991 SAWMILL SDP MEETING/RETURNED
QUESTIONNAIRES, AND PHONE CALLS (JUNE 13 - JULY 12, 1991)

POSITIVE REMARKS

History

- * Historical significance
- * The area has history and identity all its own
- * I like the "old", history
- * Aspen and 20th St, man writing history of area. Works in NM Natural History museum.
- * John Baron Burg, history
- * Old restored structures

Location

- * Close to downtown, repertory theatre, UNM Campus, Old Town, walking areas, Museums, Albuquerque Friends Meeting House, River, convenient to work, I-40, churches
- * Access to transportation
- * Son's preschool down the street
- * Possibility of Lew Wallace reopening

Quality/Character

- * Pleasant places in the area--the park, Sheraton, Old Town Plaza, Boys club, Museums are all attractive looking places
- * The Sawmill is one of the oldest communities in Albuquerque. It has a rich history.
We like the people who live in our neighborhood. There is a real sense of community.
Family rooted neighborhood
- * Some fine examples of Albuquerque's architectural styles and gardens. (Old Town and near downtown)
- * Pleasant to walk
- * Pleasant area to live (retired)
- * Basically quiet
- * Quiet
- * Distinctive character of buildings - people - variety
- * Strong ethnic ambience
- * Ethnically mixed
- * Diversity of population - Great neighbors - Stability
- * Neighborliness
- * Know neighbors
- * Good, friendly neighbors
- * Family owned property for a long time
- * Safe
- * Convenient business location

Misc.

- * Ponderosa did a nice landscaping job.
- * Economically reasonable?
- * Rick Miera State Rep.

CONCERNS

Environmental Concerns

- * Sawdust from Duke City/Ponderosa
- * Businesses pollute air and water - Duke City/Ponderosa
- * Ponderosa Products must go if health of Sawmill and Old Town residents is to prevail.
- * Ponderosa puts out toxic substances and denies it.
- * Asbestos removal at Duke City
- * PCB's, asbestos etc. from PNM plants (some in our community)
- * Contamination of environment - air, water, soil, noise, dust
- * Burning at Sawmill at night to hide
- * Need a decorative freeway sound barrier.
- * Still some sawdust
- * Morco Battery (Los Tomases and Mountain) battery acid
- * Ponderosa Forest Products ...What is the effect of pollution on the community coming from Ponderosa, Paxton, Duke City, and other sources?
- * We believe that major industry no longer has a place in our community.
- * Environmental problem is paramount
- * Unknown danger to community
- * Environmental clean up - locations and progress reports
- * Cockroaches
- * Future: I-40 and environmental impacts (air and noise pollution)

Crime

- * Wells Park Area gangs
- * Gangs appear to have good organizational skills
- * Gang graffiti - Duke City Building, Zearing, 6th, 7th, 8th
- * Gang activity escalating - weapons
- * Graffiti follows, depressing to homeowners
- * Dealing (drugs) in neighborhoods
- * Drug dealers
- * Open drug dealing
- * Need to make area free of drugs, heroin
- * Too much graffiti
- * Graffiti patrol now
- * "VWP"
- * Need more activities for youth at Community center
- * Vandalize fence on private property
- * Need social and APD intervention
- * Wild parties, people who ignore the rights of others
- * Presence of police ONLY when something happens
- * Not patrolled enough, especially night hours
- * Avoid Boys Club...thugs
- * Employee cars broken into while at work in the evening

Vehicular Traffic/Transportation

- * Traffic is bad
- * 19th St too small
- * 19th St should be full width. Look at old subdivision abstract.
- * Mountain Rd. narrow
- * Need better traffic control:
 - 7th and Bellamah
 - For businesses to the North:
 - Sawmill and 12th St - 15th St.
 - Semi's try to turn on Sawmill
 - 12th and Mountain
 - Rio Grande and Aspen
 - Sawmill
 - Sawmill and 15th
 - Sawmill and 12th, west.
- * Need a better traffic pattern, without destroying the neighborhood
- * Any plans for one way streets? Do NOT want 11th or Bellamah one way.
- * Traffic on Sawmill Rd.; road not wide enough, traffic should slow down.
- * Width of 19th St north of Aspen
- * Will Bellamah and Sawmill be widened? (as recommended in existing plan)
- * 19th street and streets leading out of neighborhood (John Baron Burg) have too much traffic
- * Poorly timed lights on Mountain Road
- * Need a 25 mph speed limit on Sawmill Road between 12th and 15th. The street is too narrow. Should prohibit big trucks there.
- * Need an I-40 frontage road south of freeway.
- * I-40 is too noisy. Need a wall like the one on the freeway between San Mateo and Louisiana.
- * Need a traffic light at 12th St. and Summer.
- * How City treats development, streets being worked on blocked too long.
- * Old and deteriorating streets.
- * Future of Mountain and 12th St.?
- * Vibrations and Noise from trucks, 15th.
- Too many crazy drivers.

Parking

- * Battery business at Los Tomases, no parking for workers or clients
- * 15th St and Summer, parking on sidewalks

Sidewalks

- * Missing sidewalks in many places
- * Need pedestrian walkways

Bikeways for commuters and for recreation

- * What about bike connections using rail spurs?
 - South side of I-40 right of way
 - Connection of bikes to 4th St. downtown
 - From I-40 to the Natural History museum, etc.

Public Transportation

- * Bus bench needed at 12th St and Mountain Rd. - south bound stop north of Mountain

Intrusions into neighborhood?

- * Job corps foot traffic on 12th St.

Street lights

- * Too few street lights
- * 1212 8th St. lighting very poor
- * Poor lighting in whole area
- * Lighting:
 - 19th St and Aspen-Zearing
 - Sawmill and Arias
 - Eighth
 - Los Tomases
- * Lack of lighting encourages gang activity.

Misc

- * Old trees not maintained, branches falling.
- * Properly support centers as central to neighborhood.
- * Paving and drainage projects?
- * No consistency of garbage pick up and mail delivery
- * Improve bus service, fire protection, police protection.

Social Services

- * Need housing rehabilitation
- * Social problems
- * Some people in area need social services.
- * Areas of obvious poverty, are people's needs being served?
- * Poverty
 - less and less support for poor people
 - houses need work

Recreation

- * Need childrens play areas
- * Need more parks
- * Not enough green space - What about space near I-40 and Rio Grande Boulevard?
- * Need a small park near Aspen NW
- * Need someplace to swim and play tennis
- * Community Center?

Restaurants

- * Lack of restaurants for employee lunches

Shopping

- * Lack of basic shopping facilities

Future Land uses and Zoning

- * Industrial sites (negative)
- * Too much industrial business
- * Concern about 34A Duke City Parcel
- * Duke City Property as greenbelt
- * Concerns over industrial zoning, Ponderosa Products in particular.
- * Eliminate Prager and Sawmill and the affects on the area at large.
- * Zoning issues when Duke City, etc. for sale
- * Decide as group, that chooses residential and commercial zoning NOT manufacturing.
- * Ponderosa, etc. should not be in neighborhood - should be moved to appropriate location
- * Concern about vacant Duke City area (plans)
- * Violations of zoning codes with impunity
- * Non-conforming use in R-1, duplex and house
- * 1225 12th St., zoning, non-conforming use
- * Zoning changes to OK residential that exists (backhouses, etc.).
- * Non-conforming zoning
- * apartments on single lot
- * Do we want non-conforming use (unable to sell) ie. apartment in residential
- * Dislike townhouse influx (for example 12 family complex on property the size of 2 homes
- * Keep the neighborhood residential, single family.
- * Existing zoning and how it affects the neighborhood
- * Preserve zoning as is.
- * (Area) 8th St on east; Sawmill on north; Kinley on south; 12th St on west.
- * Rezone to RC (Residential/ Commercial).
- * Residential vs. manufacturing/industrial
- * What about single family housing vs. multi-family housing?
- * Commercial business too close to houses on Bellamah and Aspen
- * Vacant land next to museum
- * Improve and Beautify vacant areas
- * Trade or buy lands (City?) to create buffers
- * R-2 zoning preserved
- * Vacation of alleys:
 - 7th St and Aspen
 - Los Tomases
- * Vacation of ditches
- * Location and ownership of ditches
- * Existing land uses?
- * RR spur locations and ownership.
- * Future of RR, especially if industry is discouraged

Community Image

Future of the Community

- * Will area continue to be residential?
- * Connection between neighborhood and Indian Pueblo Cultural Center - interaction?
- * Maintain neighborhood
- * Museum as center of city
- * Love museum center idea.
- * Serious problems need to be addressed to revitalize area.
Example: serious environmental problem "timebomb"

Properties

- * Vacant properties
- * Rundown property and yards
- * Landlords don't take care of rental property.
- * Derelict property
- * Improvement or elimination of derelict property... Any funds available?
- * Area looks rundown
- * Area should be more presentable
- * Sawmill Rd. - falling down area. Need housing rehab.
- * Unmaintained strip of land east of Rio Grande, south of I-40
- * Vacated OLD places (industry) should not be left standing.
- * Indian School property, torn up, reflects poorly on neighborhood.
- * Historic buildings should be recognized
- * Preservation of historic buildings would follow from knowledge of history.
- * Areas of obvious poverty

Trash

- * Trash on streets and dropped onto business parking lot
- * Trash is a problem.
- * People dump on 19th St. Do something about it.
- * Dump - Rosemont/Sawmill (landfill) construction, needs refuse clean up.
- * Trash at Park
- * Trash blowing from open bins.
- * Empty Duke City yard of trash.

Danger from Other People

- * (Dislike western border of M-1 area because:) People drink outside there. Ponderosa is there. Trash is there.
- * 12th St. between Rosemont and Mountain, PRIVATE road and Bellamah - both look like questionable places to walk.

Stray Animals

- * Dogs running free

Landscape/Streetscape

- * Need more civic art
- * Need more street trees
- * Underground utilities
- * Restriction of signage, especially along Mountain Rd.
- * Hotels, restaurants on Rio Grande look OK. But what about Mountain Rd. and 12th St landscaping.
- * Preservation of residential quality of Mountain Rd.

Financing

- * Local banks "red lining" area. No loans to community. Has changed with new building taking place.
- * Business Loans?

OTHER QUESTIONS/REMARKS

- * Is this plan different from first Sector plan?
Earlier plan had money earmarked and was never seen in neighborhood.
- * Neighborhood never had chance to give City overview of wants. Difficult to get at. Need vision - group idea, CONCEPT, rather than individual, single improvements.
- * City needs to deal with "forest" not "trees."
- * City should seize right of way through Sawmill which would encourage development.
- * Need better map of area (nonconforming uses and places of historical interest)
- * Who pays for sidewalk improvements?
- * Will 19th St. be paved? It should be full width. Look at old subdivision abstract.
- * Where are gas line locations?
- * How can you complain about undesireables and not jeporidize your safety?
- * (Dislike) Future plans for the sawmill.

REPEALED (R-17-213)



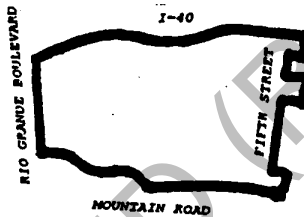
City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 18, 1991

Dear Business Owner:

The Planning Department of the City of Albuquerque is working with property owners, residents and businesses to update "The Sawmill Sector Development Plan". The boundaries of the Sawmill area are as shown below:



We are interested in finding out the problems and concerns of businesses in the area. Please help us by filling out the attached questionnaire: we will pick it up on Tuesday, November 26, or Wednesday, November 27.

For more information about the plan update, call Paula Donohue (768-3932) or Victoria Prinz (768-3283). Our next public meeting will be on December 12th, 1991, at the Wells Park Community Center, 5th and Mountain, from 7:00 P.M. to 9:30.

November 18, 1991

#

SAWMILL SECTOR PLAN BUSINESS OWNER QUESTIONNAIRE

1. Location of business/address. _____
2. What type of business? _____
3. How long has the business been at its present address? _____
4. How many people does the business employ? _____
If you know where the employees live, how many live in the Sawmill area? _____
5. Is the building owned? _____ leased? _____
6. Why did the business locate in this area? _____
7. What do you like about the area?

8. What do you dislike?

9. Is the street system (lay-out, width, street lights, street network, etc. adequate for your needs? _____
If not, why not? _____
10. What types of trucks service your business?
18 wheelers _____ in-town delivery vehicles _____ other _____
11. How are they used?
Pick-ups? _____ Deliveries? _____ What time of day? _____
Frequencies? _____
What problems (if any) do they encounter? _____
What is their route in and out of area) _____
12. Do you own _____ use _____ a railroad spur?
13. Have you had any problems with the following:
garbage pick-up _____
weed and litter _____
police protection _____
Please explain: _____
14. Are you considering moving the business? _____ If yes, why? _____
15. Please explain how you would like the area around your business to develop: _____

16. What actions/changes would improve conditions for business in the area?

Please use the reverse to make additional comments. Thank you.

WILL BE PICKED UP November 26th or 27th.

SAWMILL QUESTIONNAIRE
DUMP OF RESULTS - USE FOR FINDING TYPING ERRORS

09:36 Wednesday, January 25, 1990 1

QUESTIONNAIRE NUMBER	BUSINESS LOCATION	BUSINESS TYPE	BUSINESS AT PRESENT ADDRESS (YEARS)	BUSINESS EMPLOYS (PEOPLE)
1	1414 12TH ST NW	PUBLIC DISTRIBUTION CENTER	11	7
2	1501 12TH ST NW	CATALOG	4	145
4	1414 12TH ST NW	JANITORIAL BUSINESS	5	12
6	1326 12TH ST NW	WHOLESALE	41	8
8	1330 12TH ST NW	WHOLESALE	41	8
10	1503 12TH ST NW	DISTRIBUTION	40	10
16	1320 12TH ST NW	PRINTING	5.5	20
17	2031 12TH ST NW	RETAIL DRUG STORE	15	28
18	1313 12TH ST NW	POTTERY STUDIO	12	0
21	800 20TH ST NW	LIGHT MANUFACTURING - PLASTIC CONTAINERS	13	20
40	1412 5TH ST NW	CHURCH RELATED	15	4
42	2024 5TH ST NW	SIGN MANUFACTURING	50	36
44	1719 5TH ST NW	CONSTRUCTION	50	3
46	1401 5TH ST NW	ARCHITECTURAL	14	4
47	1516 5TH ST NW	COMMERCIAL PRINTING	8	14
48	2015 5TH ST NW	OFFICE FURN DISTRIBUTION	2.5	4
51	1701 6TH ST NW	CABINET SHOP	12	1
53	1803 6TH ST NW	WHOLESALE UPHOLSTERY	6	.
55	1416 6TH ST NW	FLORIST	58	7
61	2012 7TH ST NW	GASOLINE DISTRIBUTOR	21	30
62	1900 7TH ST NW	MANUFACTURING	3	45
81	711 ASPEN AVE NW	LIGHT MANUFACTURING/DISTRIBUTION	10	6
83	822 ASPEN AVE NW	ELECTRICAL CONTRACTING	35	25
84	609 ASPEN AVE NW	AUTO REPAIR	6	1
91	1623 ASPEN AVE NW	TRUCK PARTS, SALES & SERVICE DEALER	2	40
93	701 ASPEN AVE NW	ART-SIGNS	25	
94	821 ASPEN AVE NW	ELECTRIC MOTOR REPAIR	6	2.5
95	630 ASPEN AVE NW	SMALL METAL MANUFACTURING	20	2
100	1901 BELLAMAH NW	LUMBER DISTRIBUTION	33	28
101	815 BELLAMAH NW	HEAVY EQUIPMENT REPAIR	6	3
112	680 HAINES AVE NW	ELECTRONIC SERVICE	10	10
118	650 HAINES AVE NW	MANUFACTURING	7	48
126	1107 LOS TOMASES NW	VETERINARY (BUSINESS OFFICE ONLY)	5	1
129	702 MCKNIGHT NW	TRANSPORTATION	2.58	9
134	821 MOUNTAIN RD NW	COMMERCIAL PHOTOGRAPHY	3	3
136	419 MOUNTAIN RD NW	CABINET MAKING	12	4.5
137	1103 MOUNTAIN RD NW	BAKERY	4	2
139	1315 MOUNTAIN RD NW	SCHOOL/DAYCARE	11	7
140	615 MOUNTAIN RD NW	BATTERY SALES - RETAIL WHOLESALE	38	.
141	1801 MOUNTAIN RD NW	MUSEUM, STATE AGENCY	5	61
143	1905 MOUNTAIN RD NW	SPECIALITY OUTDOOR RETAIL STORE	3	65
146	800 RIO GRANDE BLVD NW	NON-PROFIT	1.5	2.5
153	1000 RIO GRANDE BLVD NW	CHEVRON FOOD MART	25	9
161	619 RIO GRANDE BLVD NW	RESTAURANT & LOUNGE	14	35
163	800 RIO GRANDE BLVD NW	MANUFACTURERS REP	3	1
176	417 SUMMER NW	DRIVESHAFT & AXLE REBUILDING	2	3
180	2000 ZEARING NW	CONSTRUCTION SUPPLY - FRAME & DOOR ASSEMBLY	4	6
183	2000 ZEARING NW	CONTRACT DOOR HARDWARE	2.5	3
184	2000 ZEARING AVE NW	WHOLESALE MEATS TO FOOD INDUSTRY	11	11
185	2000 ZEARING AVE NW	LUMBER WHOLESALE	8	21
188	901 21ST ST NW	SOLAR	12	12

REPORT BY: PLANNING DEPARTMENT, CITY OF ALBUQUERQUE

DUMP OF RESULTS - USE FOR FINDING TYPING ERRORS

QUESTIONNAIRE NUMBER	EMPLOYEES SAWMILL PEOPLE	QUESTION 4 COMMENTS	BUILDING OWNED	BUILDING LEASED	QUESTION 5 COMMENTS
1	0		NO	YES	
2	.		NO	YES	
4	.		NO	YES	
6	1		YES	NO	
8	1		YES	NO	
10	0		YES	NO	
16	3		NO	YES	
17	.		NO	YES	
18	0		NO	YES	
21	.		YES	NO	
40	0		YES	NO	
42	.		NO	YES	
44	0	PHASING OUT EMPLOYEE	YES	NO	
46	0		YES	NO	
47	0		YES	NO	
48	0		YES	NO	
51	0		YES	NO	
53	0	NONE IN AREA	YES	NO	
55	0		YES	NO	
61	.	UNKNOWN # IN AREA	YES	NO	
62	22.5	30-60 EMPLOYEES	NO	YES	PURCHASING IF \$
81	0		YES	NO	
83	0		YES	NO	
84	.		YES	NO	
91	0		NO	YES	
93	.	FAMILY	YES	NO	
94	0	2 TO 3 EMPLOYEES	YES	NO	
95	0	PARTNERSHIP	NO	YES	
100	0		YES	NO	
101	0		YES	NO	
112	0		NO	YES	
118	.	UNKNOWN FROM AREA	NO	YES	
126	1		YES	NO	
129	.		NO	YES	
134	.	SOME LIVE NEARBY	NO	YES	
136	1	3-6 EMPLOYEES	YES	NO	
137	0		NO	YES	
139	0		NO	YES	
140	.		YES	NO	
141	5		YES	NO	
143	.	5 LIVE IN AREA	YES	NO	
146	0		NO	YES	
153	0		NO	YES	
161	.		NO	YES	
163	1		NO	YES	
176	0		NO	YES	
180	0		NO	YES	
183	0		NO	YES	
184	0		YES	NO	
185	0		YES	NO	
188	2		YES	NO	

REPORT BY: PLANNING DEPARTMENT, CITY OF ALBUQUERQUE

SAWMILL QUESTIONNAIRE
DUMP OF RESULTS - USE FOR FINDING TYPING ERRORS

WY100 WECRES003, JANUARY 27, 1972 0

QUESTIONNAIRE NUMBER	REASON FOR LOCATING IN SAWMILL AREA	WHAT IS LIKED ABOUT SAWMILL AREA
1	NEED FOR MORE SPACE	CLOSE TO I-40 & IN CENTER OF CITY
2	FORMER OWNER PURCHASED BUILDING	CLOSE TO FREEWAYS
4	CONVIENCE TO FREEWAY	CLOSE TO MY SUPPLIER SUNLAND, EASY FREEWAY ACCESS
6	AVAILABLE WITH WAREHOUSE	ACCESSIBILITY TO FREEWAY
8	AVAILABLE WITH WAREHOUSE	ACCESSIBILITY TO FREEWAY
10	CONVENIENCE	PROXIMITY TO I-40 & I-25
16	RENT/CLOSE TO RESIDENCE	CENTRALLY LOCATED, IDEAL FOR LABOR WORKFORCE
17	CORP DECISION	BUSINESS INCREASE
18	BECAUSE FATHER WORKED @ DUKE CITY LUMBER	CHEAP RENT - CLOSE TO OLD TOWN
21	TRADE AREA	EASY ACCESS TO I40, CONVENIENT TO DOWNTOWN
40	AVAILABILITY OF BLDG & LOCATION	EASILY ACCESSIBLE FOR PEOPLE FROM DIFFERENT AREAS
42	WHO KNOWS	NEAR FREEWAY
44		CLOSE TO TRANSPORTATION (FREEWAY, RR)
46	EXISTING UNIQUE BUILDING	ACCESSABLE TO DOWNTOWN
47	QUICK ACCESS TO SUPPLIERS & CUSTOMERS	SAME AS ABOVE
48	ACCESS TO MAIN STREETS & COST/SQ FOOT	EASY TO ACCESS I40 & I25
51	BUILDING WAS ZONED RIGHT & WAS ALREADY HERE	N/A
53	EASY ACCESS TO FREEWAY - GOOD PARKING	SAME AS ABOVE
55	OWNED PROPERTY	
61	1970	
62	ONLY BUILDING WE LIKED	I GREW UP HERE, QUAINTESS & FRIENDLINESS
81	CENTRAL LOCATION	CLOSE TO DOWNTOWN, INTERSTATES
83	CENTRAL LOCATION	CENTRAL LOCATION
84	TO GET M1	
91	FAVORABLE LAND COST & ACCESS TO I40	ACCESS TO I40
93	OWNED PROPERTY	
94	CLOSE TO CUSTOMERS	CLOSE TO CUSTOMERS
95	GOOD LOCATION	CLOSE IN, EASY TO FIND, PROPER ZONING
100	RAILROAD SPUR PROXIMITY, EASY ACCESS	EASY ACCESS - GOOD LOCATION
101	GOOD BUY ON BUILDING	EASY ACCESS TO FREEWAY
112	PURCHASE FROM PREVIOUS OWNER	ACCESS - CLOSE TO I40 - LOW RENT
118	EXISTING	EASY ACCESS TO FREEWAY
126	IT'S WHERE I LIVE	ACCESS, CHARACTER, SENSE OF COMMUNITY
129	TYPE OF FACILITY & PRICING	ACCESS TO FREEWAY & CONSIGNEES
134	TO BE DOWNTOWN	BEING DOWNTOWN
136	PRICE WAS RIGHT	CLOSE TO FREEWAY
137	CLOSE TO DOWNTOWN	QUIET
139	WE WANTED SCHOOL & CHILD CARE CENTER TO BE IN A RESIDENTIAL AREA	RESIDENTIAL ATMOSPHERE
140	CLOSE TO COMMERCIAL AREA	FREEWAY ACCESS - COMMERCIAL AREA
141	CITY DONATED THE LAND TO THE STATE	PROXIMITY TO OLDTOWN & DOWNTOWN
143	LOCATION & PRICE	CLOSE TO OLD TOWN, EASY ACCESS
146	CLOSE TO MUSEUM	
153	I40 LOCATION - ACCESS TO OLD TOWN	FRIENDLY PEOPLE, ACCESS TO OLD TOWN, I40 & DOWNTOWN
161	BEAUTIFUL OLD HOME. CLOSE TO OLD TOWN	ITS NICE - OLD TOWN IS GREAT
163	LESS TRAFFIC THAN IN THE HEIGHTS	LESS TRAFFIC THAN IN THE HEIGHTS
176	OUT GREW OLD LOCATION	PARKING EASY TO FIND & ZONING
180	M1 ZONING	FREEWAY ACCESS FOR LARGE TRUCKS
182	ASSOCIATED BUSINESS IS HERE	CONVENIENCE
184	AREA OF TOWN	EASY ACCESS TO HIGHWAY
185	LOCATION	GENERALLY VERY GOOD
188	GOOD FREEWAY ENTRANCE/CHEAP BUILDING	BEEN HERE SO LONG IT FEELS LIKE HOME

REPORT BY: PLANNING DEPARTMENT, CITY OF ALBUQUERQUE

SAWMILL QUESTIONNAIRE
DUMP OF RESULTS - USE FOR FINDING TYPING ERRORS

09:36 Wednesday, January 29, 1992 4

QUESTIONNAIRE NUMBER	WHAT IS DISLIKED ABOUT SAWMILL AREA	STREET SYSTEM ADEQUATE FOR NEEDS
1	LACK OF WEED CONTROL	YES
2	CRIME	YES
4	HIGH TRAFFIC AREA	NO
6	NONE	YES
8	NONE	YES
10	ONLY PROBLEM HAS BEEN OCCASIONAL DEFACING OF PROPERTY WITH GRAFFITI	YES
16	LACK OF IMPROVEMENTS STREETS, LIGHTING, STILL LOOKS 50'S	YES
17	TRANSIENTS/GANG PROBLEMS/JOB CORP/VANDALISM	NO
18	I WORRY ABOUT MY SAFETY AFTER DARK	NO
21		YES
40		YES
42	CONSTANT STREET REPAIR	YES
44		YES
46	ABSENTEE LANDLORDS	YES
47	POVERTY	YES
48	GENERAL CONDITION	YES
51	N/A	NO
53		YES
55	SHIFT IN POPULATION GROWTH	YES
61		YES
62	CRIME & UNKEMPT	NO
81	ZONING REQUIREMENTS NOT OBSERVED BY ALL	NO
83		YES
84	NONE	YES
91	COMMENT TO LONG; SEE QUESTIONNAIR	NO
93		NO
94	N/A	YES
95	TOO MUCH M1. PROPERTY STILL USED JUST FOR RESIDENCE	YES
100	NOTHING	YES
101	RUN DOWN BUILDINGS IN SURROUNDING AREA	NO
112		YES
118	DETERORATED PROPERTY VALUE	YES
126	POOR STREET LIGHTING, POOR GENERAL UPKEEP	NO
129	LACK OF STREET LIGHTING - CRIMES - POLICE PATROL	NO
134	NOTHING	YES
136	GANGS	NO
137	I HAVE BEEN ROBBED OR BROKEN IN 7 TIMES IN 4 YEARS	YES
139	TRAFFIC	NO
140		NO
141	LACK OF UPKEEP IN RESIDENTIAL AREAS, CRIME IN TIGUEX PARK	YES
143	CRIME - BUGULARY	YES
146	NO PARKING	YES
153	DRUG TRAFFIC, ADDICTS	NO
161	NOTHING	YES
163	TRAFFIC LIGHTS ARE NOT SYNCHRONIZED FOR MAX FLOW	YES
176	EXCESSIVE TIME IT TAKES THE CITY TO GET ROADS REPAIRED I.E. 4TH ST	YES
180	MUD PARKING LOT	YES
183	SEEMS TO BE A LOT OF THEFT & VANDALISM	YES
184		NO
185		YES
188	GRAFFITI & CRIME	YES

REPORT BY: PLANNING DEPARTMENT, CITY OF ALBUQUERQUE

SAWMILL QUESTIONNAIRE
DUMP OF RESULTS - USE FOR FINDING TYPING ERRORS

09:36 Wednesday, January 27, 1992 3

QUESTIONNAIR NUMBER	WHY STREET SYSTEM NOT ADEQUATE	18 WHEELERS SERVICE BUSINESS	IN-TOWN VEHICLES SERVICE BUSINESS	OTHER QUESTION 10 COMMENTS
1		YES	YES	YES
2		YES	NO	
4	WOULD LIKE TO SEE MORE STREET LIGHTS			N/A
6		YES	YES	YES
8		YES	YES	YES
10		YES	YES	
16		YES	YES	3 SALES
17	HARD TO GET IN & OUT OF CENTER	YES	YES	
18	MORE LIGHTS	NO	YES	
21		YES	YES	
40	ONLY PROBLEM HAS BEEN THE CONSTANT ROAD CONSTRUCTION	NO	YES	
42		YES	YES	
44		NO	YES	
46		NO	NO	NONE
47		YES	YES	YES
48		YES	YES	CARS/VANS
51	PARKING, OTHERWISE OK	NO	NO	NONE EXCEPT FOR ON STREET
53		YES	YES	
55		NO	YES	
61		YES	YES	
62	NEED WIDER STREETS	YES	YES	
81	LIGHTING	YES	YES	YES
83		YES	YES	
84	BUT WIDTH ONLY	NO	NO	UP TO 1 TON ONLY
91	NEED ASPEN CUT THROUGH TO RIO GRANDE	YES	YES	YES
93		NO	YES	YES
94		NO	YES	
95	STREET COULD HAVE BEEN LAID OUT WIDER	NO	YES	PICKUPS
100		YES	YES	
101	NEED MORE STREET LIGHTS	NO	YES	
112		NO	YES	
118		YES	YES	HEAVY EQUIPMENT DELIVERY
126	STREET LIGHTS	NO	YES	UPS DELIVERY TRUCKS
129	COMMENT TO LONG; SEE QUESTIONNAIR	YES	YES	
134		NO	NO	NONE
136	SOMEWAHT; ALLEY IS NEGLECTED; POT HOLES	NO	YES	
137		YES	YES	
139	WE WOULD LIKE A SCHOOL ZONE	NO	NO	N/A
140	FAIR	NO	YES	
141		YES	YES	
143		YES	YES	1 18 WHEELER PER WEEK
146		NO	YES	
153	19TH STREET FROM ZEARING TO BELLAMAH SHOULD BE PAVED	YES	YES	GASOLING DELIVERY TRUCKS
161		NO	YES	
163		NO	YES	
176		YES	YES	
180		YES	YES	
183		YES	YES	
184	TRUCKS BACKING IN OUR LOT-VEHICLES PARKED ON STREET	YES	YES	HAVE BOTH
185		YES	NO	
188		YES	YES	YES

REPORT BY: PLANNING DEPARTMENT, CITY OF ALBUQUERQUE

SAWMILL QUESTIONNAIRE
DUMP OF RESULTS - USE FOR FINDING TYPING ERRORS

09:36 Wednesday, January 29, 1992 6

QUESTIONNAIRE NUMBER	TRUCKS USED FOR PICK-UPS	TRUCKS USED FOR DELIVERIES	TIME OF DAY TRUCKS USED	FREQUENCIES OF TRUCK SERVICE	PROBLEMS ENCOUNTERED BY TRUCKS
1	YES	YES	24 HOURS	DAILY	
2	YES	YES	AM & PM		NONE
4					
6	YES	YES	ALL DAY	ALWAYS	NONE
8	YES	YES	ALL DAY	ALWAYS	NONE
10	YES	YES	ALL DAY	DAILY	NONE
16	YES	YES	8AM - 7PM		N/A
17	YES	YES	EARLY AM - MID PM	DAILY	PARKING FOR BEVERAGE TRUCKS
18	NO	YES			
21	YES	YES	24 HOURS	DAILY	MINIMAL
40	NO	YES	9 TO 4	ONCE A DAY	
42	YES	YES	8AM-430PM	Y	STREET CONSTRUCTION
44	NO	NO			
46	NO	NO			
47	YES	YES	8AM-6PM	4 TO 6 TIMES A DAY	
48	YES	YES	8AM-5PM	12/DAY	
51	YES	YES	8AM-6PM		PARKING
53	YES	YES	ALL DAY		
55	NO	YES	830-5PM	THROUGH OUT DAY	NONE
61	YES	NO	8AM-5PM		TO MANY CARS PARKED ON MCKNIGHT STREET
62	YES	YES	ANY TIME UP TO 2AM		STREET NOT WIDE ENOUGH
81	YES	YES	8AM-5PM	DAILY	LAS TOMASES IS SUB-STANDARD STREET
83	YES	YES	7AM-6PM		
84	YES	YES	8AM-5PM	4 TIMES DAILY	WIDTH OF STREET
91	YES	YES	ALL HOURS	NUMEROUS=CONSTANT	RR TRACKS, SOMETIMES HARD TO ACCESS 12TH FROM ASPEN
93	NO	YES	ALL DAY		
94	NO	YES	DAYTIME		NONE
95	YES	YES	ALL	LOW	NARROW STREET
100	YES	YES	8AM-5PM	EVERY HOUR	NONE
101	YES	YES	8AM-5PM	DAILY	
112	YES	YES	ALL		?
118	NO	YES	BUSINESS HOURS	2-3 TIMES/DAY	NOT KNOWN
126	YES	YES	ANY		NONE
129	YES	YES	7AM-6PM	DAILY	NONE
134	NO	NO			
136	NO	YES	8AM-5PM	1 A DAY	ALLEY SIZE
137	NO	YES	VARY	ONCE PER WEEK	NO PARKING
139	NO	NO			
140	YES	YES	ALL DAY		TRAFFIC
141	YES	YES	ALL DAY	DAILY	NONE
143	NO	YES	AM	1 PER WEEK	NONE
146	YES	YES	8AM-5PM	2 TIMES A WEEK	NONE
153	NO	YES	7AM-2PM	4 DAYS A WEEK	NONE
161	NO	YES	8AM-12, 2PM-5PM		NONE
163	NO	YES		3-4/WEEK	PARKING
176	YES	YES	ALL DAY	DAILY	CONSTRUCTION DETOURS
180	YES	YES	8-5	DAILY	
182	YES	YES	8-5		
184	YES	YES	6AM-5PM	ALL DAY	SEE QUESTION 9 ABOVE
185	YES	YES	5		NONE
188	YES	YES	9AM-4PM		NONE

REPORT BY: PLANNING DEPARTMENT, CITY OF ALBUQUERQUE

SAWMILL QUESTIONNAIRE
DUMP OF RESULTS - USE FOR FINDING TYPING ERRORS

09:36 Wednesday, January 29, 1992 /

QUESTIONNAIRE NUMBER	TRUCK ROUTE IN & OUT OF SAWMILL AREA	QUESTION 11 COMMENTS	OWN RAILROAD SPUR	USE RAILROAD SPUR	QUESTION 12 COMMENTS	PROBLEMS WITH GARBAGE PICK-UP
1	I40 & 12TH ST.		YES	YES		NO
2	FREEWAY		NO	NO	NO	NO
4		N/A	NO	NO		NO
6	12ST FREEWAY		NO	NO		NO
8	12ST FREEWAY		NO	NO		NO
10	12TH ST		NO	NO		NO
16	FREEWAY - 12TH		NO	YES		YES
17			NO	NO		YES
18			NO	NO		NO
21	I40		YES	YES		NO
40	DON'T KNOW		NO	NO		NO
42	4TH NORTH & SOUTH		NO	NO		NO
44			YES	NO	NO COMMENT ON USE	NO
46		NONE	NO	NO		NO
47	5TH & 6TH		NO	NO		YES
48	6TH TO HAINES TO 5TH TO I40		NO	NO		NO
51			NO	NO		NO
53			NO	NO		NO
55			NO	NO		NO
61	I40		NO	NO		NO
62	UNKNOWN		NO	NO	N/A	YES
81	LAS TOMASES; ASPEN		NO	NO		NO
83			NO	NO		NO
84	6TH & 5TH		NO	NO		NO
91	12TH STREET		NO	NO		NO
93	ASPEN - LOS TOMASES - 6TH		NO	NO		NO
94	N E S W		NO	NO		NO
95	OFF ASPEN TO 5TH OR 6TH		NO	NO		NO
100	RIO GRANDE TO BELLAMAH		NO	YES		NO
101			NO	NO		NO
112	?		NO	NO		NO
118	6TH ST EXIT OFF I40		NO	NO		NO
126			NO	NO		NO
129	6TH STREET		NO	NO		NO
134		QUESTION N/A	NO	NO		NO
136	5TH		NO	NO		YES
137	MOUNTAIN RD		NO	NO		NO
139		QUESTION N/A	NO	NO		NO
140	5TH OR 6TH STREET		NO	NO		NO
141	RIO GRANDE TO MOUNTAIN		NO	NO		NO
143	20TH TO RIO GRANDE		YES	NO		NO
146	UNKNOWN		NO	NO		NO
153	I40		NO	NO		NO
161	RIO GRANDE BLVD		NO	NO		NO
163	OFF MOUNTAIN OR RIO GRANDE		NO	NO		NO
176			NO	NO		NO
180	FREEWAY/RIO GRANDE		NO	NO		YES
183			NO	NO		NO
184	OFF RIO GRANDE ONTO ZEARING			NO	HAVE SPUR, DON'T USE	NO
185	ZEARING TO RIO GRANDE		YES	NO		YES
188	ZEARING TO RIO GRANDE TO I40		NO	NO		NO

REPORT BY: PLANNING DEPARTMENT, CITY OF ALBUQUERQUE

DUMP OF RESULTS - USE FOR FINDING TYPING ERRORS

QUESTIONNAIR NUMBER	PROBLEMS WITH WEED & LITTER	PROBLEMS WITH POLICE PROTECTION	PROBLEMS EXPLAINED	CONSIDERING MOVING BUSINESS
1	YES	NO	NO WEED CONTROL, SUMMER & WINTER	NO
2	NO	NO		NO
4	NO	NO		NO
6	SEE COMMENTS	NO	PEOPLE USING BUSINESS DUMPSTERS	NO
8	SEE COMMENTS	NO	PEOPLE USING BUSINESS DUMPSTERS	NO
10	NO	NO		NO
16	YES	YES	COMMENTS TO LONG; SEE QUESTIONNAIR	YES
17				NO
18	YES	YES	NEED MORE POLICE PATROLING	NO
21	NO	NO		NO
40	NO	NO		NO
42	NO	NO		NO
44	NO	NO	NO INFORMATION GIVEN	NO
46	NO	NO		NO
47	YES	YES	COMMENTS TO LONG; SEE BACK OF QUESTIONNAIR	NO
48	NO	NO		NO
51	NO	NO		YES
53	NO	NO		NO
55	NO	NO		NO
61	NO	YES	A LOT OF VANDALISM	NO
62	YES	YES	SEE QUESTIONNAIR FOR FULL PAGE OF COMMENTS	YES
81	YES	NO	NEIGHBORING PROPERTIES NOT WELL MAINTAINED, VACRANT PROPERTY	NO
83	NO	NO		NO
84	NO	NO		NO
91	NO	YES	DUE TO OUR LOCATION THEY SAY THEY SELDOM DRIVE BY	NO
93	NO	NO		NO
94	NO	NO		NO
95	NO	NO		NO
100	NO	NO		NO
101	YES	YES		NO
112	NO	NO		NO
118	YES	NO	STREETS ARE NOT CLEANED	NO
126	YES	NO	AREA IS ALWAYS WEEDY & DIRTY, CHRONIC & ENDERIC W&L	NO
129	YES	YES		NO
134	NO	NO		NO
136	NO	NO	GARBAGE PICK UP IS ERRATIC	NO
137	NO	YES	SEE QUESTION 8 ABOVE ABOUT ROBBERIES & BREAK INS	NO
139	NO	NO		NO
140	NO	NO		NO
141	NO	NO		NO
143	NO	NO		NO
146	YES	NO	NOT CUT OR CONTROLLED	NO
153	NO	NO		NO
161	YES	YES	VEHICLE BREAK-INS; WEEDS IN SUMMER ALONG THE BLVD	NO
163	NO	NO		NO
176	NO	NO		
180	NO	NO	IF A DELIVERY TRUCK IS HERE OR BACK GATE SHUT, DON'T STOP	YES
183	NO	NO		YES
184	NO	NO		NO
185	YES	NO	PEOPLE DUMP ON 19TH STREET	NO
188	NO	YES	DRUG DEALERS/GUNFIRE/BREAK-INS	NO

REPORT BY: PLANNING DEPARTMENT, CITY OF ALBUQUERQUE

SAWILL QUESTIONNAIRE
DUMP OF RESULTS - USE FOR FINDING TYPING ERRORS

09:30 Wednesday, January 27, 1992 7

QUESTIONNAIRE WHY MOVING
NUMBER BUSINESS

1
2
4
6
8
10
16 WOULD LIKE TO UPGRADE IMAGE & APPEARANCE
17
18
21
40
42
44
46
47
48
51 LARGER PLACE
53
55
61
62 ALBUQUERQUE IS NOT THE BEST PLACE FOR A GROWING COMPANY
81
83
84
91
93
94
95
100
101
112
118
126
129
134
136
137
139
140
141
143
146
153
161
163
176 COMMENT TOOLONG; SEE QUESTIONNAIRE
180 NEED MORE ROOM
183 COMPANY OUT GROWING THE LEASED PORTION OF THE BUILDING
184
185
188

REPORT BY: PLANNING DEPARTMENT, CITY OF ALBUQUERQUE

HOW TO
QUESTIONNAIR DEVELOP AREA
NUMBER AROUND BUSINESS

1 NONPOLLUTING INDUSTRIAL
2 MORE STREET LIGHTS
4
6
8
10 SIMILAR TYPE OF WAREHOUSE-DISTRIBUTION, SINGLE FAMILY & MULTI-FAMILY
16 TREES - LITTER CONTROL - DEVELOP OLD BUILDING - GENERATE ACTIVITIES
17
18 COMMENT TO LONG; SEE QUESTIONNAIR
21
40
42 WITH AS LITTLE CITY INTERFERENCE AS POSSIBLE
44
46 OFF & COMMERCIAL/MULTI FAMILY/SINGLE FAMILY
47
48 OLDER BUILDINGS RENOVATED (40+ YEARS OLD)
51 N/A
53
55 LIGHT BUSINESS
61 HAVE NO THOUGHTS
62 COMMENTS TO LONG; SEE QUESTIONNAIR
81 MIXED RESIDENTIAL/BUSINESS
83 COMMERCIAL - INDUSTRIAL
84
91 LIGHT INDUSTRIAL, MOTEL & RESTAURANT AT 140 & 12TH
93
94
95 COMMENT TO LONG; SEE QUESTIONNAIR
100 UNSURE
101 BRING IN MORE BUSINESSES (COMMERCIAL)
112
118
126 CLEARER SEPARATION OF RESIDENTIAL & COMMERCIAL USE AREAS
129
134 SOME UTILIZATION OF UNOCCUPIED BUILDING
136 NO OBJECTION TO PRESENT SITUATION
137 MORE LOCAL BUSINESS
139 CONTINUATION OF RESIDENTIAL DEVELOPMENT & SMALL BUSINESS
140 CLEAN & PAINT BUILDING - STOP GRAFFITI
141 COMMENT TO LONG; SEE QUESTIONNAIR
143 NO OPINION - WE HAVE GOOD NEIGHBORS WITH THE MUSEUM
146 HISTORIAL AREA - RETAIL - MUSEUM - AND OTHERS
153 LARGE APARTMENT COMPLEX - BUSINESS PARK ETC
161 COMMERCIAL IN THIS IMMEDIATE AREA - ESPECIALLY ART GALLERIES ETC
163
176 COMMENT TO LONG; SEE QUESTIONNAIR
180 PAVED PARKING LOT
183
184
185 PAVE 19TH STREET - CLEAN UP DUKE CITY LUMBER AREA - FIX FENCES
188 COMMENT TO LONG; SEE QUESTIONNAIR

SAWILL QUESTIONNAIRE
DUMP OF RESULTS - USE FOR FINDING TYPING ERRORS

09:36 Wednesday, January 27, 1972 11

QUESTIONNAIR WAYS TO IMPROVE
NUMBER CONDITIONS FOR BUSINESS

GENERAL
QUESTIONNAIR
COMMENTS

1	BETTER HOUSEKEEPING & LANDSCAPING OF AREA	
2	MORE POLICE PRESENCE	
4		
6		
8		
10		
16	COMMENTS TO LONG; SEE QUESTIONNAIR	COMMENTS TO LONG; SEE QUESTIONNAIR
17	CLEAN UP & DEVELOP OLD INDIAN SCHOOL AREA	
18	COMMENT TO LONG; SEE QUESTIONNAIR	
21	MORE STREET LIGHTING	
40	VACANT LOTS KEPT UP - USED FOR PARKS OR RESIDENTIAL USE	
42	ELIMINATION OF PLANNING DEPT & EPC	
44		
46	TRANSITION ZONING FROM 4TH TO 7TH	
47	COMMENTS TO LONG; SEE BACK OF QUESTIONNAIR	
48	LIMIT PARKING AT CORNERS THAT BLOCK VISION TO TRAFFIC ON 6TH & 5TH	
51		
53		
55		
61	CLEAN UP THE GANG PROBLEM	
62	COMMENTS TO LONG; SEE QUESTIONNAIR	
81	BETTER ZONING ENFORCEMENT	
83		
84		
91	COMMENT TO LONG; SEE QUESTIONNAIR	COMMENT TO LONG; SEE BACK OF QUESTIONNAIR
93		
94		COMMENT TO LONG; SEE BACK OF QUESTIONNAIR
95	COMMENT TO LONG; SEE QUESTIONNAIR	
100	UNSURE	
101		
112		
118		
126	COMMENT TO LONG; SEE QUESTIONNAIR	COMMENT TO LONG; SEE BACK OF QUESTIONNAIR
129	MORE STREET LIGHTS & POLICE PATROLS	
134	?	
136		
137	LANDSCAPING/BETTER LIGHTING/ETC	
139	STREET BUTIFICATION	
140	LESS TRAFFIC	
141	COMMENT TO LONG; SEE QUESTIONNAIR	
143	ATTRACT MORE BUSINESS - LOCAL SECURITY	
146	UNKNOWN	
153	SAME AS ABOVE	
161	COMMENT TO LONG; SEE QUESTIONNAIR	
163	COMMENT TO LONG; SEE QUESTIONNAIR	
176	COMMENT TO LONG; SEE QUESTIONNAIR	
180	NONE	
183		
184		
185	DO NOT KNOW	
188	COMMENT TO LONG; SEE QUESTIONNAIR	COMMENT TO LONG; SEE QUESTIONNAIR

REPORT BY: PLANNING DEPARTMENT, CITY OF ALBUQUERQUE

SAWMILL PLAN COMMITTEE REPORTS

After nearly a year of meetings, the Planning Department produced a Discussion Draft that summarized community discussions and offered recommendations that the community could discuss and further refine. It included a discussion of plan area strengths and issues, a mission statement, ten goals, and ten lists of proposed strategies to address each goal. After the May 1992 Discussion Draft was distributed and a public meeting was held, people from the community were asked to form committees to flesh out action plans for a sector plan. Committees met throughout the summer and fall. A public meeting was held in the fall to discuss the committees' progress and talk about their recommendations.

The Neighborhood Protection and Community Identity Conservation Committee, the Transportation Committee, and Vacant Land Development Committee all submitted final reports. The Sawmill Advisory Council operated as their own committee and offered several additional recommendations for Neighborhood Preservation, Culture and History Preservation, Increasing and Improving Housing, and Economic Development and Employment.

Out of these recommendations came two City contracts: one with Dekker/Perich and Associates to develop a Sawmill Revitalization Strategy for vacant land reuse and one with Clarion Associates to develop industrial performance standards. The reports from these two contracts and the community led to the development of the sector plan.

**NEIGHBORHOOD PROTECTION AND COMMUNITY IDENTITY CONSERVATION
COMMITTEE RECOMMENDATIONS Received September 24, 1992**

- 1. Protect existing neighborhoods and conserve and strengthen community identity and physical character. (goal from Discussion Draft)**

Committee proposals:

- 1 Preserving character and cultural aspects of neighborhoods**
- 2 Seek loan funds to assist in historic preservation**
- 3 Preserve similar street sizes as are currently in the area**
- 4 Property tax assistance for renters, seniors and long term residents**
- 5 Maintain railroad spurs and/or rights-of-way to use for inner city and tourist transportation**
- 6 Establish architectural standards with local residents as representatives on review boards or establish urban conservation or design overlay zone**
- 7 Provide Economic Community Development funds to assist renovation of commercial buildings that will enhance the character of the neighborhood**
- 8 Institute landscape requirements to beautify arterial streets**
- 9 Establish mechanism to purchase industrial land as it becomes available and hold in a land bank**

NEIGHBORHOOD PRESERVATION STRATEGIES FOR DISCUSSION (FROM THE SAWMILL ADVISORY COUNCIL)

The Sawmill Sector Development Plan provides for a multi-strategy neighborhood preservation program designed to rebuild the physical, economic and social character of this rich-in-history neighborhood. The program combines land use, zoning and design elements with cultural, financing and anti-displacement strategies. Like other strategies in this Plan, this program will require coordination among community, municipal government and private sector actors, working together and being cognizant of early-warning signals that should prompt intervention before destabilizing influences proceed too far. Change is inevitable in urban neighborhoods: the key is to anticipate, plan for and manage change in ways that preserve the Sawmill's social fabric, and enrich it, rather than leading to its undoing.

TO PRESERVE THE SAWMILL'S CULTURE AND HISTORY

1. The community works with Tomas Atencio of the UNM Oral History Program to collect and publish oral histories of residents and/or to produce displays and written histories about the community for local museums or other locations, and for publication.
2. Land use, zoning and design decisions for the Sawmill community are made with an eye toward stimulating development and investment that will be compatible with the neighborhood's culture and history, and in fact will promote it.
3. Facilities are developed (such as a Community Center) and activities are planned that promote the culture and history of the Sawmill community, and build upon it as a community strength.
4. The development of a strong organization of community residents is important in enabling the Sawmill neighborhood to avoid or stand up to problems of: health and the environment; physical encroachments that unduly exacerbate real estate appreciation; traffic congestion; and physical safety.
5. Strategies are put in place that hinder displacement and especially help long-time elderly residents.

These five broad strategies represent the overarching themes for the Neighborhood Preservation Strategy. Under these, the following activities are pursued. (Pick up the six categories of strategies described in the first draft.)

under TO CONSERVE NEIGHBORHOOD PHYSICAL CHARACTER, add

1. To plan and implement new development that is compatible with the development that currently exists

(Delete: TO PRESERVE AREA HISTORY, since that is included in the general strategy described above. Replace that section with a new section, to read as follows:)

TO AVOID DISPLACEMENT

1. To plan and implement incentives that promote and disincentives that hinder new development that is inconsistent with existing development, so as to avoid extraordinary real estate appreciation and property speculation.
2. To put in place land use, zoning and design provisions that diminish excessive real estate appreciation and property speculation.
3. To enable long-time families in the Sawmill, including elderly residents, among others, to remain in the community through such example programs as: loans and grants for fix-up; group painting programs; home maintenance services; social services designed to maintain elderly residents in an ambulatory manner; a circuit breaker initiative (or property tax assistance) for elderly residents; and reverse annuity mortgage financing for residents who have paid off their prior mortgage.
4. To establish a Community Land Trust in order to hold some property in the Sawmill affordable in perpetuity for community residents, businesses and institutions.

(Add to the section: To ADDRESS INAPPROPRIATE ZONING WITHIN AND ADJACENT TO NEIGHBORHOODS)

1. Establish a mechanism to purchase industrial land as it becomes available and its environmental hazards are eliminated, and hold it in a land bank until it can be more responsibly developable.

(The other sections can remain generally as they were in the first draft.)

**INCREASE AND IMPROVE HOUSING WITHOUT DISPLACING CURRENT RESIDENTS
RECEIVED FROM SAWMILL ADVISORY COUNCIL September 24, 1992**

The Sawmill Sector Development Plan provides for a multi-strategy housing program to address the various housing needs of existing and future community residents. The program combines housing production, financing and service objectives and will require coordination among the community, municipal government and private sectors in order to be implemented effectively. The program is organized into planning, elderly, family and housing services groupings.

TO PLAN CURRENT AND FUTURE HOUSING STRATEGIES TO MEET THE COMMUNITY'S NEEDS:

City government will analyze housing conditions and needs in the Sawmill community on an ongoing basis to ensure that public strategies, which may pave the way for production and financing programs to be implemented, are appropriately responsive. This "bottom-up" planning approach may necessitate amendments to the City's Comprehensive Housing Affordability Strategy (CHAS) and HOME application, which the City is prepared to consider as the needs indicate. It will also necessitate consideration of approaches to coordinating the implementation of the programs and services that follow below.

ELDERLY HOUSING NEEDS AND STRATEGIES

For elderly homeowners in existing housing, the Plan calls for:

- Loans, including deferred repayment loans, and grants for home improvements, through NHS and City-funded programs
- weatherization and energy conservation grants through the state-funded Economic Opportunity Board
- Emergency repairs through the American Red Cross
- Minor repairs provided via handymen of the City's Office of Senior Affairs
- Consideration of a community-operated repair program
- Reverse annuity mortgages to enable elderly homeowners whose mortgages are paid off to remain in their homes
- Coordinated social services to enable elderly residents to remain in their homes.
- New housing will be considered for elderly residents in cases where gaps in the market have been identified.

A market survey will be conducted by the community and paid for by the City to determine whether unmet elderly housing needs may be met by:

a new rental housing complex, perhaps under the federal Section 202 program, or

new four-unit cluster developments, or

new single units attached to or behind newly-constructed single-family homes.

FAMILY HOUSING NEEDS AND STRATEGIES

For families who own existing homes, the Plan calls for:

Home improvement loans and grants

For families in need of new homes, the Plan calls for:

A Market survey to be conducted by the community and paid for by the City to determine whether unmet family housing needs may be met by:

- Newly constructed starter homes, built in a way that rooms can easily be added, by a not-for-profit developer such as NHS or by a Joint Venture of a not-for-profit and a for-profit developer

- Newly constructed homes built on a sweat equity or partial sweat equity model

- Small rental housing developments, in four, six or eight unit groupings

HOUSING SERVICES AND SUPPORT STRATEGIES

- A comprehensive program of home buyer counseling, including credit counseling aimed at first-time home buyers administered by NHS
- A community-based program of down-payment and closing cost assistance for first-time home-buyers
- Social support services and reverse annuity mortgages for elderly homeowners, as noted above
- Design guidelines, used both to ensure that newly constructed housing is built well and blends into the neighborhoods' historical and cultural housing fabric. And to ensure that the housing is built affordably, not excessively.
- Zoning modifications to provide for at-home businesses and (attached or detached) second units built onto family homes or lots, for another family member or an unrelated elderly occupant.
- Responsible enforcement of the City's building codes, particularly with respect to absentee-owned properties, in order to ensure quality standards and proper upkeep.
- Improved integration of municipal government and private lending programs of financing, to introduce leveraged reinvestment into the Sawmill community and ensure affordability.
- Demolition of the few badly deteriorated properties, to pave the way for new infill construction
- Consideration of a Community Land Trust to preserve housing affordability over the long term
- The Plan will allow existing housing in non-residentially zoned portions of the Sawmill Sector Plan Area to exist as nonconforming uses until 2018 (40 years from the adoption of the 1978 Sector Plan zoning) As new housing is developed elsewhere in the neighborhood, families living in nonconforming housing will be given the first option to relocate.

DEFINING PRIORITIES IN THE SAWMILL SECTOR PLAN

As a guide to the organizations and individuals implementing this housing program, the Plan established the following priorities:

- 30% of the program's beneficiaries shall be families or individuals defined as very low income, that is, with annual household incomes below 50% of the median family household income for the Albuquerque Standard Metropolitan Statistical Area (SMSA)
- 50% of the program's beneficiaries shall be defined as low income, that is, with annual household incomes between 50% and 80% of the median family household income for the SMSA.
- 20% of the program's beneficiaries shall be defined as moderate income (with annual household incomes between 80% and 115% of the median family household income for the SMSA.

Resources to Implement this Program

Organizations may include:

- Neighborhood Housing Services
- Community development corporations and/or a community land trust established by neighborhood residents
- Homebuilders or other developers approved by neighborhood residents
- City of Albuquerque agencies
- State of New Mexico agencies
- Private not-for-profit organizations such as the American Red Cross
- Private lenders, individually or in groups

Financial Resources may include:

- NHS funds
- Community Development Block Grant funds
- HOME funds
- UDAG repayment funds
- State funds
- linked deposits from City and/or State funds
- Bond proceeds, including tax increment financing bonds
- Bank loans, secured and unsecured
- Reverse annuity mortgages for elderly homeowners with paid-off mortgages
- New Mexico Community Development Loan Fund loans.

TRANSPORTATION COMMITTEE RECOMMENDATIONS:
Received September 24, 1992

1. Collect and Coordinate Industrial Truck Traffic.

In conjunction with present roadways and the Downtown Center City Transportation Plan's proposed east-west corridor road, the Sawmill Sector Plan should specifically include increased accessibility to businesses (including present businesses located east of 12th Street and any future businesses to be located in vacant property west of 12th Street) from I-40 and other collector streets by the use of turning lanes, one-ways and other designations. Future roadways shall be designed and present roadways improved so as not to isolate any business or residential area. Sawmill neighborhood residents shall be able to initiate requests as well as have input in any proposals made in this regard. The Plan should also include diverters, barriers and signage directed to restrict industrial truck traffic from using residential neighborhoods as thoroughfares.

2. Differentiate Business from Regular Traffic

In conjunction with present roadways and with proposed Downtown Center City Transportation Plan, the Sawmill Sector Plan should specifically include traffic control signals, diverters and barriers, street closures, signage and other means of assisting business, visitor or resident traffic to observe and be attentive of travel through residential neighborhoods. The Plan should specifically prohibit any present or proposed road through a residential area from remaining or becoming a quick access thoroughfare with no traffic lights, stop signs, diverters or barriers where industrial, business, visitor or resident traffic are or would be encouraged to pick up speed. Sawmill neighborhood residents shall be able to initiate requests as well as have input in any proposals made in this regard regarding present or proposed roads. In order to alleviate personal parking at present and proposed businesses in the Sawmill area, the Plan should include recommendations regarding the routes and use of the public bus system with a proposed matching reward from businesses for use of the bus by their employees.

3. Provide Safe and Adequate Pedestrian/Bike Pathways

The Sawmill Sector Plan should specifically require: good surface, benches, trees, lighting, and allow the neighborhood to have input into the locations of each. The Plan should also include a strategy for police protection and other safety measures. The Plan should further include a connecting pathway of the entire Sawmill area, specifically between John Baron Burg Addition to the Wells Park area and to the Old Town museums and downtown.

**COMMITTEE REPORT: FOR GOALS 7 AND 8 IN THE MAY 1992 DISCUSSION DRAFT
DEVELOPING RELATED LAND USES ADJACENT TO THE MUSEUMS AND OLD TOWN AND GUIDING FUTURE DEVELOPMENT OF VACANT AND UNDER-USED LAND....Received January 15, 1993**

"Guide the future development of vacant industrially and commercially zoned land. Promote uses that are compatible with adjacent neighborhoods, including the museums and Historic Old Town."

The Sawmill area is in conflict; there is residential and institutional development next to industrial uses, fragmented and chaotic development, and visual and environmental blight. While it is unrealistic to think that the land use pattern is going to change entirely, we can guide future development to protect and enhance all hitherto competing interests. To do this, however, we need a vision of what we want the area to become. By working together, we can solve our problems.

The parameters of this solution will include:

1. Environmental clean-up and protection and encouraging "clean" industry to locate in the area.
2. Jobs for local residents, through mentoring, apprenticeship, active recruitment, or other outreach methods.
3. Developing a "show-case" area with a sustainable mixed-use, including industrial, commercial and residential.
4. Developing a first-class industrial park in the area. This would include visual barriers between different uses, i.e., berms, open space, fencing, etc.
5. Site plan control over the redeveloping area.
6. Preserving and maintaining the existing residential area, especially the culture and sense of neighborhood; a community center/meeting place will be important.
7. Pedestrian and bicycle linkages/friendly corridor, including trees and lighting, between the John Baron Burg area, Historic Old Town and the Natural History Museum, and the residential area southeast of Ponderosa Products, through such techniques as the possible multiple-use of the rail spurs in the area.
8. Additional, non-invasive road access in the area, while collecting and coordinating commercial-industrial traffic. A traffic light is needed at Bellamah and Rio Grande; The John Baron Burg Addition should be linked to Old Town by strengthening the connection west of REI.
9. Developing the area next to the Freeway as an urban bosque, and linking it to a trail network. Look into making the possible Super Fund site into a wetlands.
10. Enforcement of existing laws on weeds and littering, illegal dumping, public drinking. etc.

To achieve this will be complicated. However, we can begin by meeting with such interested parties as the Santa Fe Railway about use of the rail spurs, Albuquerque Economic Development (AED) about promoting the area, Carole Radosevich at PNM about economic development, and the various state and local elected officials who represent our area. Additionally, we look forward to working with the consultant selected by the City to develop the Sawmill Redevelopment Strategy.

ECONOMIC DEVELOPMENT AND EMPLOYMENT STRATEGIES FOR DISCUSSION (from Sawmill Advisory Council 12/9/92)

The Sawmill Sector Development Plan provides for an integrated program of linking business development and labor force development under a broad and innovative community revitalization initiative. The business development strategy will build on the Sawmill's history as an industrial base, its proximity to highway systems, its rail spurs, its underutilized industrially-zoned real estate, its proximity to cultural institutions and to the downtown, and its labor force. The labor force strategy will build on the community's historical relationship between residents and community-based businesses, transform these into customized manpower training relationships, employ new institutional partners in the process, such as the University of New Mexico, the neighboring cultural institutions, and others, and put in place a family support network to personalize the reduction of barriers to the employment and upgraded employment of Sawmill community residents.

TO PROMOTE BUSINESS DEVELOPMENT:

1. The City prepares a market analysis of:
 - the business development strengths Albuquerque and the Sawmill community possess in order to identify business opportunities appropriate to pursue;
 - the businesses that presently exist in the community, their strengths, weaknesses and need for support, as well as an understanding of which can be expanded and which may support the location of new businesses that supply or purchase goods or services from them;
 - the shopping patterns of the Sawmill community to determine what retail services may be supportable;
 - the traffic and transportation patterns, strengths and weaknesses of the Sawmill community;
 - the timing of environmental clean-up steps and what businesses may expect in the short-term and in the longer-term as the community works to regenerate its business environment;
 - the financial and support capabilities of Albuquerque to stimulate community-based business development;
2. The City prepares a marketing strategy for implementing a jointly developed business development plan for the Sawmill community.
3. The City Plans for infrastructure improvements that lay an important foundation for business development success.
4. The City helps bring to this business development strategy the support resources of Albuquerque Economic Development, the Greater Albuquerque Chamber of Commerce and others.
5. The City and the Sawmill community support existing businesses toward building a strong and effective business association that can promote business development in the Sawmill, and act as an ombudsman in overseeing its implementation.

6. The City and the Sawmill community work to build a community Center in a location that will spur natural business development around it.
7. The City and the Sawmill community work to ensure that the necessary development tools are in place to make a responsible business development strategy happen. These may certainly include: zoning changes, real estate acquisition and assembly, site preparation, capital infrastructure improvements, hard and soft capital financing and business credit, and business support services.
8. The City and the Sawmill community promote business incubators as one means for seeding growth of new small businesses and providing entrepreneurial opportunities for present community residents.

TO PROMOTE LABOR FORCE DEVELOPMENT

Restoration of a community's social and economic fabric appears to depend on reaching a critical mass of activity that affects perceptions and decisions of residents, employers, entrepreneurs and the confidence of all of them in the community's future. To this end, multiple strategies need to be pursued simultaneously.

1. Existing businesses need help to ensure that they are productive places for community residents to work. This will include expansion help to open up new jobs, in addition to turnover jobs.
2. A customized manpower training program needs to be established to connect the community, by written contract, to the complement of workers and employer needs, with the employer playing a partner's role in the actual design and implementation of such training.
3. Increasing minority ownership of the Sawmill's industrial base would have a positive impact on minority employment.
4. Self-employment strategies targeted to Sawmill families may provide economic gains and alternative choices for those who find conventional employment neither fulfilling nor likely.
5. Growth of existing small businesses and the start-up of new small businesses with entry level and career path opportunities will generate more jobs relevant to lower-income residents.
6. New business start-ups, by residents or non-residents, replace dying businesses, produce the next generation of firm owners, and add to the economic base.
7. Special programs to support the special needs of low-income individuals and families, including the use of multiple support organizations working together on a comprehensive family support initiative.
8. An affirmative action program written into the Sawmill Sector Plan, whether by First Source Hiring Agreement or by another specially developed agreement, that provides for Sawmill residents to be extended reasonable opportunities for employment during the planning, construction and operational phases as, and after, the Plan is implemented.

PLAN MISSION AND GOALS

The following plan mission and goals were developed as a result of public input from meetings held in 1991 and 1992.

PLAN MISSION

DEVELOP A TEN YEAR ACTION PLAN TO

- PROTECT AND IMPROVE SECTOR PLAN AREA RESIDENTIAL NEIGHBORHOODS,**
 - ENSURE THE ORDERLY EXPANSION OF MUSEUMS/OLD TOWN AREA,**
 - ENCOURAGE BUSINESSES THAT CONTRIBUTE TO RESIDENTIAL STABILITY, PROVIDE WELL PAID JOBS AND ARE ENVIRONMENTALLY SAFE,**
- 63D**
- REUSE VACANT LAND POSITIVELY TO ACHIEVE AREA GOALS.**

PLAN GOALS

- 1. Conserve and build on community identity and historic character.**
- 2. Protect and improve existing residential neighborhoods.**
- 3. Prevent new environmental hazards, correct existing environmental problems and promote resource conservation.**
- 4. Increase and improve housing without displacing current residents.**
- 5. Improve circulation for people walking, bicycling, using public transportation and/or driving.**
- 6. Develop local recreational services for people living and working in and near the Sawmill Plan area.**
- 7. Promote programs to prevent crime.**
- 8. Guide the future development of vacant land. Promote uses compatible with adjacent neighborhoods, the museums and Historic Old Town.**
- 9. Support commercial and industrial revitalization, jobs and job training for local residents that do not conflict with other plan goals.**
- 10. Continue to improve City owned properties, public right-of-way, and public infrastructure.**

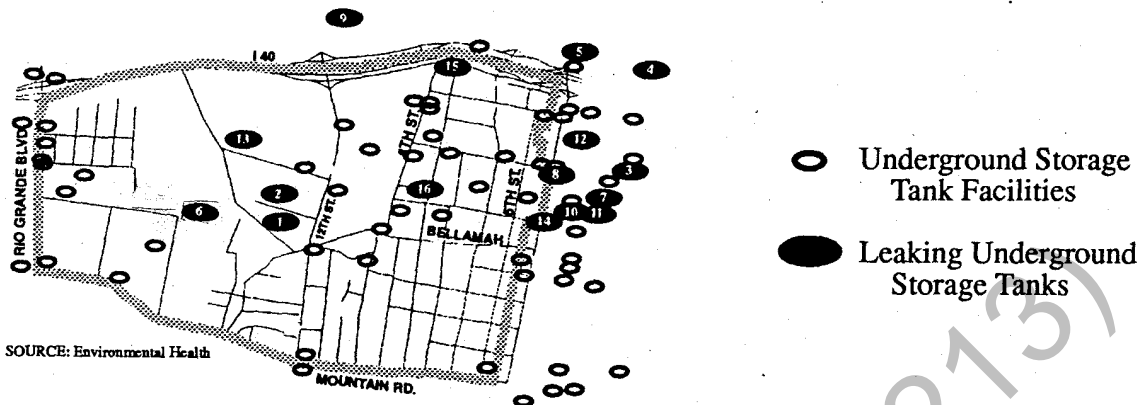
APPENDIX B

ENVIRONMENTAL STATUS, POLICIES AND FORMS

REPEALED (R-17-213)

GROUNDWATER POLLUTION THREATS

The City's June 1990, Threat Characterization Report identified and listed all potential groundwater pollution threats in the City and County. The map below shows all underground storage tanks in the Sawmill Plan Area.



LEAKING UNDERGROUND STORAGE TANK REMEDIATION STATUS

In March and April 1992, the City of Albuquerque Environmental Health Department (AEHD) and the New Mexico State Environment Department (NMED) provided the following information on the status of known leaking underground storage tanks in the Sawmill Plan area.

1 Duke City Lumber

Contaminated soils and groundwater over one acre of site

Reclamation Plan being reviewed by City (Source: AEHD)

2 Super Value (Bellamah)

Contaminated soils, diesel fuel floating on water table and dissolved constituents in groundwater (Source: AEHD)

Under reclamation for past three years
Reclamation process may need enhancement (Source: AEHD)

3 Bradbury and Stamm

Soil contamination and localized dissolved plume in groundwater

Still under reclamation (Source: AEHD)

4 Ryder Truck

Soil contamination/dissolved plume

Remediation has had positive results and contaminant levels are significantly down (Source: AEHD)

5 Vickers

Soil contamination/dissolved plume over 500 feet long

Hydrologic investigation should be completed this spring

No active remediation yet (Source: AEHD)

6 Ponderosa Products

Groundwater contamination

Monitoring reports submitted to NMED four times a year

Remediation began four years ago

Substantial amount of contaminant plume has been remediated. May take at least five more years to remediate. (Source: NMED)

7 Freeway Liquors

Soil contamination, dissolved product in groundwater and extensive floating free product

Remediation underway (Source: AEHD)

8 Old Conoco Station

Gasoline contamination

Responsible party claims financial

inability to proceed with site investigation and remediation (Source: AEHD)

9 Chevron

Soil and groundwater contamination

Remediation began January 1992 (Source: AEHD)

10 Borden Dairy

Soil contamination and minor groundwater contamination

About 1/2 of contaminated soil has been excavated (Source: AEHD)

11 Creamland Dairy

Soil and minor groundwater contamination

Remediation has significantly improved the situation (Source: AEHD)

12 Gas Card (Brewer Oil)

Dissolved gasoline plume over 200 feet long, probably soil contamination

Responsible party refuses to investigate problem

Notice of violation was issued and compliance order is pending (Source: AEHD)

13 Super Value (Aspen)

Soil contamination and diesel fuel floating on groundwater

On site investigation underway (Source: AEHD)

14 City Yards, Fourth Street

Fuel tank release, May 1991

Hydrogeologic investigation still in progress.

Reclamation not yet begun. (Source: NMED)

15 Bubba's Convenience Store

Soil and groundwater contamination

Hydrogeologic investigation still in progress

Reclamation proposal required (Source: AEHD)

16 Sun City Transfer

Soil contamination discovered when tanks pulled in 8/91

A soil boring done in April 1992 may suggest minimal contamination. (Source: AEHD)

CERCLIS SITES

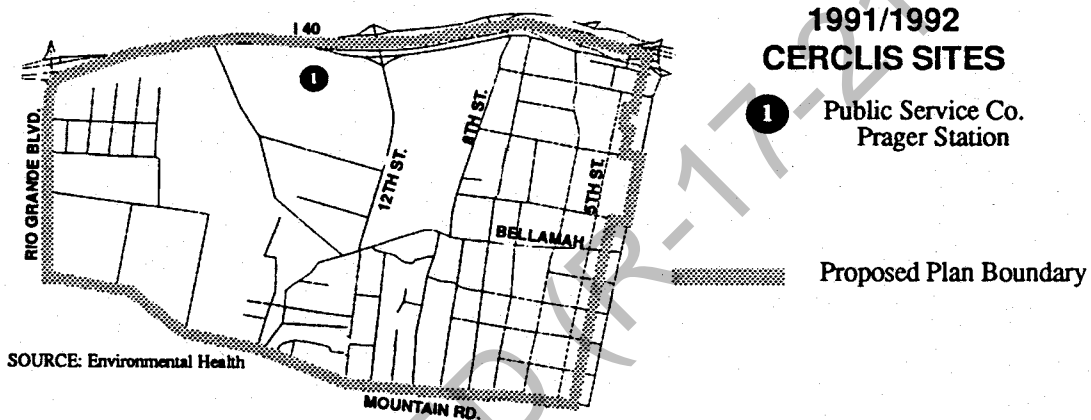
(Comprehensive Environmental Response Compensation and Liability Act List)

Public Service Company, Prager Site

CERCLA creates national policy and procedures for containing and removing releases of hazardous substances, and for identifying and cleaning sites contaminated with hazardous substances. **Sites are placed on the CERCLIS list following a complaint that an environmental pollution problem may exist.** After placement on the list, the site is evaluated to determine if it qualifies as a Superfund site. Placement on the CERCLIS list indicates only that the possibility of a problem exists. Individuals may examine CERCLIS files to determine a site's status. Some examples of status are 1) Site Discovery (site just listed), 2) Preliminary Assessment, 3) Site Inspection, 4) No Further Action (the EPA or State Environment Department investigated the side and determined that no further action is required), or 5) In Remediation.

Prager Station In 1992, the site was still being investigated. PNM had done some pre-remediation and was testing how to clean contamination. An action plan was completed and soil remediation is still in progress in 1995. (Source: NMED)

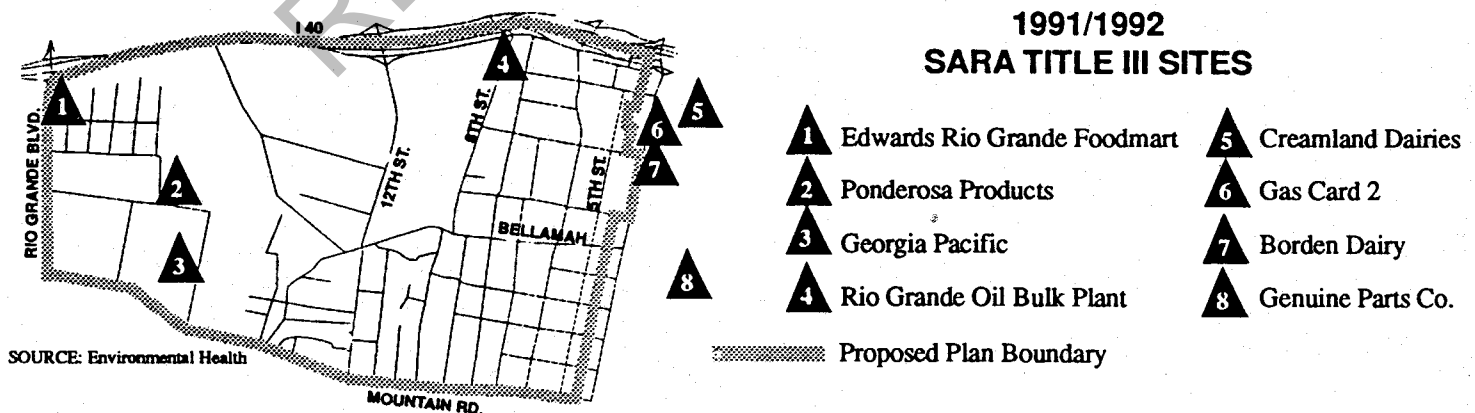
According to U.S. EPA Superfund Program Cerclis Listing 2/14/95, no further remediation actions are planned for the Prager Station.



SARA Title III

(Superfund Amendments and Reauthorization Act)

SARA sites store hazardous products or use hazardous materials in their production processes. The Emergency Planning and Community Right-to-Know Act enacted as Title III of SARA in October 1986 is intended to increase community awareness of the quantity and types of hazardous chemicals used by and discharged from local industries. SARA Title III sites are required to develop emergency response plans for use in the event of releases of hazardous chemicals. This Federal law gives the public the right to information about the types and quantities of hazardous materials on these sites.

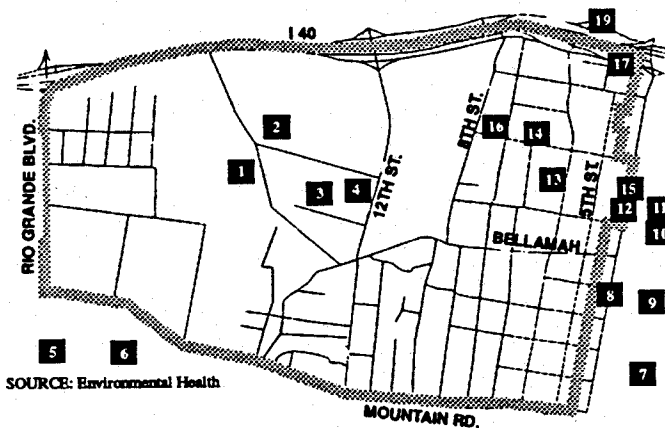


RCRA (1992 Status)

(Resource Conservation and Recovery Act)

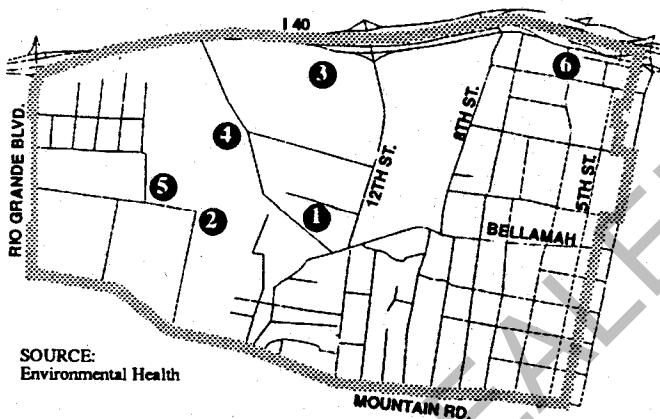
Listed sites are regulated and permitted by the EPA to generate, transport, treat, store and/or dispose of hazardous waste. Types and quantities of hazardous waste are documented and cradle to grave hazardous waste management requirements are specified. This law allows the public to know the type and quantity of hazardous waste involved and whether there has been a pollution event.

RCRA SITES



- | | |
|-------------------------------|----------------------------------|
| 1 Duke City Lumber | 11 Creamland Dairies |
| 2 Super Value (Aspen site) | 12 Bordon Dairy |
| 3 Super Value (Bellamah site) | 13 City of Albuquerque |
| 4 Modern Press | 14 National Research Labs |
| 5 Jorhees Candles and Gifts | 15 Albuquerque Police Department |
| 6 Albuquerque Museum | 16 Missouri Research Labs |
| 7 Foreign Auto Body | 17 Electrical Products |
| 8 Albuquerque Datsun | 18 Sunland International Trucks |
| 9 Yellow Freight Systems | 19 Childers Machine and Welding |
| 10 The McLeod Co. | 20 One Day Paint and Body Center |
- Proposed Plan Boundary

SITES MONITORED FOR AIR POLLUTION (1992 Status)

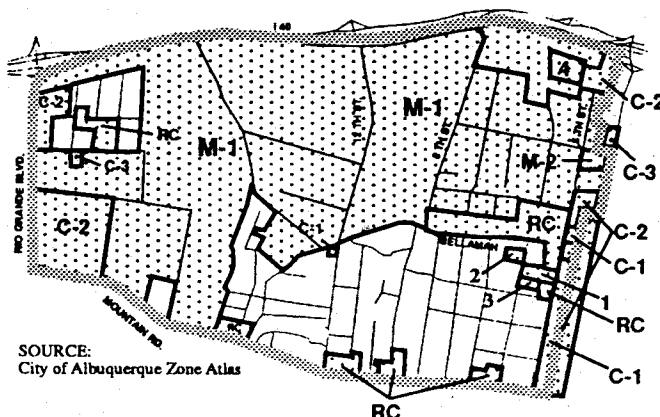


- 1 Duke City Moulding (particulates)
- 2 Ponderosa Products (particulates)
- 3 PNM Prager Station (particulates and asbestos)
- 4 Duke City Lumber (asbestos site)
- 5 Paxton Lumber (particulates remediated)
- 6 Aluminum Sales Corporation (particulates from spray paint)
- 7 Freeway Liquors (airstripper for groundwater cleanup)

LAND ZONED FOR INDUSTRIAL AND COMMERCIAL USES

(Before the adoption of the Sawmill/Wells Park Sector Plan)

- Land Zoned for Commercial and Industrial Uses
- RC Residential/Commercial
 - C-2 Community Commercial
 - C-3 Heavy Commercial
 - M-1 Light Manufacturing
 - SU-1 Special Use:
 - 1 Flower Shop & Nursery
 - 2 Day Care Center
 - 3 Office Uses
 - 4 C2 Uses



Attachment G HAZARDOUS MATERIALS AND WASTE STORAGE POLICY	
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2. Materials released in accordance with Federal, State or local governing regulations or permits of the Albuquerque/Bernalillo County Air Quality Control Board, with a National Pollutant Discharge Elimination System Permit, with waste discharge requirements established by the New Mexico Water Quality Control Commission or with local sewer pretreatment requirements.

CONDITIONS OF PERMITS

Permits shall be required to manufacture, store, dispense, use, or handle hazardous materials and wastes at facilities for which the following conditions apply: (1) the facility is located within a crucial area and (2) hazardous materials and wastes are present in excess of quantities listed in Table G-1. Such permit shall not take the place of any license required by law.

Table G-1 may be updated and amended as necessary.

Exceptions to requirements of this section may be made at the discretion of the appeal board.

- The Fire Department shall review and approve plans and issue a permit, if applicable, prior to issuance of building permits by the jurisdictional building code authority for new construction and major remodeling.

Permits shall also be issued prior to commencement of new business activities in existing facilities.

Permits shall not be transferable and any change in use, occupancy, operation, or ownership shall require a new permit.

Permits shall be renewed annually.

APPLICATION FOR PERMIT

Applications for permits shall be made to the Fire Department in such form and detail as prescribed by the Department. Applications for permits shall be accompanied by such plans as required by the Department. The chief is authorized to require design submittals to bear the stamp of a registered Professional Engineer.

Attachment G HAZARDOUS MATERIALS AND WASTE STORAGE POLICY	
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INSPECTION REQUIRED

Before a permit is issued, the Department shall inspect and approve plans, receptacles, buildings, devices, premises, storage spaces or areas to be used. In instances where laws or regulations are enforceable by departments other than the Fire Department, joint approval shall be obtained from all departments concerned.

→ Annual inspections shall be performed at permitted facilities by Fire Department personnel prior to permit renewal.

REVOCATION OF PERMITS

The chief is authorized to suspend or revoke a permit when it is determined after a hearing by the chief that:

- (a) The permit has been used by a person other than the person to whom the permit was issued.
- (b) The permit has been used for a location other than that for which it was issued.
- (c) Any of the conditions or limitations set forth in the permit have been violated.
- (d) The permittee failed, refused, or neglected to comply with orders or notices duly served in accordance with the provisions of this policy within the time provided therein.
- (e) There has been a false statement or misrepresentation as to a material fact in the application or plans on which the permit or application was based.
- (f) The permittee has caused an unabated release of hazardous materials to the environment.

Once a permit has been revoked, the permittee must undergo mandatory training prior to application for a new permit.

FEES

Annual permit application fees shall be assessed to cover costs for this program.

HAZARDOUS MATERIALS EMERGENCY RESPONSE PLAN
INTRODUCTION
(July 1994)

SCOPE:

The Albuquerque Fire Department and the Local Emergency Planning Committee (LEPC) have combined the Uniform Fire Code Article 80 Hazardous Materials Management Plan (HMMP) and SARA Title III Emergency Response Plan in order for the facility to comply with both laws. This plan is called the Hazardous Materials Emergency Response Plan (HMERP).

The HMERP requires that any person, firm or corporation applying for a permit to store hazardous materials, shall submit an HMERP form in accordance with this section and provide a narrative description of the operations and processes taking place at the facility.

The SARA Title III Emergency Response Plan affects those facilities which handle EPA designated "extremely hazardous substances" both in transportation and in storage at facilities within Bernalillo County. Those "substances" are addressed in Section 302 of the Act.

Note: Emergency notification is required by the Uniform Fire Code and the Albuquerque Fire Department. The Office of Emergency Preparedness will be responsible for accepting emergency notification for the LEPC and the Fire Department during normal business hours. During non-business hours, e.g., after 5 p.m., before 8 a.m., and weekends, you will contact AFD dispatch at (505) 243-6601.

The facilities will have sixty days (60) to complete and return the attached forms to the Office of Emergency Preparedness (OEP). The address for submittal is:

OFFICE OF EMERGENCY PREPAREDNESS
LOCAL EMERGENCY PLANNING COMMITTEE
P.O. BOX 2086
ALBUQUERQUE, NM 87103

For help or additional information, please contact the Office of Emergency Preparedness/Local Emergency Planning Committee/Albuquerque Fire Department at 764-6353 or 764-6322.

HAZARDOUS MATERIALS EMERGENCY RESPONSE PLAN (HMERP) INSTRUCTIONS

SECTION I - FACILITY DESCRIPTION

Part A - General Information

1. Fill out items 1 through 10.
2. Only Part A of this section is required to be updated and submitted within 30 days of a change.

SECTION II - HAZARDOUS MATERIALS INVENTORY STATEMENT (HMIS)

Part A - (HMIS) Form

1. You must complete a separate inventory statement for all hazardous materials, and waste. List all hazardous materials in alphabetical order by hazard class.
2. Inventory Statement Instructions:

COLUMN

INFORMATION REQUIRED

- 1 **Nonwaste.** Provide the common or trade name of the regulated material.
Waste. In lieu of trade names, you may provide the waste category.
- 2 Provide hazard class for each material.
Hazard Categories:

0. Not Currently Classified	8. Unstable Mat. (Reactive)
1. Explosives & Blasting Agents	9. Water-Reactive Material
2. Compressed Gases	10. Cryogenic Fluids
3. Flammable & Combustible Liquids	11. Irritant
4. Flammable Solids	12. Toxic
5. Oxidizers	13. Corrosive
6. Organic Peroxides	14. Carcinogen
7. Pyrophoric Materials	15. Sensitizer
	16. Radioactive
- 3 **Physical State** - Enter the following descriptive codes as they apply to each material. You may list more than one code, if applicable.

S = Solid
L = Liquid
G = Gas
- 4 Provide the maximum aggregate quantity of each material handled at any one time by the business. For underground tanks, list the maximum volume (in gallons) of the tank.
- 5 Enter the units used in Column 4 as:

LB = Pounds
GA = Gallons
CF = Cubic Feet

HAZARDOUS MATERIALS EMERGENCY RESPONSE PLAN (HMERP) INSTRUCTIONS

COLUMN INFORMATION REQUIRED

6 Enter the storage codes below for type, temperature, and pressure.

TYPES

A = Aboveground
B = Belowground
C = Tank inside Building
D = Steel Drum
E = Plastic or Nonmetal
F = Can
G = Carboy
H = Silo
I = Fiberdrum
J = Bag
K = Box
L = Cylinder
M = Glass Bottle or Jug
N = Plastic
O = Tote Bin

P = Tank Wagon
Q = Rail Car
R = Other

TEMPERATURE

4 = Ambient
5 = Greater than Ambient
6 = Less than Ambient (But not cryogenic)
7 = Cryogenic Drum

PRESSURE

1 = Ambient (Atmospheric)
2 = Greater than Ambient (Atmospheric)
3 = Less than Ambient (Atmospheric)

7 Department use only.

Part B - Record Keeping

Include a brief description of your inspection procedures. You are required to keep an inspection log and recordable discharge log, which are designated to be used in conjunction with routine inspections for all storage facilities or areas. These records should be maintained in your files for a period of one year. Provide copies of your forms for review and approval.

SECTION III - EMERGENCY RESPONSE

Part A - Emergency Response Plan

The information provided in this section should describe the personnel, procedures and equipment available for responding to a release or threatened release of hazardous material that are stored, handled or used on site. The attached emergency notification information is provided to assist and development of emergency response procedures for your facility. If the facility maintains a more detailed emergency response plan, this plan shall be made available for review by the inspecting jurisdiction.

Part B - Emergency Response Training Plan

1. This plan should describe the basic training plan used at the facility.
2. A check in the appropriate box indicates that training is provided or that records are maintained.
3. If the facility maintains a more detailed emergency-response training plan, indicate this in Item 4. This plan must be available for review by the inspecting jurisdiction.

SECTION IV - DECLARATION

Fill out all appropriate information and sign declaration.

HAZARDOUS MATERIALS EMERGENCY RESPONSE PLAN (HMERP) INSTRUCTIONS

SECTION V - AFD INFORMATION REQUEST

Part A - General Facility Description (Site Plan)

1. Provide a site plan on 8 by 11-inch paper showing the location of all buildings, structures, chemical loading areas, parking lots, internal roads, storm and sanitary sewers, wells, and adjacent property uses. Indicate the approximate scale, northern direction and date the drawing was completed.
2. List all special land uses within 1 mile.

Part B - Facility Storage Map (Confidential Information)

1. Provide a floor plan of each building on 8 by 11-inch paper with approximate scale and northern direction, showing the location of each storage area. Mark map clearly "Confidential - Do Not Disclose".
2. Identify each storage area with an identification number, letter, name or symbol.
3. Show the following:
 - A. Accesses to each storage area.
 - B. Location of emergency equipment.
 - C. The general purpose of other areas within the facility.
 - D. Location of all aboveground and underground tanks to include sumps, vaults, below-grade treatment systems, piping, etc.
4. **Map Key.** Provide the following on the map or in a map key or legend for each storage area:
 - A. A list of hazardous materials, including wastes.
 - B. Hazard class of each hazardous waste.
 - C. The maximum quantity for hazardous materials.
 - D. Include the contents and capacity limit of all tanks at each area and indicate whether they are above or below ground.
 - E. List separately any radioactive, cryogen and compressed gases for each facility.
 - F. Trade-secret information shall be listed as specified by federal, state and local laws.

Part C - Aboveground/Underground

Aboveground

1. Fill out items 1 through 6, or provide similar information for each storage area shown on the facility map. Use additional sheets as necessary.

Underground

1. Complete a separate page for each underground tank, sump, vault, below-grade treatment system, etc.
2. Check the type of tank and methods that applies to your tank(s) and piping, and answer the appropriate questions. Provide any additional information in the space provided or on a separate sheet.

HAZARDOUS MATERIALS EMERGENCY RESPONSE PLAN

SECTION 1 - FACILITY DESCRIPTION

PART A - GENERAL INFORMATION

1. Business Name: _____ Phone: _____
Address: _____
2. Person Responsible for the Business:
Name _____ Title _____ Phone _____
3. Emergency Contacts:
Name _____ Title _____ Home Number _____ Work Number _____

4. Person Responsible for the Application/Principal Contact:
Name _____ Title _____ Phone _____
5. Property Owner:
Name _____ Title _____ Phone _____
6. Principal Business Activity: _____
7. BUSINESS OPERATING HOURS AND NUMBER OF EMPLOYEES

	HOURS	EMPLOYEES	HANDICAPPED EMPLOYEES
DAY SHIFT	_____	_____	_____
SWING SHIFT	_____	_____	_____
NIGHT SHIFT	_____	_____	_____
TOTAL	_____	_____	_____
8. List all permits local, state and federal but not limited to Fire Marshal's. (i.e., NPDES, RCRA, Radiation, Stormwater, Air Emissions, Etc.): _____

9. SIC Code: ____ _ _ _ _X_
10. Dunn and Bradstreet Number: _____

BUSINESS NAME: _____

**HAZARDOUS MATERIALS EMERGENCY RESPONSE PLAN
SECTION II - INVENTORY STATEMENT (HMIS)**

PART B - RECORD KEEPING

Description of our self audit or inspection program:

☐ We will use the attached sample forms in our inspection program.

☐ We will not use the sample forms. We have attached a copy of our own forms.

BUSINESS NAME: _____

**HAZARDOUS MATERIALS EMERGENCY RESPONSE PLAN
SECTION III - EMERGENCY RESPONSE**

PART A - EMERGENCY RESPONSE PLAN

Trained Response Team: Yes _____ No _____
 Type: Fire _____ Chemical _____ EMS _____

EMERGENCY RESPONSE EQUIPMENT OR RESOURCES AVAILABLE AT THE FACILITY: (Please attach list if necessary).

REPEALED (R-17-213)

BUSINESS NAME: _____

HAZARDOUS MATERIALS EMERGENCY RESPONSE PLAN

PART B - EMERGENCY RESPONSE TRAINING PLAN

1. Person responsible for the emergency-response training plan:

Name Title Phone

2. Training Requirements:

- A. All employees trained in the following as indicated:

_____ Procedures for internal/alarm notification.
_____ Procedures for notification of external emergency response organization.
_____ Location and content of the emergency response plan.

- B. Chemical handlers are trained in the following as indicated:

_____ Safe methods of handling and storage of hazardous materials.
_____ Proper use of personal protective equipment.
_____ Locations and proper use of fire and spill control equipment.
_____ Specific hazards of each chemical to which they may be exposed.

- C. Emergency response team members are trained in the following:

_____ Procedures for shutdown of operations.
_____ Procedures for using, maintaining and replacing facility emergency and monitoring equipment.

- D. _____ All personnel are trained in emergency response procedures within six months of hiring.

- E. _____ Refresher training is provided at least annually.

3. The following records are maintained for all employees.

_____ Verification that training was completed by the employee.
_____ Description of the type and amount of introductory and continuing training.
_____ Training records of former employees are retained for at least three years.
_____ Documentation on and description of emergency response drills conducted at the facility.

4. A more comprehensive and detailed emergency response training plan maintained on site.

Location: _____

Responsible Person: _____

Phone: _____

BUSINESS NAME: _____

HAZARDOUS MATERIALS EMERGENCY RESPONSE PLAN

EMERGENCY NOTIFICATION:

1. Provide a copy of your written procedures for reporting discharges. This is to include your internal notification plan and decision making criteria. **NOTE:** The Chief should be notified of all reportable discharge occurrences immediately, in accordance with Section 80.104.
2. Sara Title III Emergency Notification - Section 304:
In the event of a release of a hazardous substance or an extremely hazardous substance in excess of the applicable reportable quantity, the owner or operator of the facility, or a person designated in charge of the facility, must immediately notify:
 - a. The National Response Center (1-800-424-8802 or 202-267-2675);
 - b. The State Emergency Response Commission (505-827-9300);
 - c. The Community Emergency Coordinator for the Local Emergency Planning Committee (505-764-6353/6322 or 505-243-6601/nights or weekends).
3. Except for some releases of hazardous substances, the emergency notification for releases must include the following information:
 - a. The name of the chemical(s) or identity of the substance(s) involved. (Title III Section 322 provides that the name of the chemical cannot be withheld as a trade secret);
 - b. An indication of whether the substance is on the extremely hazardous substance list;
 - c. An estimate of the quantity of the substance released;
 - d. The location, time and duration of the release;
 - e. The medium or media into which the release occurred;
 - f. Any known or anticipated acute or chronic risks associated with the release and, where appropriate, advice regarding medical attention necessary for exposed individuals;
 - g. Proper precautions to take as a result of the release, including evacuation (Unless such information is readily available to the community emergency coordinator pursuant to the emergency plan) and;
 - h. The name and telephone number of the person or persons to be contacted for further information. The initial notification can be made verbally by telephone, radio, or in person. For further information refer to SARA Title III, Section 304.

**HAZARDOUS MATERIALS EMERGENCY RESPONSE PLAN
SECTION IV - DECLARATION**

BUSINESS NAME: _____

ADDRESS: _____

DECLARATION:

UNDER PENALTY OF PERJURY, I DECLARE THE ABOVE AND SUBSEQUENT INFORMATION, PROVIDED AS PART OF THE HAZARDOUS MATERIALS INVENTORY STATEMENT, IS TRUE AND CORRECT.

SIGNATURE: _____ **DATE:** _____

PRINT NAME: _____ **TITLE:** _____

(Must be signed by owner/operator or designated representative)

REPEALED (R-17-213)

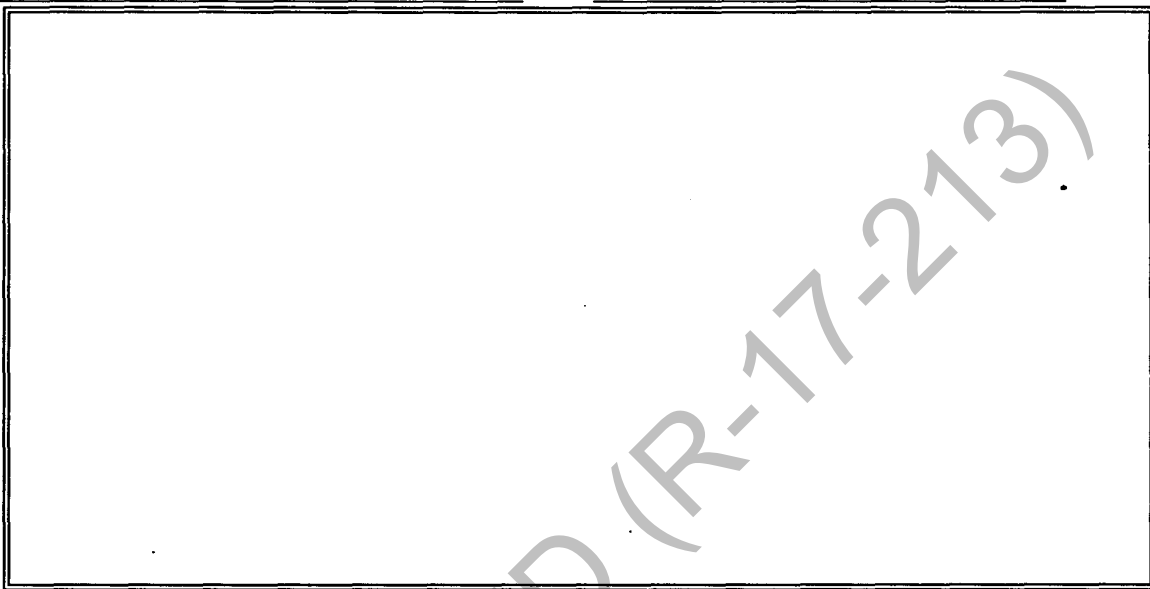
**HAZARDOUS MATERIALS EMERGENCY RESPONSE PLAN
SECTION V - AFD INFORMATION REQUEST**

PART A - GENERAL FACILITY DESCRIPTION/SITE PLAN

Adjacent Property Use:

North: _____ South: _____

East: _____ West: _____

A large empty rectangular box with a black border, intended for a facility description or site plan. A large, light gray diagonal watermark reading "REPEALED (R-17-213)" is overlaid across the box.

PART B - FACILITY MAP

Up to discretion of Albuquerque Fire Department. Provide a list of requirements for map.

A large empty rectangular box with a black border, intended for a facility map. A large, light gray diagonal watermark reading "REPEALED (R-17-213)" is overlaid across the box.

(Attach additional sheets if necessary)

**HAZARDOUS MATERIALS EMERGENCY RESPONSE PLAN
SEPARATION, SECONDARY
CONTAINMENT AND MONITORING
SECTION VI - AFD INFORMATION REQUEST**

(Fill out for each Storage Area)

PART C - ABOVEGROUND/UNDERGROUND CONTAINER AREAS

Container Area Identification (describe or indicate on facility map):

1. a. Storage Type:

- | | |
|---|--|
| <input type="checkbox"/> Original Container | <input type="checkbox"/> Safety Cans |
| <input type="checkbox"/> Inside Machinery | <input type="checkbox"/> Bulk Tank |
| <input type="checkbox"/> 55-Gallon Drums or | <input type="checkbox"/> Outside Barrels |
| <input type="checkbox"/> Storage Shed | |
| <input type="checkbox"/> Pressurized Vessel | |
| <input type="checkbox"/> Other: _____ | |

b. If Bulk Tank:

- | | |
|--|-----------------------------------|
| <input type="checkbox"/> Size in Gallons | <input type="checkbox"/> Contents |
| <input type="checkbox"/> Tank Construction | |

2. Storage Location:

- | | |
|--|---|
| <input type="checkbox"/> Inside Building | <input type="checkbox"/> Outside Building |
|--|---|

3. Method Separation:

- | | |
|---|--|
| <input type="checkbox"/> No Separation | <input type="checkbox"/> One-Hour Separation |
| <input type="checkbox"/> Compatible | <input type="checkbox"/> Wall/Partition |
| <input type="checkbox"/> Separated by 20 Feet | <input type="checkbox"/> Approved Cabinets |
| <input type="checkbox"/> Other: _____ | |

4. Secondary Containment:

- | | |
|--|---|
| <input type="checkbox"/> Approved Cabinets | <input type="checkbox"/> Secondary Drums |
| <input type="checkbox"/> Tray | <input type="checkbox"/> Bermed Line |
| <input type="checkbox"/> Vaulted Tank | <input type="checkbox"/> Double-wall Tank |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> None |

5. Monitoring:

- | | |
|---------------------------------------|-------------------------------------|
| <input type="checkbox"/> Visual | <input type="checkbox"/> Continuous |
| <input type="checkbox"/> Other: _____ | |

(Attach Specifications if Necessary)

6. Monitoring Frequency:

- | | |
|---------------------------------------|---------------------------------|
| <input type="checkbox"/> Daily | <input type="checkbox"/> Weekly |
| <input type="checkbox"/> Other: _____ | |

(Attach Specifications if Necessary)

(Make Additional Copies as Needed)

CITY OF ALBUQUERQUE BUILDING SAFETY DIVISION

REPEALED (R-17-213)

NOTICE: SEPARATE PERMITS ARE REQUIRED FOR BUILDING, ELECTRICAL, PLUMBING, MECHANICAL AND ELEVATORS. THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all city ordinances and state laws regulating building construction or the phase of work for which this permit is being secured as indicated above. The Plan Check Base Fee (application), however, is not a permit. The issuance of a permit shall not prevent the Code Administration Division from thereafter requiring correction of errors.

NOTICE ► THIS PERMIT NOT VALID UNTIL FEE IS PAID

X

Signature of Applicant or Agent

BUILDING SAFETY COPY

APPENDIX C

ECONOMIC DEVELOPMENT STRATEGIES

REPEALED (R-17-213)

Sawmill Revitalization Strategy

Community Economic Development
City of Albuquerque

1 December 94

Executive Summary

Project Description

The Sawmill area represents a unique opportunity for renewal and revitalization of a community that has a rich history as a center of industry, housing, and cultural focus for the City of Albuquerque. The Sawmill Revitalization Strategy provides a planning, design and implementation framework for proactive revitalization of approximately 65 acres of vacant property located South of I-40, between 19th and 12th Streets. Land use changes and conflicts between the various current uses determined selection of the study area.

Planning Process

Dekker/Perich & Associates, in conjunction with Southwest Land Research and Kotin, Regan & Mouchly, Inc., specialists in urban and development economics, were the consultant team responsible for developing the plan. Working with and involving stakeholders in the planning process is essential in public planning. These stakeholders consisted of property owners, and neighborhood, business and institutional representatives. Extensive interviews were conducted and numerous meetings were held with the stakeholders regarding the development of the plan. A Public Advisory Committee (PAC) worked with the consultants to develop the revitalization strategy, which now represents the input and ideas of all parties involved.

Background

In the early 1900's, New Mexico forests provided raw materials for the Albuquerque Lumber Company. It was the largest employer in the State. People looking for work flocked to the area; housing for them was constructed to the west and the east of the sawmill. Although the sawmill itself is gone, wood related production activities remain, as do the adjacent residential uses, resulting in an unique and vital community. However, land use conflicts have arisen over the years as a result of the close proximity of industry and housing. Decades of disposal of hazardous waste materials before the adoption of modern environmental regulations has resulted in vacant properties which are difficult to develop.

Additional pressures for change have been brought to the area by the presence of Historic Old Town to the southwest, as museums, a park, and shops have developed. Historic Old Town and its accessory tourist developments provide a unique focal point of historical and cultural activities in our community, as well as being an important contributor to the economy.

Analysis

The current employment, commercial and cultural uses of the Sawmill area serve the local neighborhoods as well as a regional market. Area revitalization will need to maintain and enhance existing resources while providing a viable framework for new development.

Site strengths and opportunities include:

- Access to and visibility from, the Interstate (I-40) and other major road facilities (12th Street and Rio Grande Boulevard).
- Railroad spurs and sufficient area infrastructure (gas, electricity, water and sewer).
- Location at the center of the city.
- Historic employment and manufacturing center of the City
- Walk to work proximity, adjacent residential uses that could support employment activities.
- For the study area, a small number of property owners in relationship to the amount of land available (7 property owners controlling 60+/- acres). This should facilitate coordination and cooperation between the property owners.
- Existing industrial uses generate employment opportunities and are stable businesses that could act to attract complementary enterprises to the area.
- Organized and active neighborhood associations interested in the protection and revitalization of the area.

Site constraints include:

- Incompatible residential and industrial land uses which require buffering from one another.
- Impacts of noise and air pollution associated with industrial activities and manufacturing processes.
- Traffic impacts on adjacent neighborhoods by commercial and industrial activities.
- Railroad spur locations that interfere with land subdivision.
- Inadequate on-site roads and infrastructure within the study area which make lot subdivision difficult.
- Historical industrial uses that have created environmental site clean-up issues.
- Lack of linkages from the John Baron Burg residential area to historical/cultural activities to the south, and to the West Sawmill and Wells Parks neighborhoods.
- The presence of existing power transmission lines and other easements which effect site planning.

Proposed Revitalization Strategy

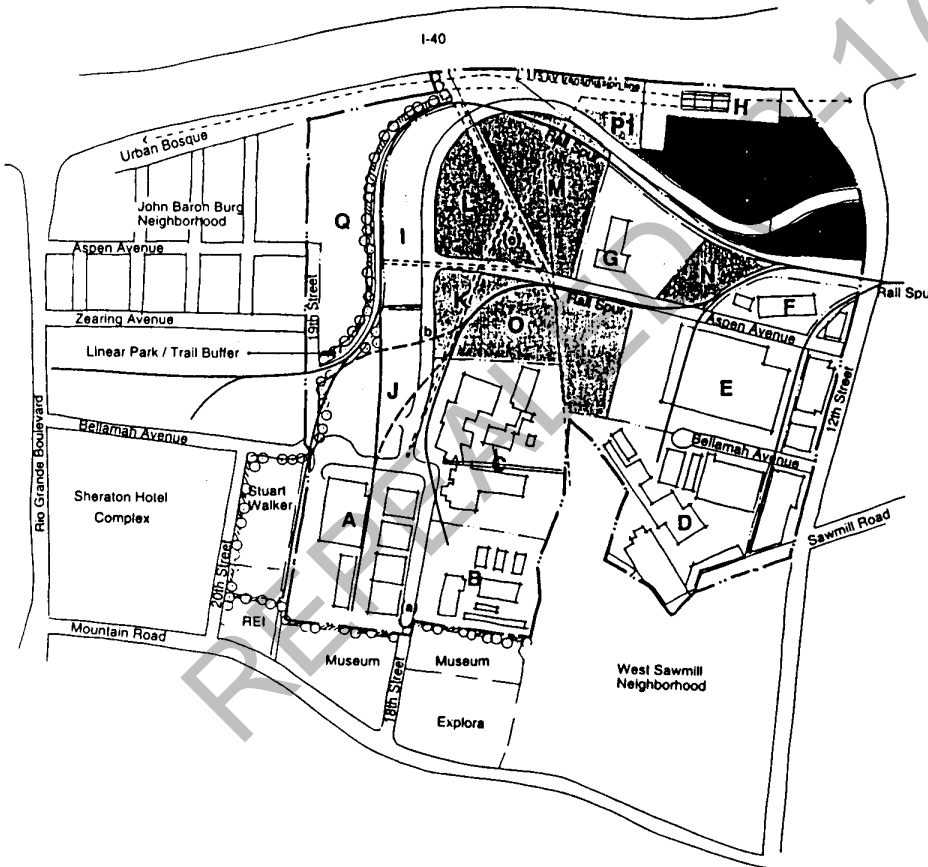
In consideration of the listed strengths and constraints, a revitalization plan for the area should:

- 1) Recognize the need for neighborhood revitalization, by including additional affordable and senior housing, as well as continued employment opportunities that link residential and industrial areas. Provide for walk to work and live/work businesses which reinforce the character and history of the area.
- 2) Provide for buffering between the industrial and residential uses.
- 3) Recognize the importance of existing industrial and commercial uses to provide jobs and increase the tax base.
- 4) Respect the historical employment characteristics of the area by recommending a substantial portion of the site be retained for manufacturing and employment generating activities.
- 5) Recommend a traffic and site access plan that reinforces Rio Grande Boulevard as the historical/cultural access way and orients industrial and commercial traffic to 12th street and I-40 where feasible.
- 6) Provide infrastructure required to support vacant land development.
- 7) Coordinate with the goals, policies and regulations in the Sawmill/Wells Park Sector Development Plan.

Implementation

The plan provides a development concept and physical plan framework for the revitalization of the vacant industrial parcels. Coordination and cooperation between the public and private sector will be critical in realizing the full potential of this area. The Metropolitan Redevelopment Area designation previously granted, has established a framework for the financial incentives necessary for the private sector to justify its commitment of capital resources and assumption of risk.

The ultimate realization of the plan will be the result of the city, residents, business people, property owners and potential developers working together to create employment and housing opportunities. This will benefit not only the existing stakeholders, but will result in a stable and vibrant place that is viewed by the larger community as contributing to the vitality and health of our whole urban fabric.



LEGEND

Existing Businesses

- A Georgia Pacific
- B Intermountain Orient Lumber
- C Ponderosa Products
- D Brown Moulding
- E UPS
- F Misc. Businesses
- G Sunland International
- H PNM Switching Station

Proposed Uses

- I Manufacturing & Craft Industries
- J Incubator Manufacturing
- K, L, M, N, O, P1 Manufacturing/Commercial
- P2 Commercial/Manufacturing & Parking (Showroom and retail outlet)
- Q Residential - Single Family, Senior Housing with Dining Site

Notes:

- (a) 18th St. right-of-way to be maintained for future use
- (b) - - - - possible realignment of rail spurs with the abandonment of rail east of planning area Q
- (c) Utility easements crossing parcels are identified; additional utilities are located in road ROW's; refer to Appendix D
- (d) Sawmill Revitalization Strategy (SRS) boundary

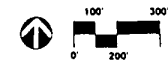
Land Use and Circulation Concept

Sawmill Revitalization

Strategy

Community Economic Development
City of Albuquerque

1 December 94



ECONOMIC DEVELOPMENT RESOURCE GUIDE

**PREPARED BY
THE OFFICE OF ECONOMIC DEVELOPMENT
CITY OF ALBUQUERQUE**

JUNE 17, 1994

THE OFFICE OF ECONOMIC DEVELOPMENT DOES NOT GUARANTEE THE COMPLETENESS OR ACCURACY OF THE INFORMATION CONTAINED IN THIS GUIDE, SINCE PERSONNEL AND MISSIONS FREQUENTLY CHANGE, EXISTING ORGANIZATIONS OCCASIONALLY CEASE TO OPERATE, AND NEW ORGANIZATIONS APPEAR. PLEASE CALL PHILLIP BROWN AT 768-3872 WITH ADDITIONS OR CORRECTIONS.

THIS GUIDE CONTAINS INFORMATION COMPILED IN PART FROM LISTS PREPARED BY CAROL RADOSEVICH OF PNM, THE SMALL BUSINESS DEVELOPMENT CENTER LOCATED AT ALBUQUERQUE T-VI, AND THE NM STATE ECONOMIC DEVELOPMENT DEPARTMENT.

TABLE OF CONTENTS

FINANCIAL RESOURCES.....	1
WORKFORCE EDUCATION AND TRAINING.....	3
BUSINESS MANAGEMENT ASSISTANCE.....	7
MISCELLANEOUS SUPPORT SERVICES.....	9
TECHNOLOGY RESOURCES.....	13
EXPORT TRADE SERVICES.....	17
ADVANCED MATERIALS AND PROCESSES FOR ECONOMIC COMPETITIVENESS ALLIANCE (AMPEC).....	13
ALBUQUERQUE DEVELOPMENT CAPITAL (ADC).....	1
ALBUQUERQUE ECONOMIC DEVELOPMENT (AED).....	9
ALBUQUERQUE HISPANO CHAMBER OF COMMERCE.....	9
ALBUQUERQUE PUBLIC SCHOOLS	
CAREER ENRICHMENT CENTER.....	5
OCCUPATIONAL EDUCATION.....	5
ALBUQUERQUE LITERACY PROGRAM (ALP).....	4
ALBUQUERQUE TECHNICAL VOCATIONAL INSTITUTE (T-VI).....	6
ALLIANCE FOR PHOTONIC TECHNOLOGY.....	13
ALLIANCE FOR TRANSPORTATION RESEARCH.....	13
ALL INDIAN BUSINESS DEVELOPMENT PROGRAM (AIDA).....	7
ASSOCIATED SOUTHWEST INVESTORS.....	1
ASSOCIATION OF COMMERCE AND INDUSTRY OF NEW MEXICO.....	9
BUREAU OF BUSINESS & ECONOMIC RESEARCH.....	9
CATHOLIC SOCIAL SERVICES OF ALBUQUERQUE.....	5
CENTER FOR HIGH TECHNOLOGY MATERIALS (CHTM).....	13
CENTER FOR MICRO-ENGINEERED CERAMICS (CMEC).....	14
CENTER FOR NON-INVASIVE DIAGNOSIS (CNID).....	14
ECONOMIC DEVELOPMENT ADMINISTRATION (EDA).....	1
ECONOMIC FORUM.....	9
ECONOMIC RESEARCH AND ANALYSIS BUREAU (NM Dept. of Labor).....	10
ENCHANTMENT LAND CERTIFIED DEVELOPMENT CORPORATION (ELCDC).....	1
FIRST SECURITY BANK (International Banking).....	17
GREAT AMERICAN INVESTMENT CORPORATION.....	1
GREATER ALBUQUERQUE CHAMBER OF COMMERCE.....	10
INTERNATIONAL TRADE COMMITTEE.....	17
HUMAN SERVICES.....	4
INTERNATIONAL TRADE ADMINISTRATION.....	17
JOB TRAINING AND FAMILY SERVICES DIVISION, COMMUNITY SERVICES DEPT.....	3
LOS ALAMOS NATIONAL LABORATORY (LANL).....	14
LULAC NATIONAL EDUCATIONAL SERVICE CENTER.....	5
MEXICO CONSULATE.....	17
MINORITY- AND WOMEN-OWNED BUSINESS ENTERPRISE PROGRAM.(City of Albq.)....	10
NATIONAL ECONOMIC DEVELOPMENT ASSOCIATES, INC. (NEDA).....	7
NATIONAL SMALL BUSINESS TECHNOLOGY EXCHANGE PROGRAM (NSTEP) (SNL).....	14
NEW MEXICO COMMISSION ON THE STATUS OF WOMEN.....	10
NEW MEXICO COMMUNITY DEVELOPMENT LOAN FUND.....	2
NEW MEXICO DEPARTMENT OF LABOR, OCCUPATIONAL INFORMATION.....	3
NEW MEXICO ENGINEERING RESEARCH INSTITUTE (NMERI).....	14

NEW MEXICO ENTREPRENEURS ASSOCIATION.....	10
NEW MEXICO ENVIRONMENTAL ALLIANCE.....	14
NEW MEXICO INDUSTRY NETWORK CORPORATION (NMINC).....	15
NEW MEXICO MANUFACTURING EXTENSION PROGRAM.....	7
NEW MEXICO PROCUREMENT ASSISTANCE PROGRAM.....	10
NEW MEXICO RESOURCES DEVELOPMENT INSTITUTE.....	5
NEW MEXICO STATE ECONOMIC DEVELOPMENT DEPARTMENT	
General Assistance Services.....	11
International Development Division.....	18
Job Training Programs.....	3
NEW MEXICO STATE INVESTMENT COUNCIL.....	2
NEW MEXICO TECHNET.....	15
PHILLIPS LABORATORY.....	15
PRIVATE INDUSTRY COUNCIL.....	3
PUBLIC SERVICE COMPANY OF NEW MEXICO.....	11
QUATRO CORP.....	2
RIO GRANDE COMMUNITY DEVELOPMENT CORPORATION (RGCDC).....	11
RIO GRANDE MINORITY PURCHASING COUNCIL, INC.....	11
RIO GRANDE TECHNOLOGY FOUNDATION (RIOTECH).....	15
SANDIA NATIONAL LABORATORIES (SNL).....	16
SERVICE CORPS OF RETIRED EXECUTIVES (SCORE).....	7
SMALL BUSINESS ADMINISTRATION (SBA).....	2
SMALL BUSINESS DEVELOPMENT CORPORATION (SBDC).....	7
SOUTH VALLEY CHAMBER OF COMMERCE.....	11
STATE TECHNOLOGY ASSISTANCE RESOURCE SYSTEM (STARS).....	16
SUNWEST BANK (International Banking).....	17
TARGETED JOBS TAX CREDIT.....	3
TECHNOLOGY VENTURES CORPORATION (TVC).....	16
UNITED NEW MEXICO BANK.....	17
UNM ROBERT O. ANDERSON SCHOOLS OF MANAGEMENT	
CENTER FOR ENTREPRENEURSHIP AND ECONOMIC DEVELOPMENT.....	7
UNM TECHNOLOGY DEVELOPMENT CORPORATION (TDC).....	16
US DEPARTMENT OF LABOR	
ALBUQUERQUE JOB CORPS CENTER.....	4
BUREAU OF APPRENTICESHIP AND TRAINING.....	4
VIETNAM VETERANS LEADERSHIP PROGRAM.....	11
WOMEN'S ECONOMIC SELF-SUFFICIENCY TEAM (WESST Corp)	
Business Management Assistance Services.....	8
WESST Corp Loan Fund.....	2
YOUTH DEVELOPMENT INCORPORATED (YDI).....	5
YWCA.....	12

1. FINANCIAL RESOURCES

ALBUQUERQUE DEVELOPMENT CAPITAL (ADC)

Contact Person: Richard Asenap, 768-6081

Address: 1701 4th Street SW, Suite A, Albuquerque, NM 87102

Type of Organization/Program: Publicly Funded Program

Purpose: ADC is funded by HUD and administered by the City of Albuquerque. It can guarantee loans and offer interest rate supplements to small businesses that will create jobs for residents of targeted areas within Albuquerque.

ASSOCIATED SOUTHWEST INVESTORS

Contact Person: John Rice, 881-0066

Address: 6400 Uptown Boulevard NE, Albuquerque, NM 87110

Type of Organization: For-Profit

Purpose: As a MESBIC, is a privately owned and managed investment firm which provides debt and equity capital to small and new independent businesses which are minority-owned.

ECONOMIC DEVELOPMENT ADMINISTRATION

Contact Number: 988-6557

Address: Main Post Office Building, 2nd Floor, Santa Fe, NM 87501

Type of Organization: Federal Agency

Purpose: provides funds, through a variety of programs, to support a wide range of economic development activities, including: infrastructure improvements; revolving loan funds; the provision of financial, technical or management assistance to businesses; economic studies of distressed areas; economic development planning and implementation efforts.

ENCHANTMENT LAND CERTIFIED DEVELOPMENT CORPORATION (ELCDC)

Contact Person: Peter Froning, 843-9232

Address: 625 Silver Avenue SW, Albuquerque, NM 87102

Type of Organization: Not-For-Profit

Purpose: an SBA licensed not-for-profit organization authorized to implement the SBA 504 and 502 loan programs, which are targeted to expanding small businesses.

GREAT AMERICAN INVESTMENT CORPORATION

Contact Person: James Arias, 883-6273

Address: 1650 University Blvd NE, Suite 100, Albuquerque, NM 87102

Type of Organization: For-Profit

Purpose: provides long-term expansion financing for later-stage financing of emerging growth companies and leveraged acquisitions.

NEW MEXICO COMMUNITY DEVELOPMENT LOAN FUND

Contact Person: Vangie Gabaldon, Director, 243-3196

Address: 115 Second Street SW, Albuquerque, NM 87102

Type of Organization: Not-For-Profit

Purpose: borrows capital and lends it, under favorable interest rates and flexible payback schedules, to projects that support affordable housing, community-based businesses, and human services.

NEW MEXICO STATE INVESTMENT COUNCIL

Contact Person: Phil Archibeck, 827-6226

Address: 2025 S. Pacheco Street, Suite 203, Bldg. A, 2nd Floor, Santa Fe, NM 87505

Type of Organization: State Agency

Purpose: oversees state funds (in particular, the Severance Tax Permanent Fund) and their investment according to state statutes. Eligible investments include: deposits in qualified financial institutions allowing liquidity for fixed-asset, long-term financing at a fixed interest rate; participation interests in real-property-related business loans for start-up or expanding businesses; venture capital investments; the purchase of bonds, notes, debentures or other evidence of indebtedness for business expansion or relocation.

OUATRO CORP.

Contact Person: Dave Durgin, 883-1994

Address: 4300 San Mateo Boulevard NE, Suite B-290, Albuquerque, NM 87110

Type of Organization: For-Profit

Purpose: provides technical and financial management, up to and including full-time leadership with equity participation, to selected companies, including emerging technology-based companies.

SMALL BUSINESS ADMINISTRATION (SBA)

Contact Person: Martha Eaves, 766-1850

Address: 625 Silver SW, Suite 320, Albuquerque, NM 87102

Type of Organization: Public Agency

Purpose: offers a variety of loan programs to eligible small businesses that cannot borrow on reasonable terms from conventional lenders without government guarantees.

WESST CORP. LOAN FUND

Contact Person: Agnes Noonan, 848-4760

Address: 411 Silver Avenue SW, Albuquerque, NM

Type of Organization: Not-For-Profit

Purpose: offers loans to businesses unable to obtain financing from banks or other traditional sources. Special emphasis on businesses owned by women.

2. WORKFORCE EDUCATION AND TRAINING

ALBUQUERQUE CITY GOVERNMENT

DEPARTMENT OF COMMUNITY SERVICES

JOB TRAINING AND FAMILY SERVICES

Contact Person: Mike Silva, 768-6050

Address: 1701 4th St. SW, Albuquerque, NM 87102

Type of Organization: Public Agency

Purpose: To offer classroom, remedial education, and GED training to a required number of economically disadvantaged clients; programs also exist through the Job Training Partnership Act (JTPA) that retrain laid off workers of closed plants. Funds are also available for Summer Youth Employment Training.

PRIVATE INDUSTRY COUNCIL

Contact Person: Carlos Duran, 768-6050; FAX: 768-6044

Address: 1701 Fourth Street SW, Albuquerque, NM, 87102

Type of Organization: City Agency

Purpose: to establish policy and exercise oversight with respect to activities under the job training plan for its service delivery area.

STATE GOVERNMENT

NM DEPARTMENT OF LABOR:

NM STATE OCCUPATIONAL INFORMATION COORDINATING COMMITTEE

Contact: Charles Lehman, 841-9300

Address: 501 Mountain Rd. NE, Albuquerque, NM 87102

Type of Organization: Public Agency

Purpose: Keeps track of basic job growth and need demographics; coordinates with the City of Albuquerque Community Services; administers unemployment insurance; accepts job orders from employers through the Job Matching System.

TARGETED JOBS TAX CREDIT (TJTC)

Contact Person: Margaret Hilliard, State Coordinator, Dept. of Labor, 841-8555

Address: NM Dept. of Labor, P. O. Box 1928 N.E., Albuquerque, NM 87103
(Attn: Margaret Hilliard, CC 6096)

Type of Organization: Public Agency

Purpose: provides a tax credit for employers who hire qualified applicants who are eligible and vouchered for the TJTC program.

ECONOMIC DEVELOPMENT DEPARTMENT

Contact Person: Don J. Patton, 827-0300

Address: 1100 S. Saint Francis Drive, Santa Fe, NM 87503

Type of Organization: Public Agency

Purpose:

A) JOB TRAINING PARTNERSHIP ACT (JTPA): provides classroom and on-the-job training to economically disadvantaged individuals, older workers and dislocated workers.

B) INDUSTRIAL DEVELOPMENT TRAINING PROGRAM ("IN-PLANT TRAINING"): provides training similar to the JTPA program but is not restricted to economically disadvantaged individuals. Emphasizes industries which manufacture or produce a product.

HUMAN SERVICES

Contact: Marise McFadden

Address: P.O. Box 2348, Santa Fe, NM 87504

Type of Organization: Public Agency

Purpose: Project Forward program offers job counseling to food stamp recipients; day care and transportation reimbursement offered to students receiving AFDC funds; Work Experience program places people in professional setting (no pay); provides information on job openings.

FEDERAL GOVERNMENT

US DEPARTMENT OF LABOR:

ALBUQUERQUE JOB CORPS CENTER

Contact: Liz Pederson, 842-6500

Address: 1500 Indian School Rd. NW, Albuquerque, NM 87104

Type of Organization: Public Agency

Purpose: To provide basic and vocational education to economically-disadvantaged youth (16-24); youth are sent out into community for work experience.

BUREAU OF APPRENTICE AND TRAINING

Contact: Lisa Gallegos, 766-2398

Address: 505 Marquette Ave. NW, Albuquerque, NM 87102

Type of Organization: Public Agency

Purpose: To work with program sponsors to provide training and education (particularly in the building trades) for clients.

NOT-FOR-PROFIT ORGANIZATIONS

ALBUQUERQUE LITERACY PROGRAM (ALP)

Contact Person: Susan Slocum, Program Coordinator, 768-6089

Address: 1701 4th Street SW, Albuquerque, NM 87102

Type of Organization: Not-For-Profit

Purpose: to foster educational and personal growth of individuals who need to improve their reading and writing skills. ALP recruits and trains individuals to become tutors and matches them either with basic literacy or ESL students.

CATHOLIC SOCIAL SERVICES OF ALBUQUERQUE

Contact: Cynthia Tamarara, 247-9521

Address: P.O. Box 25405, Albuquerque, NM 87104

Type of Organization: Not-for-profit

Purpose: To provide vocational and educational programs to immigrants through the Refugee Resettlement Program and Family Education Program (Opciones Para Mujeres).

LULAC NATIONAL EDUCATIONAL SERVICE CENTER

Contact: Enrique Cardiel, 243-3787

Address: 500 2nd St. NW, Albuquerque, NM 87102

Type of Organization: Not-for-profit

Purpose: To provide career and financial aid counseling for low-income, first-generation students trying to attain post secondary education.

NEW MEXICO RESOURCES DEVELOPMENT INSTITUTION

Contact: Benny Sanchez, 266-3712

Address: 601 San Pedro NE, Suite 203, Albuquerque, NM 87108

Type of Organization: Not-for-profit

Purpose: To provide workforce education and training for dislocated workers.

YOUTH DEVELOPMENT INCORPORATED (YDI)

Contact: Debra Baca, 831-6038

Address: 6301 Central Ave. NW, Albuquerque, NM 87105

Type of Organization: Not-for-profit

Purpose: To prepare young students for the work world through a step-by-step process which involves getting them healthy, physically and emotionally, through direct intervention. Their programs include: The Stay-in-School Dropout Prevention Program, The GED/Work Experience Program, Project Partnership, Summer Youth Employment, and YDI's Leadership Program.

SCHOOLS

ALBUQUERQUE PUBLIC SCHOOLS:

CAREER ENRICHMENT CENTER

Contact: Bobby Richardson, 243-3563

Address: P.O. Box 25704, Albuquerque, NM 87125

Type of Organization: Public schools

Purpose: To allow high school students to concurrently enroll at TV-I for associate's degree preparation that has a technical emphasis.

OCCUPATIONAL EDUCATION

Contact: Al Sanchez, 842-3771

Address:

Type of Organization: Public schools

Purpose: To offer high school students opportunity to start working toward an associate's degree in a technical field through the Tech Prep Program; also offers students work experience through the School-to-Work program.

ALBUQUERQUE TECHNICAL VOCATIONAL INSTITUTE (TV-I)

Contact: Dr. Gladys Bennett, 224-3000

Address: 525 Buena Vista SE, Albuquerque, NM 87106

Type of Organization: Public Educational Institution

Purpose: To define and analyze work needs of the nation, state, and community of New Mexico in determining its course offerings; and to plan and provide an occupational curriculum to enable students to gain job skills.

REPEALED (R-17-213)

3. BUSINESS MANAGEMENT ASSISTANCE

ALL INDIAN BUSINESS DEVELOPMENT PROGRAM (AIDI)

Contact Person: Theodore Pedro, 889-9092

Address: P.O. Box 3256, Albuquerque, NM 87190

Type of Organization: Not-For-Profit

Purpose: provides various business assistance services to qualified American Indians and their businesses located in New Mexico (and to other minorities for a minimum fee).

NATIONAL ECONOMIC DEVELOPMENT ASSOCIATES, INC. (NEDA)

Contact Person: Anna Muller, 843-7114; FAX: 242-2030

Address: 718 Central SW, Albuquerque, NM, 87102

Type of Organization: For-Profit

Purpose: provides various kinds of business assistance to existing minority entrepreneurs.

NEW MEXICO MANUFACTURING EXTENSION PROGRAM

Contact Person: Randy Grissom, 272-7575

Address: 1009 Bradbury Drive SE, Albuquerque, NM 87106

Type of Organization: Not-For-Profit

Purpose: seeks to improve the manufacturing base of New Mexico through providing direct assistance to manufacturers, helping them apply new technologies, boost productivity and quality, and gain broad market access.

SERVICE CORPS OF RETIRED EXECUTIVES (SCORE)

Contact Person: Desk Counselor, 766-1900 or 1901

Address: 625 Silver SW, Suite 320 , Albuquerque, NM 87102

Type of Organization: Not-For-Profit

Purpose: To provide free counseling throughout the state to any person who plans to start a small business or to any small business owner who wishes assistance.

SMALL BUSINESS DEVELOPMENT CENTER (SBDC) (located at Albuquerque T-VI)

Contact Person: Roslyn Block, 224-4246; FAX: 224-4251

Address: 525 Buena Vista SE, Albuquerque, NM 87106; Street: 901 Buena Vista SE

Type of Organization: Federal/State Business Assistance Program

Purpose: Offers one-on-one counseling (free), training through workshops and seminars and access to a wide variety of resources to businesses and prospective entrepreneurs.

UNM ROBERT O. ANDERSON SCHOOLS OF MANAGEMENT CENTER FOR ENTREPRENEURSHIP AND ECONOMIC DEVELOPMENT

Contact Person: Mary Henry, 277-4702

Address: UNM, Anderson Schools of Management, Albuquerque, NM 87131

Type of Organization: Public University

Purpose: provides a source of students for management assistance.

WOMEN'S ECONOMIC SELF-SUFFICIENCY TEAM (WESST Corp)

Contact Person: Agnes Noonan, 848-4760; FAX: 848-2368

Address: 414 Silver SW, Albuquerque, NM 87102-3239

Type of Organization: Not-For-Profit

Purpose: provides management and technical training for women exploring new business ideas and operating their own businesses. Target clients are underemployed and unemployed women.

REPEALED (R-17-213)

4. MISCELLANEOUS SUPPORT SERVICES

ALBUQUERQUE ECONOMIC DEVELOPMENT, INC. (AED)

Contact Person: Dave Scott, 246-6200; FAX: 246-6219

Address: University Center Research Park, 851 University Blvd SE, Suite 203, Albuquerque, NM 87106

Type of Organization: Not-For-Profit

Purpose: offers assistance to companies who want to relocate or expand in the community.

ALBUQUERQUE HISPANO CHAMBER OF COMMERCE

Contact Person: F. Leroy Pacheco, Executive Director, 842-9003 Address: 1600 Lomas NW, Albuquerque, NM 87104

Type of Organization: Not-For-Profit

Purpose: to promote small business, economic development and the travel and tourism industries, with an emphasis on the Hispanic business community.

ALBUQUERQUE TECHNOLOGY INCUBATOR

Contact Person: Susan Gorman, 272-7500

Address: 1009 Bradbury Drive SE, Albuquerque, NM 87106

Type of Organization: Not-For-Profit

Purpose: provides a nurturing environment for start-up and small companies by including support services that are important to such companies.

ASSOCIATION OF COMMERCE AND INDUSTRY OF NEW MEXICO

Contact Person: Jerry Walker, President, 842-0644; FAX: 842-0734 Address: 2309 Renard Place SE, Suite 402, Albuquerque, NM, 87106

Type of Organization: Not-For-Profit

Purpose: to create and foster programs conducive to the orderly growth and economic development of business in the state of New Mexico. Lobbies state government and the state congressional delegation.

BUREAU OF BUSINESS AND ECONOMIC RESEARCH (UNM)

Contact Person: Karma Shore, 277-6626; FAX: 277-7066

Address: 1919 Las Lomas NE, Albuquerque, NM 87131

Type of Organization: Public Educational Institution

Purpose: conducts economic and demographic contract research and provides a specialized reference service to the public.

ECONOMIC FORUM

Contact Person: Robert Hoffman, Executive Director, 883-2505

Address: 2400 Louisiana NE, Albuquerque, NM 87110

Type of Organization: Not-For-Profit

Purpose: to organize and work with the most effective combination of local and state leadership from business, government and education institutions, for the purpose of achieving objectives that will improve the economic welfare of our city, county and state.

ECONOMIC RESEARCH AND ANALYSIS BUREAU (NEW MEXICO DEPT. OF LABOR)

Contact Person: Charles Lehman, 841-8645; FAX: 841-8421

Address: 401 Broadway NE, P.O. Box 1928, Albuquerque, NM 87103

Type of Organization: Public Agency

Purpose: provides labor market information to a variety of users.

GREATER ALBUQUERQUE CHAMBER OF COMMERCE

Contact Person: Terri Cole, 764-3700; Small Business Director, 764-3771; FAX: 247-9140

Address: 401 Second Street NW, P.O. Box 25100, Albuquerque, NM 87125

Type of Organization: Not-For-Profit

Purpose: deals with issues that affect the business community and works to promote economic development, providing information services, educational opportunities, procurement assistance, and legislative advocacy.

MINORITY- AND WOMEN-OWNED BUSINESS ENTERPRISE PROGRAM (City of Albuquerque)

Contact Person: Eugene J. Sanchez, Director, 768-3540; FAX: 768-4919

Address: 400 Marquette NW (1 Civic Plaza), Room 701, P.O. Box 1293, Albuquerque, NM, 87103

Type of Organization: Program of Public Agency

Purpose: to increase business participation with minority and women-owned business enterprises in contracting goods and services with the City of Albuquerque.

NEW MEXICO COMMISSION ON THE STATUS OF WOMEN

Contact Person: Susan Loubet, 841-4662; FAX: 841-4665

Address: 4001 Indian School Road NE, Suite 220, Albuquerque, NM, 87110

Type of Organization: Not-For-Profit

Purpose: offers career, life planning, and business information and training.

NEW MEXICO ENTREPRENEURS ASSOCIATION

Contact Person: Arnold Robinson, Secretary,

Address: c/o Devore Aviation, 6104B Jefferson Avenue, Albuquerque, NM 87109

Type of Organization: Not-For-Profit

Purpose: to promote the exchange of ideas among entrepreneurs, provide a forum for entrepreneurs and their support groups, and encourage the formation and operation of new businesses within New Mexico.

NEW MEXICO PROCUREMENT ASSISTANCE PROGRAM

Contact Person: Rosemary Chavez, 224-4248; FAX: 243-2127

Address: Small Business Development Center, 525 Buena Vista SE, Albuquerque, NM 87106

Type of Organization: State Program

Purpose: offers procurement assistance to local businesses.

NEW MEXICO STATE ECONOMIC DEVELOPMENT DEPARTMENT

Contact Person: Stanley G. Lane, Director, 827-0300

Address: 1100 St. Francis Drive, Joseph Montoya Bldg, Santa Fe, NM 87503

Type of Organization: Public Agency

Purpose: provides communities and new and expanding businesses and industry a wide variety of services, including financial assistance, to help in business and economic development.

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

Contact Person: Carol D. Radosevich, 848-4548, or Kelly Overholt, 848-4550

Address: Alvarado Square, M5-0402, Albuquerque, NM 87185

Type of Organization: For-Profit

Purpose: can help businesses expanding or relocating in New Mexico with identification of financing alternatives, regulatory and environmental permit reconnaissance, raw materials sourcing, and energy management.

RIO GRANDE COMMUNITY DEVELOPMENT CORPORATION

Contact Person: Frank A. Baca, 877-5776

Address: 831 Isleta Blvd. SW, Albuquerque, NM 87105

Type of Organization: Not-For-Profit

Purpose: Serves as a resource center providing technical and financial information and assistance to small businesses in the southwest quadrant of Bernalillo County.

RIO GRANDE MINORITY PURCHASING COUNCIL, INC.

Contact Person: David Roybal, 265-7677; FAX: 265-7690

Address: 5000 Marble NE, Suite 108, Albuquerque, NM 87110

Type of Organization: Not-For-Profit

Purpose: to support minority/women-owned businesses through increased corporate/government purchasing.

SOUTH VALLEY CHAMBER OF COMMERCE

Contact Person: Lorrie Queen, Chamber Executive, 873-0551

Address: 1625 Rio Bravo Blvd. SW, Albuquerque, NM 87105

Type of Organization: Not-For-Profit

Purpose: To create and foster the improvement and growth of commercial, industrial, and agricultural business, professional service and good business practices that will enhance the quality of life for South Valley residents. In doing so, its members will keep in mind the special mixture of cultural, historical and environmental attributes that makes the South Valley a unique community.

VIETNAM VETERANS LEADERSHIP PROGRAM

Contact Person: Florentino Zamora, 268-1101

Address: 406 San Mateo Boulevard NE, Albuquerque, NM

Type of Organization: Not-For-Profit

Purpose: offers seminars, workshops and conferences designed to develop the skills of the Viet Nam veteran as a small business person.

YWCA

Contact Person: Linda Lopez, 822-9922; FAX: 821-1448

Address: 7201 Paseo del Norte NE, Albuquerque, NM 87113

Type of Organization: Not-For-Profit

Purpose: serves as a resource center providing information and materials for home-based businesses; holds an annual conference on home-based businesses.

REPEALED (R-17-213)

5. TECHNOLOGY RESOURCES

ADVANCED MATERIALS AND PROCESSES FOR ECONOMIC COMPETITIVENESS ALLIANCE (AMPEC)

Contact Person: Robert Eagan, 845-8943

Address: Organization 1700, P.O. Box 5800, Sandia National Laboratories, Albuquerque, NM 87185

Type of Organization: Not-For-Profit (Member Organizations: Sandia National Laboratories, Los Alamos National Laboratory, Phillips Laboratory, the University of New Mexico, the New Mexico Institute of Mining and Technology, New Mexico State University, the State of New Mexico, and other city and state economic development groups.

Purpose: to implement a cooperative government, university, industry, and laboratory development program that delivers solutions to meet the materials and process needs of industry, in order to increase the number of manufacturing jobs in New Mexico.

ALLIANCE FOR PHOTONIC TECHNOLOGY

Contact Person: Concetto R. Giuliano, Director, 272-7001

Address: Organization 1352, Sandia National Laboratories, P.O. Box 5800, Albuquerque, NM 87185-5800

Type of Organization: Public Facility

Purpose: to enhance the global competitiveness of U.S. industry in selected areas of photonics by accelerating technology transfer from the public sector; a cooperative venture of the Air Force's Phillips Laboratory, Los Alamos National Laboratory, Sandia National Laboratory, and UNM's Center for High Technology Materials.

ALLIANCE FOR TRANSPORTATION RESEARCH

Contact Person: David Albright, President

Address: 1001 University Blvd SE, Albuquerque, NM 87106

Type of Organization: Not-for-Profit (Member Organizations: New Mexico State Highway and Transportation Department, Sandia National Laboratories, Los Alamos National Laboratory, University of New Mexico, and New Mexico State University).

Purpose: promotes the utilization of the technologies of the labs and the universities by private industry in the areas of transportation, safety, and the environment.

CENTER FOR HIGH TECHNOLOGY MATERIALS (CHTM)

Contact Person: Steve Brueck, 277-3317

Address: EECE Bldg, Rm 125, UNM, Albuquerque, NM 87131

Type of Organization: Public Facility

Purpose: studies lasers, modern optics, microelectronics, and thin film applications; works closely with private industry to ease the transfer of technology.

CENTER FOR MICRO-ENGINEERED CERAMICS (CMEC)

Contact Person: Douglas Smith, 277-2833

Address: Farris Building, Room 203, UNM, Albuquerque, NM 87131

Type of Organization: Public/Private (an Industry-University Cooperative Research Center)

Purpose: studies methods of producing ceramic materials for high technology applications.

CENTER FOR NON-INVASIVE DIAGNOSIS (CNID)

Contact Person: Nicholas A. Matwiyoff (UNM), 277-8512

Address: 1201 Yale Blvd NE, UNM, Albuquerque, NM 87131

Type of Organization: Public University Facility

Purpose: explores medical and industrial applications of NMR imaging and spectroscopy.

LOS ALAMOS NATIONAL LABORATORY (LANL)

Contact Person: Kay Adams, 665-2133; Sue Fenimore, Small Business/Industrial Outreach, 665-5376

Address: Industrial Partnership Center, Mail Stop M-899, Los Alamos, NM 87545

Type of Organization: Public Facility

Purpose: works with industry to assure access to valuable technology, expertise and unique facilities; able to enter into Cooperative Research and Development Agreements (CRADA) with private industry.

NATIONAL SMALL BUSINESS TECHNOLOGY EXCHANGE PROGRAM (NSTEP)(SNL)

Contact Person: Leland Traylor, Program Manager, 271-7811

Address: Sandia National Laboratories, 10520 Research Road SE, Albuquerque, NM 87123

Type of Organization: Public Agency

Purpose: a program of Sandia National Laboratories to aid small and medium-sized businesses gain access to the lab's technologies.

NEW MEXICO ENGINEERING RESEARCH INSTITUTE (NMERI)

Contact Person: NMERI Director, 272-7200; FAX: 272-7203

Address: NMERI, UNM, Albuquerque, NM 87131-1376

Type of Organization: a full-time multidisciplinary research and development branch of the College of Engineering, UNM

Purpose: to serve the needs of clients from both the public and private sectors in a range of specialized research areas.

NEW MEXICO ENVIRONMENTAL ALLIANCE

Contact Person: Marsha Oldakowski, Technology Enterprise Division, NM Economic Development Department, 827-0563

Address: Joseph M. Montoya Bldg., 110 St. Francis Drive, Santa Fe, NM 87503

Type of Organization: statewide consortium consisting of the following organizations and sectors: NM Departments of Economic Development, Environment, and Energy, Minerals, and Natural Resources; State economic development and business development agencies; three federal research laboratories; a state-led not-for-profit technology corporation; and New

Mexico business and industry.

Purpose: to help small- and medium-size businesses in New Mexico gain access to technology and other forms of assistance in order to address environmental concerns in an efficient and cost-effective manner and to capitalize on business opportunities related to expanding environmental regulations.

NEW MEXICO INDUSTRY NETWORK CORPORATION (NEW MEXICO INC)

Contact Person: William A. Rector, President, 272-7800

Address: 1601 Randolph Road SE, Albuquerque, NM 87106

Type of Organization: Not-for-Profit; a partnership formed by a coalition of industry, government and educational organizations.

Purpose: to preserve and create jobs in New Mexico by leveraging the state's technology base to enhance the competitiveness of existing companies and to facilitate the creation and growth of new companies. New Mexico INC will work through existing technical and business assistance organizations. It currently operates two programs described elsewhere in this guide: the New Mexico Manufacturing Extension Program and the Albuquerque Technology Incubator.

NEW MEXICO TECHNET

Contact Person: Tom Thornhill, 345-6555

Address: 4100 Osuna NE, Suite 103, Albuquerque, NM 87109; FAX: 345-6559

Type of Organization: Not-For-Profit

Purpose: offers to subscribing organizations and individuals a state-of-the-art communications network linking major research laboratories, universities, government agencies and businesses throughout the state.

PHILLIPS LABORATORY

Contact Person: David Founds, 846-6377

Address: Kirtland Air Force Base, Albuquerque, NM 87117

Type of Organization: US Air Force Research Facility

Purpose: assists private industry, universities and other non-federal entities to collaborate with and benefit from its R&D activities.

RIO GRANDE TECHNOLOGY FOUNDATION (RIOTECH)

Contact Person: Dr. Bob MacPherson, 246-6400

Address: 851 University Boulevard SE, Albuquerque, NM 87106

Type of Organization: Not-For-Profit

Purpose: to develop technology partnerships among New Mexico's universities, federal laboratories, and industries, with a particular focus on assisting industry in the development of ecologically-sound manufacturing processes.

SANDIA NATIONAL LABORATORIES (SNL)

Contact Person: Warren Siemens, Director, Technology Transfer and Commercialization Center, 271-7814

Address: Organization 4200, Sandia National Laboratories, P.O. Box 5800, Albuquerque, NM 87185

Type of Organization: Public Facility

Purpose: actively transfers tax-funded technology to private enterprise, universities, and state and local government; able to enter into Cooperative Research and Development Agreements (CRADA) with private industry. For programs designed specifically for the needs of small businesses, see the NSTEP listing above.

STATE TECHNOLOGY ASSISTANCE RESOURCE SYSTEM (STARS)

Contact Person: Erich Strebe, 272-7810; FAX: 224-4251

Address: 1601 Randolph Road SE, Albuquerque, NM, 87106

Type of Organization: State Program

Purpose: assists New Mexico businesses in gaining access to appropriate, effective assistance from a broad pool of state and national technology resources.

TECHNOLOGY VENTURES CORPORATION (TVC)

Contact Person: Sherman McCorkle, President, ~~883-3488~~ 246-2882

Address: ~~Two Park Square, Suite 960, 6565 Americas Parkway NE, Albuquerque, NM 87110~~ 1601 Randolph SE, Suite 220, 87106

Type of Organization: Not-for-profit corporation managed and operated by Martin Marietta Corporation, the operator of Sandia National Laboratories.

Purpose: to attract venture capital to New Mexico by identifying technological opportunities and creating the means to develop deals for them.

UNM TECHNOLOGY DEVELOPMENT CORPORATION (TDC)

Contact Person: Richard Callahan, 272-7005; (508) 870-0042

Address:

Type of Organization: Not-for-profit

Purpose: to market discoveries of UNM faculty to the business world, possibly forming new corporations. TDC will also manage the University Center Research Park.

6. EXPORT TRADE SERVICES

GREATER ALBUQUERQUE CHAMBER OF COMMERCE, INTERNATIONAL TRADE COMMITTEE

Contact Person: John Carey, 764-3700

Address: Greater Albuquerque Chamber of Commerce, P.O. Box 25100, Albuquerque, NM 87125

Type of Organization: Not-for-Profit

Purpose: disseminates possible trade leads and provides educational support for the Albuquerque Chamber of Commerce membership.

INTERNATIONAL BANKING:

FIRST SECURITY BANK

Contact Person: Noel Behne, 765-2205

Address: 40 First Plaza and 219 Central Avenue NW, Albuquerque, NM 87102

Type of Organization: For-Profit

Purpose: Assist in international banking transactions.

SUNWEST BANK

Contact Person: Chris Loss, 765-2205

Address: 303 Roma Avenue NW, Albuquerque, NM 87102

Type of Organization: For-Profit

Purpose: assist in international banking transactions.

UNITED NEW MEXICO BANK

Contact Person: Anna Astria-Albert, VP, 766-6085; 247-4639 (FAX)

Address: 200 Lomas NW, P.O. Box 1081, Albuquerque, NM 87103-1081

Type of Organization: For Profit

Purpose: Export financing under the Eximbank guaranty and insurance programs and the SBA export financing programs; export letters of credit; import letters of credit; international wire transfers; foreign exchange.

INTERNATIONAL TRADE ADMINISTRATION

Contact Person: Sandra Necessary, SBA, 766-1096

Address: 625 Silver Avenue SW, Albuquerque, NM 87102

Type of Organization: Public Agency

Purpose: provides a wide variety of information and assistance to exporters regarding export regulations and markets.

MEXICO CONSULATE

Contact Person: Carlos Gonzales, 247-2139

Address: 401 Fifth Street NW, Albuquerque, NM 87102

Type of Organization: Foreign Government

Purpose: assists with trade opportunities and information.

NEW MEXICO ECONOMIC DEVELOPMENT DEPT., INTERNATIONAL DEVELOPMENT DIVISION

Contact Person: Roberto Castillo (Santa Fe), 827-0309

Address: 1100 S. Saint Francis Drive, Santa Fe, NM 87501

Type of Organization: Public Agency

Purpose: provides technical assistance, educational support and trade counseling for exporters, and promotes foreign investment and foreign company relocation to New Mexico.

PMB/6218

REPEALED (R-17-213)

APPENDIX D

CITY WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE

REPEALED (R-17-213)

CITY of ALBUQUERQUE
ELEVENTH COUNCIL

COUNCIL BILL NO. 0-80 ENACTMENT NO. 18-1995

SPONSORED BY: Alan B. Armijo

1 ORDINANCE

2 CALLING FOR THE REDUCTION OF WATER USED FOR LANDSCAPING PURPOSES
3 IN ALBUQUERQUE; ADOPTING RECOMMENDATIONS OF THE WATER
4 CONSERVATION LANDSCAPING COMMITTEE; REPEALING THE EXISTING
5 ALBUQUERQUE WATER WASTE ORDINANCE, SECTION 6-1-1-1, ET SEQ. ROA
6 1994.

7 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
8 ALBUQUERQUE:

9 Section 1. SHORT TITLE. This ordinance shall be known as the Water
10 Conservation Landscaping and Water Waste Ordinance.

11 Section 2. INTENT.

12 (A) To implement the outdoor water use recommendations of the
13 Water Conservation Task Force, as called for in Resolution Bill No. R-58, Enactment
14 No. 49-1992, adopted by the Council in May of 1992.

15 (B) To assist in reducing overall per capita water use in the City by
16 30%.

17 (C) To reduce yard irrigation and irrigation-related water waste, which
18 comprise over 40% of the City's total annual water usage. To reduce peak summer
19 usage, which is two to three times winter usage and determines the need for capital
20 facilities to adequately meet system demand. To reduce irrigation water usage
21 without sacrificing landscape quality by using lower water use plants, improved design
22 and planting practices, different watering practices, and better irrigation system design
23 and maintenance.

24 (D) To revise and make more effective the Albuquerque Water Waste
25 Ordinance. To reduce water waste, i.e., overwatering, inefficient watering, or release
26 of excess water which generates fugitive water in the public right-of-way. To reduce

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1 damage to publicly owned streets and the public expenditures necessary to repair the
2 damage caused by this wasted water. To increase street safety by reducing the
3 potential of frozen water on City streets.

4 (E) To initially encourage voluntary water conservation for existing
5 single family residences while requiring conservation on all other properties. To apply
6 more stringent requirements to City owned facilities to set an example.

7 Section 3. DEFINITIONS.

8 AUTOMATIC CONTROLLER. A mechanical or solid state timer capable
9 of operating valve stations to set the days and length of time water is applied.

10 BUBBLERS. Irrigation heads which deliver water to the soil adjacent to
11 the heads.

12 DISTURBED SLOPES. Slopes that have been altered from their natural
13 configuration or vegetative cover by human activity.

14 DRIP IRRIGATION. Low pressure, low volume irrigation applied slowly,
15 near or at ground level to minimize runoff and loss to evaporation.

16 EVAPOTRANSPIRATION. The quantity of water evaporated from
17 adjacent soil surfaces and transpired by plants during a specific time.

18 EVEN NUMBERED PROPERTIES. Properties whose official address ends
19 in an even number, excluding public parks and golf courses. Landscaped areas
20 associated with a building will use the number of that building as their address. Only
21 one address shall be used for a large landscaped area associated with one building or
22 activity, even if the landscaped area is broken into many separate subareas.

23 FLOW RESTRICTION DEVICE. Device applied by the water utility to the
24 customer's meter that restricts the volume of flow to the customer.

25 FUGITIVE WATER. The pumping, flow, release, escape, or leakage of
26 any water from any pipe, valve, faucet, connection, diversion, well, or any facility for
27 the purposes of water supply, transport, storage, disposal, or delivery onto adjacent
28 property or the public right-of-way.

29 HAND WATERING. The application of water for irrigation purposes
30 through a hand-held hose, including hoses moved into position by hand and left to
31 flow freely or through a shut-off nozzle.

32 HARVESTED WATER. Precipitation or irrigation runoff collected, stored
33 and available for reuse for irrigation purposes.

1 HIGH WATER USE PLANTS. Plants which require either large volumes
2 or frequent application of water throughout their life as specified in the "Albuquerque
3 Plant List" published by the City. Weekly or more application needed during peak
4 summer months.

5 HIGH WATER USE TURF. A surface layer of earth containing regularly
6 mowed grass, with its roots, which requires large volumes and/or frequent application
7 of water throughout its life. High water use grasses include but are not limited to
8 Annual Bluegrass, Kentucky Bluegrass, Perennial Ryegrass, Red Fescue, and Tall
9 Fescue.

10 INFILTRATION RATE. The amount of water absorbed by the soil per unit
11 of time, usually expressed in inches per hour.

12 LANDSCAPE AREA. The entire parcel less the building footprint,
13 driveways, non-irrigated portions of parking lots, hardscapes such as decks and
14 patios, and other non-porous areas. (Does not include public right-of-way.)

15 LOW WATER USE PLANTS. Plants which are able to survive without
16 supplemental water once established as specified in the "Albuquerque Plant List".
17 Application needed at least once a month for plants to thrive.

18 MEDIUM AND LOW WATER USE TURF. A surface layer of earth
19 containing regularly mowed grass, with its roots, which requires moderate or low
20 volumes and/or frequency of application of water once established. Low and medium
21 water use grasses include but are not limited to Bermuda and Bermuda hybrids,
22 Zoysia, blue grama, and Buffalo grass.

23 MEDIUM WATER USE PLANTS. Plants which require some supplemental
24 watering throughout the life of the plant as specified in the "Albuquerque Plant List".
25 At least twice a month application needed during the peak summer months once
26 established. The most appropriate species for a landscaped area will depend upon the
27 conditions of the particular site.

28 MAYOR. The Mayor of Albuquerque or his/her designated representative.

29 MULCH. Any material such as leaves, bark, straw, or other materials left
30 loose and applied to the soil surface to reduce evaporation. Organic mulches include
31 pine bark, compost, and woodchips. Inorganic mulches include rock, cobble, and
32 gravel.

33 ODD NUMBERED PROPERTIES. Properties whose official address ends

1 in an odd number, excluding public parks and golf courses. Large landscaped areas
2 associated with a building will use the number of that building as their address. Only
3 one address shall be used for a large landscaped area associated with one building or
4 activity, even if the landscaped area is broken into many separate subareas.

5 **PRECIPITATION RATE.** The amount of water applied per unit of time,
6 usually expressed in inches per hour.

7 **PRIVATELY OWNED PROPERTY.** All property within the City of
8 Albuquerque which is not owned by the City.

9 **PUBLIC RIGHT-OF-WAY.** The area of land acquired or obtained by the
10 City, County, or State of New Mexico primarily for the use of the public for the
11 movement of people, goods, and vehicles, but not including such property that is
12 landscaped.

13 **PUBLICLY OWNED PROPERTY.** Property owned by the City of
14 Albuquerque.

15 **RESPONSIBLE PARTY.** The owner, manager, supervisor, or person who
16 receives the water bill, or person in charge of the property, facility, or operation during
17 the period of time the violation(s) is observed.

18 **RUNOFF.** Water which is not absorbed by the soil or landscape to which
19 it is applied. Runoff occurs when water is applied too quickly (application rate
20 exceeds infiltration rate), particularly if there is a severe slope. This Ordinance does
21 not apply to storm-water runoff which is created by natural precipitation rather than
22 human-caused or applied water use.

23 **SHUT-OFF NOZZLE.** Device attached to end of hose that completely
24 shuts off the flow, even if left unattended.

25 **SINGLE FAMILY RESIDENTIAL.** A detached single family residential
26 structure.

27 **SPRINKLER HEAD.** A device which discharges water through a nozzle.

28 **STATIC WATER PRESSURE.** The pipeline or municipal water supply
29 pressure when water is not flowing. City system static water pressure is expected
30 to be at least 50 pounds per square inch except during peak hours of 7:00 a.m. to
31 9:00 a.m. and 7:00 p.m. to 9:00 p.m.

32 **VALVE.** A device used to control the flow of water in the irrigation
33 system.

1 WATER HAMMER. A sudden surge of water, usually caused by sudden
2 shutoff of the water source.

3 WATER CONSERVATION OFFICER. City employee charged with
4 managing the water conservation effort.

5 WATER WASTE. The non-beneficial use of water supplied by the
6 municipal water supply system. Non-beneficial uses include but are not restricted to:

7 (1) Landscape water applied in such a manner, rate and/or
8 quantity that it regularly overflows the landscaped area being watered and runs onto
9 adjacent property or public right-of-way;

10 (2) Landscape water which leaves a sprinkler, sprinkler system,
11 or other application device in such a manner or direction as to spray onto adjacent
12 property or public right-of-way;

13 (3) Washing down of hard surfaces such as parking lots,
14 aprons, pads, driveways, or other surfaced areas when water is applied in sufficient
15 quantity to flow from that surface onto adjacent property or the public right-of-way;

16 (4) Water applied in sufficient quantity to cause significant
17 ponding on impervious surfaces on private property.

18 Section 4. APPLICABILITY. All sections of the Ordinance, except Sections 7
19 through 10, apply to all properties within the City limits of Albuquerque and/or served
20 by the municipal water utility. Compliance with these Sections is a condition of
21 service from the utility.

22 (A) Sections 7 through 10 (Planting Restrictions, Design Regulations,
23 Irrigation System Standards, and Landscape Plan Requirements) apply to all property
24 developed within the City limits after the effective date of the Ordinance and to
25 existing parks and golf courses. Sections 7 through 10 do not apply to properties
26 with an approved landscape plan, if the property is developed within three years of
27 the effective date of the Ordinance, excepting the water budget limitations for existing
28 parks and golf courses in Section 7. Sections 7 through 10 will apply to properties
29 with an approved landscape plan which are not developed within three years of the
30 effective date of this Ordinance.

31 (B) This Ordinance does not apply to water provided through the
32 Middle Rio Grande Conservancy District for irrigation purposes. Water obtained
33 through non-City water system sources, however, will be included in the calculation

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1 of inches per year for the water budgets for golf courses and parks, as described in
2 Section 7.

3 (C) Permits of Occupancy of any new construction should depend
4 upon compliance with all appropriate requirements of this Ordinance.

5 Section 5. WATERING RESTRICTIONS. These restrictions apply to all
6 properties within the City limits and/or served by the municipal water utility.

7 (A) All outdoor landscape watering on publicly owned property during
8 the months of April through September must occur between 5:00 p.m. and 10:00
9 a.m. This restriction serves as a guideline for landscape watering on privately owned
10 property. This restriction shall not apply to drip irrigation and low precipitation
11 bubblers, hand watering, or watering of containerized plants and plant stock.

12 (B) All outdoor watering on publicly owned property during the months
13 of December through March must occur between 10:00 a.m. and 2:00 p.m. This
14 restriction serves as a guideline for landscape watering on privately owned property.
15 This restriction shall not apply to drip irrigation and low precipitation bubblers, hand
16 watering, or watering containerized plants and plant stock. This restriction shall not
17 apply to golf courses or parks that are in regular use or in use for a special event
18 during these hours.

19 (C) Shutoff nozzles are required on any hoses used for hand watering,
20 car washing (commercial and private), or other outdoor uses, excepting hoses on
21 single family residential. Back siphonage devices, to prevent the reverse flow of
22 water in lines from the irrigation system to the water supply, must be installed on
23 hose bibs prior to use of the shutoff nozzles, except on single family residential.

24 (D) All publicly owned properties other than parks and golf courses
25 shall water no more than every other day. All even numbered properties shall water
26 only on even numbered dates. All odd numbered properties shall water only on odd
27 numbered dates. This restriction serves as a guideline for landscape watering on
28 privately owned property.

29 (E) Restrictions in Items (A) through (D) do not apply to the following:

30 (1) Outdoor irrigation necessary for the establishment of newly
31 sodded lawns and landscaping within the first 30 days of planting. Watering of newly
32 seeded turf within the first year of planting;

33 (2) Irrigation necessary for one day only where treatment with

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1 a commercial application of chemicals requires immediate watering to preserve an
2 existing lawn or to establish a new lawn;

3 (3) Water used to control dust or compact soil;

4 (4) Manual operation of automatic systems for very short
5 periods of time to check system condition and effectiveness.

6 Section 6. WATER WASTE. These restrictions apply to all properties within
7 the City limits and/or served by the municipal water utility.

8 (A) No person, firm, corporation, or municipal or other government
9 facility or operation shall waste, cause or permit to be wasted any water provided by
10 the municipal water supply system of the City of Albuquerque.

11 (B) No person, firm, corporation, or municipal or other government
12 facility or operation shall cause or permit the flow of fugitive water onto adjacent
13 property or public right-of-way.

14 (C) The restrictions in Subsections (A) and (B) of this Section do not
15 apply to the following:

16 (1) Storm run-off allowed under provisions of the City's
17 Drainage Ordinance;

18 (2) Flow resulting from temporary water supply system failures
19 or malfunctions. These failures or malfunctions shall be repaired as quickly as
20 possible;

21 (3) Flow resulting from fire fighting or routine inspection of fire
22 hydrants or from fire training activities;

23 (4) Water applied as a dust control measure as may be required
24 under Section 8.0 of the Air Pollution Control Regulations;

25 (5) Water applied to abate spills of flammable or otherwise
26 hazardous materials, where water is the appropriate methodology;

27 (6) Water applied to prevent or abate health, safety, or accident
28 hazards when alternate methods are not available;

29 (7) Flow resulting from routine inspection, operation, or
30 maintenance of the municipal water supply system;

31 (8) Water used by the Traffic Engineering Division, City of
32 Albuquerque, in the course of installation or maintenance of traffic flow control
33 devices;

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1 (9) Water used by contractors or utilities in saw-cutting of
2 pavement, compaction, or other use required under terms of their contract.

3 Section 7. PLANTING RESTRICTIONS. The following specifications apply to
4 all new development approved following the effective date of this Ordinance.
5 Compliance with either the water budget approach described in Subsection (A) of this
6 Section or the restrictions proposed in Subsection (C) of this Section is required.
7 Subsection (C) of this Section will serve as general guidelines for developing the water
8 budget approach described in Paragraph (A) (1). Subsection (B) applies to all public
9 parks and public and private golf courses.

10 (A) Water Budget Approach

11 (1) Landscaping on privately owned properties shall meet the
12 following: Water Budget equals $(42)(.6)(LA)(.62)$, where:

13 (a) "Water Budget" means maximum annual water
14 allowance in gallons per year;

15 (b) "42" is the average annual water requirement in
16 inches per year based on historic City park and golf course use;

17 (c) ".6" is the adjustment factor to reduce water usage;
18 subject to change through Ordinance revisions as the conservation program becomes
19 more aggressive or moderate over time and as more actual data become available;

20 (d) "LA" is the landscaped area in square feet;

21 (e) ".62" is the conversion from inches per year per area
22 to gallons per year.

23 (2) Properties which are landscaped by this approach must
24 install an irrigation flow meter immediately downstream from the City water meter.
25 This meter will be installed at the property owner's expense and will accurately
26 measure the entire amount of water used for landscaping on the property. This meter
27 will be City property and will be accessible to the City's meter reader. If the decision
28 to use an irrigation meter is made after installation of a normal size meter box, thereby
29 requiring replacement of the smaller meter box, this replacement will be at the
30 property owner's expense.

31 (3) Any usage over the approved water budget will be subject
32 to the excess use surcharge(s) defined in the Albuquerque Water and Sewer Rates
33 Ordinance and established by the Mayor's rules and regulations promulgated pursuant

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1 to that Ordinance. This surcharge(s) will be calculated on an annual basis and applied
2 to the January water bill for the property. If two different surcharges are defined in
3 the Water and Sewer Rates Ordinance or the Mayor's rules and regulations, the
4 surcharge for excess usage up to 10% of the water budget shall be the lower of the
5 surcharges. The surcharge for excess usage over 10% of the water budget shall be
6 the higher of the surcharges.

7 (B) Water Budgets for Parks and Golf Courses

8 (1) Public parks and golf courses and private golf courses shall
9 use medium and low water use plants as much as possible. High water use turf shall
10 be allowed only in those areas with heavy usage or foot traffic, such as athletic fields,
11 playgrounds, and golf course tees, greens, and fairways.

12 (2) All existing public and private golf courses will be allowed
13 up to 44 inches of water per landscaped acre per year up to January 1, 1998. All
14 existing public and private golf courses will be allowed up to 40 inches of water per
15 landscaped acre per year between January 1, 1998 and January 1, 2001. Allowable
16 usage after January 1, 2001 will remain at 40 inches per landscaped acre per year
17 unless altered by amendment to this Ordinance, based on the City's conservation
18 goals and available technology. Private golf courses using privately owned wells must
19 report well usage to the City on a monthly basis. Any usage over the allowable
20 amount will be subject to the excess use surcharge(s) described in Paragraph (A) (3).
21 Usage will be calculated on a per individual park or per individual golf course basis.

22 (3) All new golf courses or existing golf course expansion
23 permitted by the City after the effective date of this Ordinance will be allowed up to
24 37 inches per landscaped acre per year. Any usage over the allowable amount will
25 be subject to the excess use surcharge(s) described in Paragraph (A) (3). The
26 landscaped area for new golf courses shall not exceed 90 acres per 18 holes or 45
27 acres per 9 holes.

28 (4) All existing public parks will be allowed up to 40 inches of
29 water per landscaped acre per year up to January 1, 1998. All existing public parks
30 will be allowed up to 35 inches of water per landscaped acre per year between
31 January 1, 1998 and January 1, 2001. Allowable usage after January 1, 2001 will
32 remain at 35 inches per landscaped acre per year unless altered by amendment to this
33 Ordinance, based on the City's conservation goals and available technology. Any

1 usage over the allowable amount will be subject to the excess use surcharge(s)
2 described in Paragraph (A) (3) of this Section.

3 (5) All new public parks permitted after the effective date of
4 this Ordinance will be allowed up to 35 inches per landscaped acre per year. Any
5 usage over the allowable amount will be subject to the excess use surcharge(s)
6 described in Paragraph (A) (3) of this Section.

7 (C) Planting Restrictions Approach

8 (1) All publicly owned properties other than parks and golf
9 courses shall use medium and low water use plants on 100% of the landscaped area.

10 (2) All privately owned properties other than golf courses shall
11 use medium and low water use plants on a minimum of 80% of the landscaped area.

12 (3) All privately owned properties other than golf courses shall
13 not use high water use turf in more than 20% of the landscaped area.

14 (4) Due to plant availability, trees are exempt from the
15 restrictions in Subsection (C) of this Section, regardless of water use requirements,
16 until January 1, 1998. Trees shall be subject to the restrictions in Subsection (C) of
17 this Section beginning on January 1, 1998. Use of low water use trees between the
18 effective date of this Ordinance and January 1, 1998 is encouraged. (See
19 "Albuquerque Plant List")

20 Section 8. DESIGN REGULATIONS. The following regulations apply to all
21 property developed in the City after the effective date of this Ordinance. The
22 regulations do not apply to property developed prior to the effective date of this
23 Ordinance or to properties with an approved landscape plan, if the property is
24 developed within three years of the effective date of this Ordinance. These
25 regulations will apply to properties with an approved landscape plan which are not
26 developed within three years of the effective date of this Ordinance.

27 (A) High water use turf shall not be planted on slopes greater than 4:1.

28 (B) All existing disturbed slopes and all man made slopes shall receive
29 erosion control from plantings. Concrete, asphalt, or any other water and air
30 impervious paving/cover will not be allowed.

31 (C) High and medium water use turf shall not be planted in street
32 medians. Low water use turf may be planted in street medians greater than fifteen
33 feet wide if set back from the curb at least two feet.

(D) Excepting for the allowance for medians in Subsection (B) of this Section, no turf shall be planted within eight feet from the curb within the public right-of-way. No high water use turf shall be planted in areas less than ten feet in any dimension excepting within back or side yards of residential properties, or where contiguous with turf on adjacent property so that the dimension totals ten feet minimum. Turf areas within parking lots shall not be less than 15 feet in any dimension.

(E) Any existing features should be evaluated for incorporation in design to include natural drainages, rock outcroppings, strong stands of native vegetation which can be protected, detention area where vegetation has grown and is being supported by nuisance flows or harvested water.

(F) Fountains using over 500 gallons of make-up water (that is consumed and must be replaced by addition of more water) per day will not be approved except through special permit by the Water Conservation Officer. Multiple fountains on the same property will be considered one fountain to determine usage. Water used in fountains shall be recycled to minimize water usage and evaporation.

(G) Decorative ponds proposed for aesthetic or ornamental purposes (that are not needed to retain storm drainage or for wetlands projects) and containing more than one-half acre of surface area will not be approved, except through special permit by the Water Conservation Officer. Multiple ponds on the same property will be considered one pond to determine surface area. This does not apply to government owned detention basins, which may contain more than one-half acre of surface area.

Section 9. IRRIGATION SYSTEM STANDARDS. The following standards apply to all new development except single family residential. The standards serve as guidelines for single family residential development. General standards for irrigation systems are included in Subsections (A) through (G) of this Section. Additional, more specific guidance can be found in Section 1001, "Landscaping" of the "City of Albuquerque Standard Specifications for Public Works Construction."

(A) Irrigation systems shall be designed to be in conformance with all provisions of this Ordinance.

(B) Irrigation systems shall be designed to minimize water waste, overwatering, overspraying, and susceptibility to vandalism.

- 1 (C) Irrigation systems shall be designed to be site-specific, reflecting
2 plant type, soil type, infiltration rates, slopes, and prevailing wind direction.
- 3 (D) Irrigation systems shall be controlled by an automatic controller
4 having multiple programming capabilities. Irrigation systems shall be reprogrammed
5 as needed to reflect the age of plants and the season.
- 6 (E) Temporary irrigation systems shall be allowed for establishment
7 of erosion control and revegetation plants. They shall be removed at establishment
8 time.
- 9 (F) Valves shall be utilized to regulate water pressure, prevent water
10 hammer and possible damage to piping and fittings, and prevent line drainage.
- 11 (G) Sprinkler heads shall be installed at least eight inches away from
12 curbs in the public right-of-way or, in the absence of a curb, the outer edge of the
13 roadway and shall not spray toward the curb.
- 14 (H) Spray heads shall not be used in medians less than fifteen feet
15 wide. Low precipitation spray heads may be used in medians equaling or exceeding
16 15 feet in width, provided that these heads are located at least two feet from the curb
17 and spray away from the curb.
- 18 (I) Damaged or malfunctioning parts shall be replaced immediately.
- 19 (J) Effective March 1, 1996, all new turf landscaped areas of one to
20 ten acres shall have a Landscape Irrigation Audit performed by an authorized
21 Landscape Irrigation Auditor, certified by the Irrigation Association. The audits will
22 be conducted in accordance with the current edition of the Landscape Irrigation
23 Auditor's Handbook. The audit shall be performed prior to the installation of turf or
24 seed. The minimum efficiency requirements to meet in the audit are a 55%
25 distribution uniformity for all spray systems and a 65% distribution uniformity for all
26 rotary systems.
- 27 (K) Effective March 1, 1996, all new turf landscaped areas over ten
28 acres shall have the sprinkler heads tested for uniformity of performance using the
29 Center for Irrigation Technology's (CIT) Sprinkler Profile and Coverage Evaluation
30 (SPACE) program. These tests will be performed prior to the installation of the
31 irrigation system and the sprinkler heads shall have a scheduling coefficient of 1.3 or
32 less for full circle heads and 1.5 or less for partial circle heads, with one being perfect.
33 The sprinkler heads shall be installed in the spacing and pressure range tested.

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1 Section 10. LANDSCAPE PLAN REQUIREMENTS. Landscape planting and
2 irrigation system design plans are required for all development using a Water Budget
3 Approach and all new development or construction or building additions over 200
4 square feet with over 10,000 square feet of landscaped area. Additional information
5 on submittal of these plans can be found in Section 14-16-4-1 ROA 1994 of the
6 Zoning Code. These plans will include:

7 (A) Basic Site Information including north arrow, property lines,
8 adjacent public right-of-way, street names, location of existing and proposed building,
9 location of all existing and proposed driveways, parking areas, walks and other
10 pavement, retaining walls, fences, existing vegetation to remain, pools, ponds, water
11 features, and any other significant site features at a scale no smaller than one inch
12 equals 40 feet (one inch equals 20 feet preferred).

13 (B) Grading information including contour lines at one foot contour
14 intervals (may increase to five foot maximum if slopes exceed 2:1), proposed final site
15 grading for all paved and landscaped areas, and finish floor elevation of principal
16 (existing and proposed) on-site structures. Two copies must be provided. The
17 Grading and Drainage Plan prepared for project is acceptable.

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18 (C) Planting information including type and size of existing vegetation
19 to remain, location, quantity, type (botanical and/or common name), and size of all
20 proposed plants, square footage of total turf, native seed, and shrub and tree planting
21 areas (indicate type of proposed mulch or vegetative groundcover), square footage of
22 ornamental pond areas, combined square footage for all landscaping, and total site
23 area.

24 (D) Irrigation system design information including tap-in location and
25 static water pressure at the point of connection, as provided by the City (location of
26 taps, backflow preventers, and valves may be adjusted according to site conditions
27 at time of installation), location, type, and size of all main irrigation system
28 components, including water meters, backflow preventers, shut-off valves and zone
29 control valves, system control, main line and lateral piping, and sprinkler heads,
30 bubblers, and drip irrigation tubing runs, manufacturer stated precipitation rates and
31 total required operating pressure for each control valve/zone.

32 (E) Irrigation management information including recommended monthly
33 and/or seasonal irrigation schedule for proposed system, stated as follows:

- 1 (1) Run time per cycle for each control valve;
2 (2) Frequency of cycle for each control valve;
3 (3) Amount of applied water per month and/or season per each
4 control valve (optional);
5 (4) Total amount of applied water per month and/or season
6 (optional).

7 This information shall be provided to the property owner and/or manager
8 and shall be posted at the controller location. The schedule shall reflect site specific
9 conditions of soil, slope, ambient temperatures, winds, and humidity. Implementation
10 of the schedule shall be adjusted to reflect weather and is the responsibility of the
11 property owner.

12 **Section 11. VARIANCES AND APPEALS.** The Mayor shall be responsible for
13 the enforcement of this Ordinance. The Mayor may prescribe policies, rules, or
14 regulations to carry out the intent and purposes of this Ordinance.

15 (A) Variances to Section 5 Water Restrictions and Section 6 Water
16 Waste. Administrative variances to the restrictions in Section 5 and Section 6 may
17 be issued by the Mayor or his/her designee, provided that the general intent of this
18 Ordinance has been met, compliance with the Ordinance is proven to cause practical
19 difficulties and unnecessary hardship, and all options for abatement through modified
20 water management have been exhausted. The criteria to determine hardship shall
21 include level of capital outlay and time required to be compliance with this Ordinance.

22 Variances may be issued for a period not to exceed one year and shall
23 stipulate both short-term corrective measures and a schedule for completion of long-
24 term corrective measures. Variances must be renewed on an annual basis if long-term
25 corrective measures cannot be completed within one year.

26 (B) Appeal of Section 5 Watering Restrictions and Section 6 Water
27 Waste. Any responsible party may appeal fees for Section 5 Water Restriction
28 violations and Section 6 Water Waste restriction violations to the City Hearing Officer
29 by filing an appeal within seven calendar days of the date of violation. Such request
30 shall be made in writing and filed in the Office of the City Clerk. The appeal shall
31 identify the property and state the grounds of appeal together with all material facts
32 in support thereof. A filing fee of twenty dollars shall be added to the water bill in the
33 event the violation is upheld by the Hearing Officer. When a hearing is requested, the

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1 Hearing Officer shall send written notice by certified mail, return receipt requested,
2 to the appellant of the time and place of the hearing. At the hearing the appellant
3 shall have the right to present evidence as to the alleged fact upon which the Mayor
4 based the determination of the need for assessment of fee and any other facts which
5 may aid the Hearing Officer in determining whether this Ordinance has been violated.
6 The Hearing Officer shall, within seven working days following the hearing, issue a
7 written decision specifying the fee, if appropriate, and the action that must be taken
8 to avoid additional penalty. Fees will be void if the written decision is not issued
9 within seven working days.

10 (C) Judicial Review. The exclusive remedy for parties dissatisfied with
11 the action of the City Hearing Officer on Section 5 Watering Restrictions and Section
12 6 Water Waste shall be the filing of a petition for a writ of certiorari with the State
13 District Court. The petition for review shall be limited to the record made at the
14 administrative hearing held pursuant to this Ordinance.

15 (D) Variances to Sections 7, 8, 9, and 10 requirements. A variance
16 to the regulations in Sections 7, 8, 9, and 10 may be issued by the Mayor, through
17 the Zoning Hearing Examiner, provided that the general intent of this Ordinance has
18 been met and compliance with this Ordinance is proven to cause practical difficulties
19 and unnecessary hardship. The variance procedure for this Ordinance will comply
20 with the variance procedure in the Zoning Code, as described in Section 14-16-4-4
21 ROA 1994. Appeals of decisions of the Zoning Hearing Examiner are to the
22 Environmental Planning Commission. Appeals of decisions of the Environmental
23 Planning Commission are to the City Council. Appeal is made by filing written notice
24 with the Planning Department within 15 days after the request for variance has been
25 denied. Appeal procedures will comply with those in Zoning Code, Section 14-16-4-
26 4 ROA 1994.

27 Section 12. FEES.

28 (A) Fees and Restriction of Service. Any responsible party who
29 violates any of the provisions of Sections 5 and 6 of this Ordinance shall be subject
30 to progressively higher fees and flow restriction until the violation ceases or a variance
31 is granted. The assessment of fees and application of flow restriction shall be
32 consecutive without regard to the time that elapses between violations. Fees are
33 suspended and flow restriction may not be applied if an appeal is pending. The

1 schedule for assessment of fees and application of flow restriction shall be as follows:

- 2 (1) First observed violation - \$20;
- 3 (2) Second observed violation - \$50;
- 4 (3) Third through fifth observed violation - \$100 per violation;
- 5 (4) Sixth through eighth observed violation - \$200 per violation;
- 6 (5) Eighth or more observed violation - application of flow
- 7 restriction device at meter. This device cannot be removed by the responsible party
- 8 and will not be removed by the utility until the responsible party adequately
- 9 demonstrates to the City that the violation has ceased or until a variance is granted.

10 (B) Assessment of Fees. Assessment of fees for violations of the

11 regulation in Sections 5 and 6 will be through the water bills for the responsible

12 party's water billing account. Fees shall be included in the water bill which is issued

13 within 30 days of the watering or water waste violation and shall be listed as a

14 separate line item on the water bill. Responsible parties shall be notified of the fee

15 through certified mail within 15 days of the violation. Fees must be paid within the

16 normal payment period allowed by the water billing system.

17 (C) Fines and Imprisonment. Any responsible party who violates any

18 provision of Sections 7 through 10 of this Ordinance shall be deemed guilty of a

19 misdemeanor, and upon conviction thereof, shall be punished by a fine not to exceed

20 \$500 and/or imprisonment in the City Jail for a period not to exceed 90 days.

21 Application of fines for violations of the regulations in Sections 7 through 10 will

22 comply with the Zoning Code, Section 7-14-46 ROA 1994.

23 (D) Effective March 1, 1996, in lieu of fees for violations of the

24 regulations in Sections 5 and 6, the responsible party may have a landscape water

25 audit performed by an authorized Landscape Irrigation Auditor, certified by the

26 Irrigation Association. The audit will be conducted in accordance with the current

27 edition of the Landscape Auditor's Handbook. The audit must be performed within

28 30 days of notification of violation and the audit recommendation must be

29 implemented within 60 days of the audit. If these deadlines are not met, the fees for

30 violation of the regulations will apply.

31 Section 13. EFFECTIVE DATE OF CERTAIN CONSERVATION MEASURES.

32 Conservation requirements as they apply to new construction shall take effect six

33 months after the effective date of this legislation.

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1 Section 14. EVALUATION. After this Ordinance has been in effect for
2 approximately 12 months from the date of publication, a comprehensive evaluation
3 and analysis shall be conducted by the Public Works Department in which input is
4 received from residents, businesses, and others. This report shall be forwarded to
5 the City Council.

6 Section 15. REPEAL OF EXISTING ORDINANCE. Section 6-1-1-1 et seq. ROA
7 1994 Albuquerque Water Waste Ordinance is repealed.

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

15 Section 17. COMPILATION. This Ordinance shall be incorporated in and made
16 part of the Revised Ordinances of Albuquerque, New Mexico, 1994.

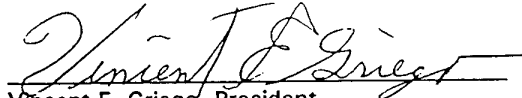
17 Section 18. EFFECTIVE DATE. This Ordinance shall take effect on February
18 1, 1995.

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1 PASSED AND ADOPTED THIS 6th DAY OF MARCH, 1995
2 BY A VOTE OF 7 FOR AND 1 AGAINST.


3 Yes: 7
4 No: Brasher
5 Excused: Gallegos

6
7 
8 Vincent E. Griego, President
9 City Council

10 APPROVED THIS 24th DAY OF March, 1995.

11
12 
13 Martin J. Chavez, Mayor
14 City of Albuquerque

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16 ATTEST:

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18 City Clerk

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ALBUQUERQUE PLANT LIST

This list is not all-inclusive. New plants will be added to the list through periodic revisions. Water requirements for trees are shown for informational purposes, but trees are not subject to the planting restrictions in the "Water Conservation Landscaping and Water Waste Ordinance."

Water Requirement:

H = High water use. Either large volumes or frequent application of water is needed throughout the life of the plant; weekly or more often during peak summer months.

M = Moderate water use. Some supplemental water is needed throughout the life of the plant; at least twice monthly during peak summer months once established.

L = Low water use. Able to survive once established without supplemental water; water needed at least once a month for plants to look their best.

High Pollen Producer:

Indicated by italics.

Soils Suitability:

Suitable for any soil unless specific one listed.

<u>Scientific name</u>	<u>Common name</u>	<u>Water</u>	<u>Height</u>	<u>Sunlight</u>	<u>Soils</u>
LARGE DECIDUOUS TREES					
<i>Carya illinoensis</i>	Pecan	H	to 100'	Full	Clay
<i>Catalpa speciosa</i>	Catalpa	M	to 40'	Full	
<i>Celtis occidentalis</i>	Hackberry	M	to 40'	Full	
<i>Fraxinus oxycarpa</i>	"Raywood" Ash	H	to 35'	Full	
<i>Fraxinus pennsylvanica</i>	"Marshall", "Summit", Patmore Ash	H	to 60'	Full	
<i>Fraxinus texana</i>	Texas Ash	M	to 40'	Full	
<i>Fraxinus velutina</i>	"Rio Grande/Fan-Tex", "Modesto" Ash	H	to 40'	Full	
<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Honey Locust	H	to 80'	Full	
<i>Gymnocladus dioica</i>	Kentucky Coffee	M	to 50'	Full	
<i>Juglans major</i>	Arizona walnut	H	30-50'	Full	
<i>Juglans regia</i> 'Carpathian'	Carpathian Walnut	H	to 20'	Full	
<i>Maclura pomifera</i>	Osage Orange	M	to 50'	Full	
<i>Metasequoia glyptostroboides</i>	Dawn Redwood	H	to 60'	Full	
<i>Pistachia chinensis</i>	Chinese Pistache	M	to 60'	Full	
<i>Platanus wrightii</i>	Arizona Sycamore	H	40-80'	Full	
<i>Populus acuminata</i>	Lanceleaf Cottonwood	H	to 50'	Full	
<i>Populus fremontii</i>	Cottonwood	H	40-80'	Full	
<i>Quercus macrocarpa</i>	Bur Oak	H	50-80'	Full	
<i>Quercus texana</i>	Texas Red Oak	H	to 40'	Full	
<i>Robinia x ambigua</i>	"Idaho", "Purple Robe" Locust	M	40-50'	Full	
<i>Robinia pseudoacacia</i>	Black Locust	M	40-80'	Full	
<i>Tilia cordata</i>	Littleleaf Linden	H	to 40'	Part/Full	
<i>Ulmus crassifolia</i>	Cedar Elm	H	to 40'	Full	
<i>Ulmus parvifolia</i>	Chinese or Lacebark Elm	M	to 50'	Full	

<u>Scientific name</u>	<u>Common name</u>	<u>Water</u>	<u>Height</u>	<u>Sunlight</u>	<u>Soils</u>
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EVERGREEN TREES

<i>Abies concolor</i>	White Fir	H	to 60'	Full	
<i>Cedrus atlantica</i>	Atlas Cedar	H	to 80'	Full	
<i>Cedrus deodara</i>	Deodar Cedar	H	to 80'	Full	
<i>Cedrus libani</i>	Cedar of Lebanon	H	to 80'	Full	
<i>Cercocarpus ledifolius</i>	Curleaf Mountain Mahogany	L/M	8-25'	Full	
<i>Cupressus arizonica</i>	Arizona Cypress	M	to 70'	Full	
<i>Cupressocyparis leylandii</i>	Leyland Cypress	M	to 60'	Full	
<i>Juniperus chinensis</i>	"Spartan", "Hetzi Columnaris," "Keteleeri," "Robusta Green", "Torulosa" Juniper	M	varies by variety	Full	
<i>Juniperus deppeana</i>	Alligator Juniper	M	to 60'	Full	
<i>Juniperus monosperma</i>	One-seed Juniper	M	to 20	Full	
<i>Juniperus scopulorum</i>	"Cologreen," "Blue Heaven", "Table Top," "Welchii," Rocky Mountain Juniper	M	to 50'	Full	
<i>Juniperus virginiana</i>	"Hillspire," "Caenaerti" "Emerald Sentinel," Eastern Red Cedar	M	40-60'	Full	
<i>Picea pungens</i>	Blue Spruce	H	to 80'	Full	
<i>Pinus aristata</i>	Bristlecone Pine	M	20 to 45'	Full	
<i>Pinus edulis</i>	Pinon	M	to 35'	Full	
<i>Pinus flexilis</i>	Limber Pine	M/H	to 30'	Full	
<i>Pinus nigra</i>	Austrian Pine	H	35'	Full	
<i>Pinus sylvestris</i>	Scotch Pine	M/H	45'	Full	
<i>Quercus turbinella</i>	Shrub Live Oak	M	5-15'	Full	
<i>Sequoia sempervirens</i>	Coast Redwood	H	to 100'	Full	
<i>Sequoiadendron giganteum</i>	Giant Sequoia	H	to 100'	Full	
<i>Taxus species</i>	Yew	H	variable	Shade	
<i>Thuja species</i>	Arbor vitae	M	variable	Full	
<i>Yucca elata</i>	Soaptree Yucca	L	10-17'	Full	Sandy
<i>Yucca faxoniana</i>	Palm Yucca	L	to 13'	Full	Sandy

SMALL DECIDUOUS TREES

<i>Albizia julibrissin rosea</i>	Mimosa	M	20'	Full	
<i>Celtis reticulata</i>	Western Hackberry	M	20-30'	Full	
<i>Cercis canadensis</i>	Eastern Redbud	H	to 40'	Part/Full	
<i>Cercis occidentalis</i>	Western Redbud	M	16'	Full	
<i>Cercis reniformis</i>	'Oklahoma' Redbud	M	to 25'	Part/Full	
<i>Chilopsis X Catalpa</i>	Chitalpa	M	to 25'	Full	
<i>Chilopsis linearis</i>	Desert Willow	L	to 25'	Full	Sandy
<i>Cotinus coggygia</i>	Smoketree	M	30'	Full	Sandy
<i>Crataegus ambigua</i>	Russian Hawthorn	M/H	15 to 25'	Part/Full	
<i>Crataegus crus-gallin</i> 'Inermis'	Thornless Cockspur Hawthorn	M	30'	Full	
<i>Crataegus laevigata</i>	English Hawthorn	M/H	15 to 25'	Part/Full	
<i>Crataegus phaenopyrum</i>	Washington Thorn	H	to 25'	Part/Full	
<i>Forestiera neomexicana</i>	New Mexico Olive	M	20'	Part/Full	
<i>Fraxinus cuspidata</i>	Fragrant Ash	M	to 20'	Full	
Fruit trees		H	to 25'	Full	

<u>Scientific name</u>	<u>Common name</u>	<u>Water</u>	<u>Height</u>	<u>Sunlight</u>	<u>Soils</u>
Koelreuteria paniculata	Golden Raintree	M	20-35'	Full	
Malus cultivars	Crabapples	H	varies	Full	
Melia azedarach 'Umbraculiformis'	Texas Umbrella Tree	L	to 40'	Full	
Prosopis glandulosa	Honey Mesquite	L/M		Full	
Prosopis pubescens	Scrubbean Mesquite	M		Full	
Prunus americana	American Plum	H	to 30'	Full	
Prunus armeniaca	Apricot	H	20'	Full	
Prunus cerastifera	Purpleleaf Plum	H	15 to 25'	Full	
Prunus virginiana	Chokecherry	H	to 20'	Full	
Ptelea trifoliata	Hoptree	M	20'	Full	
Pyrus calleryana	Ornamental Pear	H	to 25'	Full	
Quercus gambelii	Gambel's Oak	M	20-30'	Full	
Rhamnus cathartica	Buckthorn	H	20'	Full	
Rhus lanceolata	Prairie Flameleaf Sumac	M	to 25'	Part/Full	
Robinia neomexicana	Rose Locust	M	to 25'	Full	
Sambucus mexicana	Mexican Elder	L/M	to 20'	Full	
Sapindus drummondii	Soapberry	M	20-40'	Full	
Sophora japonica	Japanese Scholar Tree	H	to 35'	Part/Full	
Sorbus aucuparia	European Mountain Ash	H	to 25'	Part/Full	
Vitex agnus-castus	Chaste Tree	M	to 25'	Full	
Ziziphus jujuba	Chinese Date Jujube	L/M	20-30'	Full	

EVERGREEN SHRUBS

Abelia grandiflora	Glossy Abelia	H	5 to 10'	Part/Full	
Arctostaphylos pungens	Pointleaf Manzanita	M	3 to 6'	Partial	
Arctostaphylos uva-ursi	Kinnikinnick	M/H	6" X 24"	Shade	
Artemisia cana	Silver Sage	L	1 1/2 to 3'	Full	
Artemisia filifolia	Treadleaf or Sand Sage	L	2 to 5'	Full	Sandy
Artemisia tridentata	Bigleaf Sage	L	2 to 7'	Part/Full	Clay
Atriplex canescens	Fourwing Saltbush	L	2 to 5'	Full	Sand
Baccharis salicina	Desert Broom	L/M	6 to 7'	Full	Sandy
Berberis gladwynensis	'William Penn' Barberry	M/H	to 6'	Part/Full	
Berberis haematocarpa	Algerita	L/M	4 to 6'	Full	
Berberis mentorensis	Mentor Barberry	H	to 7'	Part/Full	
Cercocarpus montanus	Mountain Mahogany	M	4 to 12'	Full	
Cotoneaster buxifolius	Grayleaf Cotoneaster	M	1 to 6'	Full	
Cotoneaster congestus	Pyrenees Cotoneaster	M/H	to 3'	Part/Full	
Cotoneaster dammeri	'Coral Beauty', 'Eichholz'				
	'Lowfast'	M/H	1' X 6'	Part/Full	
Cotoneaster lacteus	Red Clusterberry,	M	6 to 8'	Full	
	Parney Cotoneaster				
Cotoneaster salicifolius	Willowleaf Cotoneaster	M	to 15'	Full	
Cotoneaster salicifolius repens	Dwarf Willowleaf Cotoneaster	M	6"	Full	
Cowania mexicana	Cliffrose	L	4 to 20'	Full	
Cytisus scoparius	Scotch Broom	M	to 4'	Full	
Dasyllirion wheeleri	Sotol	L	3'	Full	Sandy
Elaeagnus pungens	Silverberry	M	6 to 15'	Full	
Ephedra viridis	Mormon Tea	L	2 to 4'	Full	Sandy
Ericameria laricifolia	Turpentine Bush	L	2 to 4'	Full	
Euonymus kiautschovia	'Mahattan' Euonymus	M	to 6'	Part/Full	

<u>Scientific name</u>	<u>Common name</u>	<u>Water</u>	<u>Height</u>	<u>Sunlight</u>	<u>Soils</u>
Eurotia lanata	Winterfat	L	12 to 24"	Full	Sandy
Fallugia paradoxa	Apache Plume	L	3 to 8'	Full	
Garrya Wrightii	Wright's Silk Tassel	L	2 to 8'	Full	
Genista hispanica	Spanish Broom	M	to 4'	Full	
Hesperaloe parviflora	Red Yucca	M	3 to 4'	Full	
Juniperus chinensis	"Ames", "Blue Point", "Fruitland," "Hetzii Glauc", "Old Gold", "Mint Julep", "Pfizer", "Sargent", "Sea Green" Juniper	M	varies	Full	
Juniperus horizontalis	"Wilton Carpet", "Gray Carpet"	M	varies	Full	
Juniperus sabina	"Arcadia", "Buffalo", "Scandia", "Tam" Juniper	M	varies	Full	
Juniperus squamata	"Blue Carpet" Juniper	M	1'	Full	
Larrea tridentata	Creosotebush	L	3 to 6'	Full	
Lavandula angustifolia	English Lavender	M	2'	Part/Full	
Ligustrum japonicum	Waxleaf Privet	H	to 8'	Part/Full	
Mahonia aquifolium	Oregon Grape Holly,	M	to 6'	Part/Full	
'Compacta'	Compact Oregon Grape Holly	M	2'	Part/Full	
Mahonia repens	Creeping Grape Holly	M	1' X 3'+	Shade	
Nandina domestica	Nandina	H	varies	Shade/Full	
Nolina microcarpa	Beargrass	L	to 4'	Full	
Nolina texana	Beargrass	L	to 2'	Full	
Opuntia clavata	Dagger Spine Cholla	L	3"	Full	Sandy
Opuntia imbricata	Cholla	L	4 to 15'	Full	Sandy
Opuntia phaeacantha	Prickly Pear	L	6" to 2'	Full	Sandy
Photinia fraseri	Photinia	M	to 10'	Full	
Prunus caroliniana	Carolina Cherry Laurel	H	to 15'	Part/Full	
Purshia tridentata	Antelope Bitterbush	L	to 10'	Full	
Pyracantha lelandii	Firethorn	M	8'+	Part/Full	
Raphiolepis indica	India Hawthorn	M	to 3'	Part/Shade	
Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	M	2'	Full	
Salvia dorrii	Desert Sage	L	1 to 3'	Full	
Santolina chamaecyparissus	Lavender cotton	L	1 to 3'	Full	
Santolina virens	Green Santolina	L	1 to 3'	Full	
Spartium junceum	Spanish Broom	M	6 to 10'	Full	
Vauquelinia californica	Arizona Rosewood	L	to 20'	Full	
Virburnum X burkwoodii	Burkwood Viburnum	H	5'	Part/Full	
Yucca baccata	Datil	L	to 3'	Full	Sandy
Yucca glauca	Soapweed	L	to 4'	Full	Sandy

DECIDUOUS SHRUBS

Amorpha fruticosa	False Indigo	M	4 to 10'	Partial	Clay
Anisacanthus thurberi	Hummingbird Trumpet	L/M	3-5'	Part/Full	
Berberis thunbergii	Japanese Barberry	M	1 to 6'	Part/Full	
B. thunbergii 'Atropurpurea'	Redleaf Barberry	M	4 to 6'	Full	
B. t. 'Atropurpurea Nana'	'Crimson Pygmy' Barberry	M	1' X 2'	Full	

<u>Scientific name</u>	<u>Common name</u>	<u>Water</u>	<u>Height</u>	<u>Sunlight</u>	<u>Soils</u>
Buddleia davidii nanhoensis	Dwarf Butterflybush	M	3 to 5'	Part/Full	
Caesalpinia gilliesii	Bird of Paradise	L	to 10'	Full	
Caragana sp.	Peashrub	M	to 20'	Full	
Caryopteris x clandonensis	Blue Mist	M	to 2'	Full	
Ceanothus fendleri	Ceanothus	M	to 3'	Full	
Celtis pallida	Desert Hackberry	L	to 18'	Full	
Chamaebatiaria millefolium	Fernbush	L/M	2 to 5'	Full	
Chaenomeles japonica	Flowering Quince	H	2 to 6'	Full	
Chrysothamnus nauseosus	Chamisa, Rabbitbush	L	2 to 5'	Full	
Cornus alba	Tartarian Dogwood	H	to 10'	Shade	
Cornus stolonifera	Redtwig Dogwood	H	7'	Shade/Part	
Cotoneaster apiculatus	Cranberry Cotoneaster	M/H	to 4'	Part/Full	
Cotoneaster divaricatus	Spreading Cotoneaster	M	to 6'	Part/Full	
Cotoneaster horizontalis	Rockspray Cotoneaster	M	2 to 3'	Full	
Euonymus alata 'Compacta'	Burning Bush	H	to 6'	Part/Full	
Fendlera rupicola	Cliff Fendlerbush	M	to 6'	Full	Sandy
Forestiera neomexicana	New Mexican Olive	M	to 15'	Part/Full	
Fouquieria splendens	Ocotillo	L	8 to 25'	Full	Sandy
Genista tinctoria	Summer Broom	M	2' X 4'	Full	
Hibiscus syriacus	Rose of Sharon	M/H	to 10'	Full	
Hippophae rhamnoides	Sea Buckthorn	H	to 30'	Full	
Holodiscus dumosus	Rock Spirea	M	3 to 6'	Part/Full	
Ilex cornuta	'Burford' Holly	H	to 10'	Shade	
Ilex wilsonii	Wilson Holly	H	to 8'	Shade	
Jasminum nudiflorum	Winter Jasmine	M	10 to 15'	Full	
Kolkwitzia amabilis	Beauty Bush	M/H	to 10'	Part/Full	
Lagerstroemia indica x fauriei	Crepemyrtle, "Pecos", "Zuni"	H	6 to 30'	Full	
Ligustrum vulgare	Common Privet	H	to 12'	Part/Full	
Lonicera fragrantissima	Winter Honeysuckle	M	to 5'	Part/Full	
Lonicera tartarica	Tartarian Honeysuckle	H	to 6'	Partial	
Parryella filifolia	Dunebroom	L	2 to 3'	Full	Sandy
Parthenium incanum	Mariola	L	1 to 3'	Full	
Philadelphus cultivars	Mockorange	M/H	to 10'	Part/Full	
Philadelphus microphyllus	Littleleaf Mockorange	M	to 6'	Part/Full	
Potentilla fruticosa	Shrubby Cinquefoil	H	1 to 3'	Shade/Part	
Prunus besseyi	Western Sand Cherry	M	2 to 3'	Full	
Prunus X cistena	Redleaf Plum Bush	H	to 6'	Full	
Prunus tomentosa	Nanking Cherry	H	6'	Full	
Psoralea scoparia	Broom Dalea	L	3'	Full	
Punica granatum	Pomegranate	H	20 to 30'	Full	
Rhamnus frangula 'Columnaris'	Tallhedge Buckthorn	H	to 10'	Shade	
Rhus glabra	Smooth Sumac	H	3 to 20'	Full	
Rhus glabra cismontana	Cutleaf Sumac	M	3 to 4'	Full	
Rhus microphylla	Littleleaf Sumac	L/M	3 to 6'	Full	
Rhus trilobata	Threeleaf Sumac	L/M	2 to 6'	Full	
Rhus trilobata 'Prostrata'	Prostrate Sumac	L/M	1 to 3'	Full	
Ribes aureum	Golden Currant	H	2 to 6'	Part/Full	
Rosa foetida	"Austria Copper", "Persian Yellow" Roses	H	5 to 10'	Full	
Rosa rugosa	Species Rugosa Roses	H	3 to 8'	Full	
Rosa woodsii	Woods Rose	M	to 4'	Full	

<u>Scientific name</u>	<u>Common name</u>	<u>Water</u>	<u>Height</u>	<u>Sunlight</u>	<u>Soils</u>
Salvia greggii	Cherry Sage	M	to 3'	Part/Full	
Shepherdia argentea	Silver Buffaloberry	M/H	10 to 15'	Part/Full	
Spiraea X bumalda	'Anthony Waterer' Spirea	H	to 3'	Part/Full	
Spiraea japonica	'Little Princess' Spirea	H	18"	Part/Full	
Spiraea prunifolia 'Plena'	Bridal Wreath/Shoebutton	H	to 6'	Part/Full	
Spiraea vanhouttei	Bridal Wreath	H	to 6'	Part/Full	
Symphoricarpos albus	Snowberry	M	2 to 6'	Full	
Symphoricarpos orbiculatus	Coralberry	M	2 to 6'	Full	
Syringa rothomagensis	Chinese Lilac	M	to 8'	Part/Full	
Syringa patula 'Miss Kim'	Korean Lilac	M/H	to 6'	Part/Full	
Syringa vulgaris	Common Lilac	H	to 20'	Full	
Viburnum carlesii	Korean Spicebush	H	to 6'	Part/Full	
Viburnum plicatum tomentosum	Mariesii Viburnum	H	to 10'	Part/Full	
Viburnum opulus 'Sterile'	Snowball Bush	H	to 10'	Part/Full	
Viburnum trilobum compactum	Dwarf Cranberrybush	H	to 6'	Part/Full	
Vitex agnus-castus	Vitex	M	6 to 25'	Full	
Weigela florida	Weigela	M/H	to 10'	Full	

HERBACEOUS PERENNIALS AND ANNUALS*

Abronia sp.	Sand Verbena	L	to 24"	Full	Sandy
Achillea millefolium	Yarrow	H	12 to 36"	Part/Full	
Achillea taygetea	Moonshine Yarrow	H	12 to 24"	Part/Full	
Agave Parryi	Century Plant	L	24 to 36"	Full	Sandy
Agastache cana	Giant Hyssop	M	to 24"	Full	
Alcea rose*	Hollyhock	M	48 to 108"	Full	
Amsonia arenaria	Sand Stars	L	to 24"	Full	
Anacyclus depressus	Mat Daisy	M	3 to 6"	Part/Full	
Anchusa azurea*	Anchusa	M	36-60"	Part/Full	
Anemopsis californica	Yerba de Mansa	M	4 to 20"	Shade/Part	Clay
Antennaria rosea	Pussytoes	L	to 6"	Shade/Part	
Anthemis tinctoria	Golden Marguerite	M/H	2 to 3'	Full	
Arabis alpina	Mountain Rockcress	M/H	6"	Full	
Argemone squarrosa	Prickly Poppy	L	to 32"	Partial	
Armeria maritima	Thrift	M	6 to 12"	Full	
Artemisia abrotanum	Southernwood	M	to 3'	Part/Full	
Artemisia frigida	Fringed Sage	L	12 to 18"	Full	
Artemisia ludoviciana	Prairie Sage	L/M	24 to 30"	Full	Sandy
Artemisia pontica	Roman Wormwood	M	to 48"	Full	
Artemisia stelleriana	Beach Wormwood	M	1' X 2'	Part/Full	
Artemisia X 'Powis Castle'	'Powis Castle' Wormwood	M	to 2'	Part/Full	
Asclepias tuberosa	Butterflyweed	L	12 to 32"	Full	
Aster novae-angliae	Aster	H	12 to 48"	Full	
Baileya multiradiata*	Desert Marigold	L	12 to 24"	Full	
Berlandiera lyrata	Chocolate Flower	L	to 16"	Full	
Callirhoe involucrata	Poppy Mallow	L/M	to 24"	Full	
Calylophus species	Sundrops	L	6 to 20"	Full	
Campanula carpatia	Carpathian Harebells	H	8" X 24"	Shade	
Campanula rotundifolia	Harebells	H	18" X 24"	Shade	
Castilleja spp.	Indian Paintbrush	M	12 to 30"	Partial	
Centaurea cyanus	Cornflower	L/M	12 to 36"		

<u>Scientific name</u>	<u>Common name</u>	<u>Water</u>	<u>Height</u>	<u>Sunlight</u>	<u>Soils</u>
Centaurea cineraria	Dusty Miller	L/M	6 to 12"	Full	
Centranthus ruber	Valerian	M	18 to 36"	Part/Full	
Cerastium tomentosum	Snow in Summer	M	to 6"	Full	Sandy
Ceratostigma plumbaginoides	Dwarf Plumbago	M	24 to 48"	Shade/Full	
Chrysanthemum maximum	Shasta Daisy	H	24 to 48"	Full	
Chrysanthemum x morifolium	Chrysanthemum	H	12 to 36"	Full	
Chrysopsis villosa	Golden Aster	L	18" X 18"	Full	
Clarkia unguiculata*	Clarkia	H	12 to 36"	Full	
Consolida ambigua*	Larkspur	H	12 to 60"	Full	
Coreopsis lanceolata	Species & Hybrid Coreopsis	H	10 tp 36"	Full	
Coreopsis verticillata	Threadleaf Coreopsis	H	to 24"	Full	
Cosmos bipinnatus*	Cosmos	M	36 to 96"	Full	
Delosperma cooperi	Purple Iceplant	L	to 5"	Full	Sandy
Delosperma nubigenum	Yellow Iceplant	M	1"	Full	Sandy
Dianthus barbatus*	Sweet William	M	10 to 20"	Part/Full	
Dianthus deltoides	Maiden Pink	M	8 to 12"	Part/Full	
Dicentra spectabilis	Bleeding Heart	H	18 to 24"	Shade	
Dictamnus spp.	Gas Plant	M	30 to 48"		
Dimorphotheca sinuata	African Daisy	M	4 to 12"		
Dyssodia acerosa	Wild Marigold	L	to 8"		
Echinacea purpurea	Purple Coneflower	H	48 to 60"	Full	
Echinops species	Globe Thistle	M	36 to 48"	Full	
Eriogonum umbellatum	Sulphur Flower	L	4 to 18"	Full	
Erysimum hieraciifolium	Siberian Wallflower	M	12 to 18"	Full	
Eschscholzia californica*	California Poppy	L	6 to 12"	Full	
Euphorbia marginata*	Snow on the Mountain	M	to 24"		
Euphorbia myrsinites	Blue Spurge	L	8 to 12"	Full	Sandy
Eustoma grandiflorum*	Tulip Gentian	L	12 to 18"	Part/Full	
Gaillardia x grandiflora	Gaillardia	M	24 to 48"	Full	
Gaura lindheimeri	Gaura	M	24 to 48"	Full	
Geranium macrorrhizium	Geranium	M/H	4" X 18"	Shade	
Geum ciliatum	Prairie Smoke	H	4 to 24"	Full	
Gilia tricolor*	Bird's Eyes	M	10 to 20"		
Gypsophila elegans*	Annual Baby's Breath	M	12 to 18"	Part/Full	
Gypsophila paniculata	Baby's Breath	M	24 to 36"	Part/Full	
Gypsophila repens	Creeping Baby's Breath	L/M	4 to 8"	Part/Full	
Helenium hoopesii	Common Sneezeweed	H	12 to 72"		
Helianthus annuus	Sunflower	H	to 120"	Full	
Helianthus maximilliaia	Maximillian Sunflower	H	to 120"	Full	
Hemerocallis hybrids	Daylilies	H	18 to 36"	Full	
Hesperis matronalis	Dames Rocket	H	24 to 36"		
Heuchera sanguinea	Coral Bells	H	15 to 30"	Shade/Part	
Hymenoxys argentea	Perky Sue	L	12"	Full	
Iberis sempervirens	Candytuft	H	9 to 12"	Shade/Part	
Iberis umbellata	Globe Candytuft	M	12 to 15"	Shade/Part	
Ipomoea leptophylla	Bush Morningglory	L	to 36"	Full	Sandy
Ipomopsis longiflora*	Blue Gilia	L	to 24"	Full	
Ipomopsis rubra*	Skyrocket	L	to 72"	Full	
Iris hybrids	Bearded Iris	M		Full	
Kniphofia uvaria	Red Hot Poker	L/M	36 to 60"	Full	
Lavandula angustifolia	English Lavender	L/M	36 to 48"	Full	
Liatis punctata	Gayfeather	L/M	12 to 36"	Full	Sandy

<u>Scientific name</u>	<u>Common name</u>	<u>Water</u>	<u>Height</u>	<u>Sunlight</u>	<u>Soils</u>
<i>Liatris scariosa</i>	Tall Gayfeather	M	30 to 40"	Full	Sandy
<i>Linaria maroccana</i>	Baby Snapdragon	M	to 18"	Full	
<i>Linaria vulgaris</i>	Butter & Eggs	M	9 to 18"	Full	
<i>Linum grandiflorum</i> 'Rubrum'	Scarlet Flax	M	12 to 18"	Full	
<i>Linum perenne</i>	Blue Flax	M	to 18"	Full	
<i>Lobelia cardinalis</i>	Cardinal Flower	H	24 to 48"	Shade/Part	
<i>Lobularia maritima</i> *	Sweet Alyssum	M	to 12"	Part/Full	
<i>Lupinus argenteus</i>	Silverstem Lupine	L	8 to 24"	Full	
<i>Lupinus perennis</i>	Sundial Lupine	H	to 24"	Full	
<i>Lupinus texensis</i>	Texas Bluebonnet	H	to 12"	Full	
<i>Lupinus hybrids</i>	Lupine	H	15 to 36"	Full	
<i>Machaeranthera bigelovii</i> *	Purple Aster	L	to 60"	Full	
<i>Melampodium leucanthum</i>	Blackfoot Daisy	L	6 to 16"	Full	
<i>Mirabilis jalapa</i>	Four-O'Clock	M	36 to 48"	Full	
<i>Mirabilis multiflora</i>	Giant Four O'Clock	L/M	to 18"	Full	
<i>Monarda citriodora</i>	Lemon Mint	H	to 24"	Full	
<i>Monarda didyma</i>	Beebalm	H	24 to 48"	Full	
<i>Monarda menthifolia</i>	Wild Bergemot	H	6 to 12"	Full	
<i>Nemophila menziesii</i> *	Baby Blue-Eyes	H	6 to 10"	Full	
<i>Nepeta mussini</i> syn <i>faassenii</i>	Catmint	M	8" X 24"	Shade/Full	
<i>Oenothera berlandieri</i>	Mexican Primrose	L/M	10 to 12"	Full	Sandy
<i>Oenothera caespitosa</i>	White Evening Primrose	L	10 to 12"	Full	Sandy
<i>Oenothera hookeri</i>	Evening Primrose	H	24 to 72"	Full	Sandy
<i>Oenothera missouriensis</i>	Yellow Evening Primrose	M	8 to 12"	Full	Sandy
<i>Oenothera pallida</i>	Pale Evening Primrose	M	12 to 18"	Full	Sandy
<i>Oenothera speciosa</i>	Mexican Evening Primrose	L/M	12 to 24"	Full	Sandy
<i>Papaver nudicaule</i>	Iceland Poppy	H	12-18"	Part/Full	
<i>Papaver orientale</i>	Oriental Poppy	M/H	18 to 36"	Shade/Part	
<i>Papaver rhoeas</i> *	Shirley Poppy	M	24 to 60"		
<i>Penstemon ambiguus</i>	Bush Penstemon	L	to 24"	Full	Sandy
<i>Penstemon angustifolius</i>	Narrowleaf Penstemon	L	to 12"	Full	Sandy
<i>Penstemon barbatus</i>	Scarlet Bugler	M	18 to 36"	Full	
<i>Penstemon cardinalis</i>	Cardinal Penstemon	L/M	to 30"	Full	
<i>Penstemon clutei</i>	Sunset Penstemon	L	to 24"	Full	
<i>Penstemon jamesii</i>	James Penstemon	L/M	to 10"	Full	
<i>Penstemon palmeri</i>	Palmer Penstemon	L	to 60"	Full	
<i>Penstemon pinifolius</i>	Pineleaf Penstemon	L/M	to 12"	Full	
<i>Penstemon pseudospectabilis</i>	Desert Beardtongue	L	to 36"	Full	Sandy
<i>Penstemon strictus</i>	Rocky Mountain Penstemon	M	to 24"	Full	
<i>Petalostemon purpureum</i>	Prairieclover	L/M	to 36"	Full	
<i>Perovskia atriplicifolia</i>	Russian sage	M	48 to 60 "	Full	Sandy
<i>Phlox paniculata</i>	Summer Phlox	H	36 to 48"	Full	
<i>Phlox subulata</i>	Creeping Phlox	M	to 6"	Full	
<i>Phyla nodiflora</i>	Creeping Lippia	M	to 3"	Full	
<i>Physalis lobata</i>	Purple Groundcherry	L/M	to 6"	Full	
<i>Physostegia virginiana</i>	False Dragonhead	H	to 4"	Full	
<i>Psilostrophe tagetina</i>	Paperflower	L	to 16"	Full	Sandy
<i>Ratibida columnifera</i>	Coneflower	L/M	to 32"	Full	
<i>Rudbeckia fulgida</i> "Goldsturm"	Goldsturm Rudbeckia	H	to 24"	Full	
<i>Rudbeckia hirta</i> <i>pulcherrima</i> *	Black-Eyed Susan	M	72 to 108"	Full	

<u>Scientific name</u>	<u>Common name</u>	<u>Water</u>	<u>Height</u>	<u>Sunlight</u>	<u>Soils</u>
Rudbeckia laciniata "Golden Glow," "Hortensiana"	Golden Glow	M	72 to 108"	Full	
Ruta graveolens	Rue	M	to 36"	Full	
Salvia azurea grandiflora	Pitcher Sage	M	36 to 48"	Full	
Salvia farinacea*	"Blue Bedder", "Victoria" Mealy Sage	M		Full	
Salvia greggii	Autumn or Cherry Sage	M	to 36"	Full	
Salvia officinalis	Garden Sage	M	to 24"	Full	
Salvia splendens*	Scarlet Sage	M	12 to 36"	Full	
Sanvitalia procumbens	Creeping Zinnia	L	4 to 6"	Full	
Saponaria ocymoides	Soapwort	M	6" X 18"	Shade/Part	
Scabiosa caucasica	Scabiosa	H	18 to 24"	Part/Full	
Sedum spectabile	Stonecrop	L/M	12 to 24"	Full	
Sedum spurium	Dragon's Blood Sedum	M/H	4" X 8"	Shade/Part	
Sedum x Autumn Joy	Autumn Joy Sedum	L/M	12 to 24"	Full	
Sempervivum tectorum	Hen and Chicks	M	3 to 4"	Full	
Senecio longiflora	Silver Groundsel	L	18 to 24"	Full	Sandy
Solidago hybrids	Goldenrod	M/H	12 to 36"	Part/Full	
Sphaeralcea coccinea	Scarlet Globemallow	L	to 20"	Full	
Stachys byzantina	Woolly Lamb's Ear	M	12 to 15"	Part/Full	
Tagetes erecta*	African Marigold	H	12 to 36"	Full	
Tagetes patula*	French Marigold	H	6 to 18"	Full	
Talinum calycinum	Flame Flower	L	to 8"		
Tanacetum densum-amani	Partridge Feather	L/M	to 12"		
Tanacetum vulgare	Tansy	M	to 36"	Part/Full	
Teucrium chamaedrys	Germander	M	to 12"	Part/Full	
Thelesperma ambigua	Threadleaf Cota	M	to 32"		
Thymus pseudolanuginosus	Wooly Thyme	M	2" X 18"	Shade/Full	
Thymus serpyllum	Creeping Thyme	M	2" X 18"	Shade/Full	
Verbena bipinnatifida	Fern Verbena	L	to 12"	Full	
Verbena x hybrida	Garden Verbena	M	6 to 12"	Full	
Verbena rigida	Purple Verbena	L	2 to 4"	Full	
Verbena wrightii	Western Vervain	L	12 to 32"	Full	
Vernonia incana	Woolly Speedwell	M	12 to 18"	Part/Full	
Veronica liwanensis	Turkish Speedwell	M	3" to 2'	Part/Full	
Veronica pectinate	Wooly Speedwell	M	3" to 18"	Part/Full	
Veronica spicata	Veronica	H	10 to 36"	Partial	
Vinca minor	Periwinkle	M/H	6" X 12"	Shade/Part	
Viola cornuta	Tufted Violet	H	4 to 12"	Partial	
Viola odorata	Sweet Violet	H	2 to 8"	Partial	
Viola x wittrockiana*	Pansy	H	to 9"	Full	
Wyethia scabra	Desert Mule's Ear	L	to 20"	Full	
Zauschneria californica	Hummingbird Plant	M	12 to 24"	Full	
Zinnia grandiflora	Desert Zinnia	L	to 8"	Full	Sandy

BULBS

Allium caeruleum, cernuum, Flowering Onions christophii, karataviense, schoenoprasum, sphaerocephalum, tuberosum		M/H	12-24"	Full	
Crocus species	Crocus	L/M	4"	Full	
Fritillaria imperialis	Crown Imperial	M/H	to 4"	Part/Full	

<u>Scientific name</u>	<u>Common name</u>	<u>Water</u>	<u>Height</u>	<u>Sunlight</u>	<u>Soils</u>
Galanthus	Snowdrop	M	6 to 9 in	Shade	
Ipheion uniflorum	Starflower	M	6 to 8"		
Muscari armeniacum	Grape Hyacinth	M	4 to 8"	Partial	
Narcissus	Daffodil	M	to 18"	Part/Full	
Scilla siberica	Siberian Squill	M	to 6"	Shade/Part	
Tulipa acuminata, clusiana, kaufmanniana, chrysantha	Tulips	M	6 to 35"	Partial	

GROUND COVERS

Anacyclus depressus	Mat Daisy	L	3 to 12"		
Artemisia frigida	Fringed Sage	L	12 to 18"		
Baccaris pilularis	Dwarf Coyotebush	L	to 12"		
'Twin Peaks'					
Cerastium tomentosum	Snow-In-Summer	M	6 to 8"		
Chamaemelum nobilis	Chamomile	L/M	3 to 12"		
Clematis ligusticifolia	Western Virginsbower	M	18 to 20"		
Convallaria majalis	Lily-Of-The-Valley	H	to 12"	Shade	
Cotoneaster dammeri	"Coral Beauty," "Eichholz","Lowfast," Bearberry Cotoneaster	M	3 to 6"		
Cytisus decumbens	Creeping Broom	M	to 8"		
Delosperma nubigenum	Ice Plant	L	to 12"		
Duchesnea indica	Mock Strawberry	M	to 8"	Partial	
Eriogonum umbellatum	Sulphur Flower	L	4 to 12"		
Euonymus fortunei colorata	Purpleleaf Wintercreeper	H	to 10"	Part/Full	
Euphorbia cyparissias	Cypress Spurge	M	to 12"		
Euphorbia epithymoides	Cushion Spurge	M/H	12 to 18"		
Euphorbia rigida	Spurge	L	to 24"		
Galium odoratum	Sweet Woodruff	H	6 to 12"	Part/Full	
Gysophila repens	Creeping Baby's Breath	M	4 to 8"		
Juniperus horizontalis	Juniper	M	4 to 18"	Full	
Lamium maculatum	Spotted Nettle	H	to 6"	Full	
Lantana montevidensis	Trailing Lantana	M	to 36"	Full	
Mahonia repens	Creeping Mahonia	M	to 36"	Shade/Part	
Melampodium leucanthum	Blackfoot Daisy	L	6 to 16"		
Oenothera sp.	Evening Primrose	L/M	8 to 24"		
Paxistima myrsinites	Oregon Boxwood	H	to 30"		
Penstemon caespitosus	Mat Penstemon	M	to 4"		
Phlox subulata	Moss Phlox	H	6 to 9"	Full	
Potentilla tabernaemontani	Spring Cinquefoil	M	2 to 6"		
Ranunculus repens	Creeping Buttercup	H	12 to 24"		
Santolina chamaecyparissus	Lavender-Cotton	L	12 to 36"		
Saponaria ocymoides	Soapwort	M	6 to 9"	Full	
Sedum spp.	Stonecrop	L/M	4 to 24"	Full	
Sedum spurium	Dragon's Blood Sedum	L	2 to 6"	Full	
Sempervivum tectorum	Hen and Chicks	M	to 4"	Full	
Thymus spp.	Lemon, Creeping, Wooley or Common Thyme	M	2 to 12"	Full	
Verbena peruviana	Verbena	L	to 4"	Full	
Veronica prostrata	Harebell Veronica	M	3 to 8"		
Vinca minor	Periwinkle	H	6 to 12"	Part/Full	
Zinnia grandiflora	Rocky Mt. Zinna	L	to 8"		

<u>Scientific name</u>	<u>Common name</u>	<u>Water</u>	<u>Height</u>	<u>Sunlight</u>	<u>Soils</u>
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VINES

Campsis radicans	Trumpet Vine	M	to 40'	Full	
Clematis hybrids	Clematis	H	to 15'	Shade/Part	
Clematis ligusticifolia	Western Virgin's Bower	M	to 20'	Shade/Part	
Clematis tangutica	Golden Lanterns	H	10 to 15'	Partial	
Euonymus fortunei colorata	Purpleleaf Wintercreeper	H	10" X 6'	Shade/Full	
Hedera helix	English Ivy, Hahn's Ivy	M/H	12" X 10'	Shade	
Lonicera japonica 'Halliana'	Hall's Honeysuckle	M	to 12"		
Lonicera sempervirens	Coral honeysuckle	M/H	to 8'	Shade/Part	
Parthenocissus inserta	Woodbine	M	to 100'	Full	
Parthenocissus quinquefolia	Virginian Creeper	M	to 100'	Full	
Parthenocissus tricuspidata	Boston Ivy	M	to 100'	Partial	
Periploca graeca	Silkvine	L/M	to 40'	Full	
Polygonum aubertii	Silver Lacevine	L/M	to 50'	Full	
Rosa banksiae	Lady Banks' Rose	M	to 20'	Full	
Wisteria sinensis	Wisteria	M/H	to 20'	Shade/Full	

GRASSES

Agropyron Smithii	Western Wheatgrass	H	12 to 30"	Full	
Bouteloua curtipendula	Sideoats Grama	M	12 to 40"	Full	
Bouteloua gracilis	Blue Grama	L/M	6 to 12"	Full	
Buchloe dactyloides	Buffalograss	L/M	4 to 12"	Full	
Cortaderia selloana	Pampas Grass	H	to 12'	Full	
Eragrostis tricores	Sand Lovegrass	M		Full	
Erianthus ravennae	Northern Pampas Grass	H	to 14'	Full	
Festuca ovina	Sheep's Fescue	H	to 8"	Partial	
Festuca ovina glauca	Blue Fescue	M/H	to 12"	Full	
Festuca elatior	Turf Tall Fescue	H	to 18'	Full	
Helictotrichon sempervirens	Blue Avena	M	to 24"	Full	
Hilaria jamesii	Galleta	L	12 to 14"	Full	
Oryzopsis hymenoides	Indian Ricegrass	L	12 to 24"	Full	
Pennisetum alopecuroides	Hardy Fountaingrass	M	to 30"	Full	
Pennisetum setaceum "Cupreum"	Fountain Grass	M	to 48"	Full	
Pennisetum villosum	Dwarf Feathertop	M	to 24"	Full	
Poa protensis	Kentucky Bluegrass	H	to 12"	Full	
Schizachyrium scoparium	Little Bluestem	M	to 30"	Full	
Sporobolus cryptandrus	Sand Dropseed	L	to 20"	Full	
Sporobolus wrightii	Giant Sacaton	M	to 36"	Full	

7/27/94