
APPENDIX A

PLAN PARTICIPATION AND DEVELOPMENT

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 Crespin (Fire Marshall's Office)
Steve Villescas (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 Conners (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.
Carolyn Briones
Judy Brown & Henry Shonerd
George Brunacini
Alexander L. Buck
Ruzina Busch
Eloy Caldwell & Gloria Saiz
Joe Calkins
Richard Campbell
Samuel H. Carnes
Mark Carrillo
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

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 Tiguex Park.*
35. *Weed and litter needs attention.*
36. *Pick-up of trash in Tiguex 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 ambiance
- * 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 grafitti - Duke City Building, Zearing, 6th, 7th, 8th
- * Gang activity escalating - weapons
- * Grafitti follows, depressing to homeowners
- * Dealing (drugs) in neighborhoods
- * Drug dealers
- * Open drug dealing
- * Need to make area free of durgs, heroin
- * Too much grafitti
- * Grafitti 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.



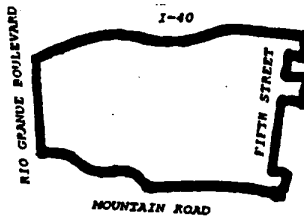
City of Albuquerque

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

QUESTIONNAIR 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	31
188	901 21ST ST NW	SOLAR	10	10

REPORT BY: PLANNING DEPARTMENT, CITY OF ALBUQUERQUE

SAWMILL QUESTIONNAIRE
DUMP OF RESULTS - USE FOR FINDING TYPING ERRORS

09:36 Wednesday, January 27, 1972

QUESTIONNAIR 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

0100 WECRES003, JANUARY 27, 1974 3

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 SUPLIER 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, QUAINNESS & 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	CONVIENANDE
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

QUESTIONNAIR 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 & VANDALIZM	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

QUESTIONNAIR 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	
188	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

QUESTIONNAIR 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
151	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		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

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QUESTIONNAIR 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 I40 & 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
159 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

SAMMILL QUESTIONNAIRE
 DUMP OF RESULTS - USE FOR FINDING TYPING ERRORS

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QUESTIONNAIR WAYS TO IMPROVE
 NUMBER CONDITIONS FOR BUSINESS

GENERAL
 QUESTIONNAIR
 COMMENTS

1	BETTER HOUSEKEEPING & LANDSCAPING OF AREA	
2	MORE POLICE PRESENENCE	
4		
6		
8		
10		
16	COMMENTS TO LONG; SEE QUESTIONNAIR	COMMENTS TOOLONG; 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 TOOLONG; SEE BACK OF QUESTIONNAIR
93		
94		COMMENT TOOLONG; SEE BACK OF QUESTIONNAIR
95	COMMENT TO LONG; SEE QUESTIONNAIR	
100	UNSURE	
101		
112		
118		
126	COMMENT TO LONG; SEE QUESTIONNAIR	COMMENT TOOLONG; SEE BACK OF QUESTIONNAIR
129	MORE STREET LIGHTS & POLICE POTROLS	
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 TOOLONG; 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 Radosovich 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.**