

# **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.

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

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

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

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**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.
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**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.

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**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.

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## 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                            • General Fund  
     • CDBG (Community Development Block Grants)

Information from Albuquerque Housing Code Division, 1994

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### 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                      • nonprofit organizations  
     • local lenders

Possible Funding                            • Neighborhood Housing Services (funds for single family housing rehabilitation)  
     • UDAG (Urban Development Action Grant) Pocket of Poverty Neighborhood Economic Development Fund

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### 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.

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**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.

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**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.

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**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



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**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

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**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

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**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

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**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
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## 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

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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.

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## 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..

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\* 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.

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### 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.
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### 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.

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### 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."

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### 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.
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## **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.

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## **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.)

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## **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.

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## **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."

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**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.

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**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.

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**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.

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## **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.

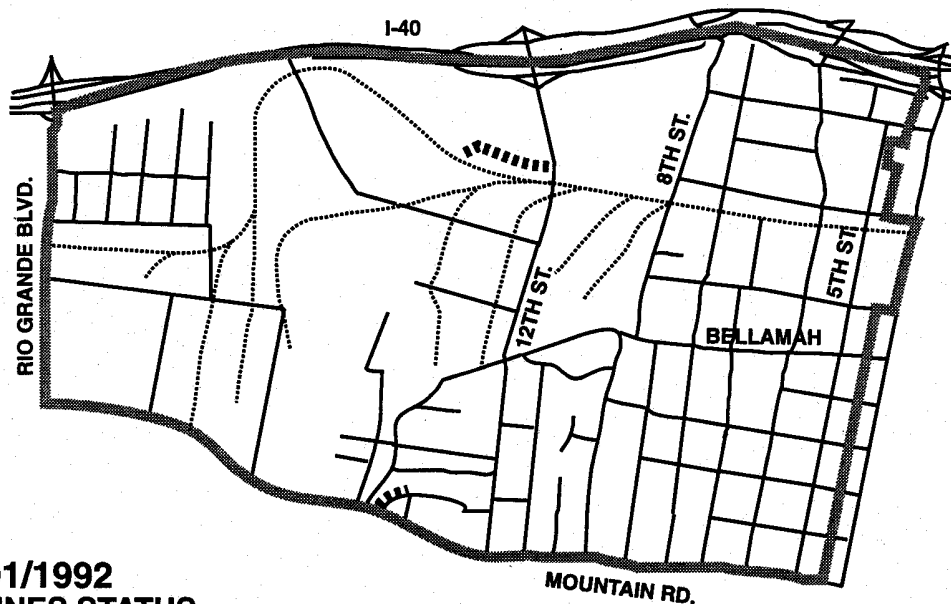
## PUBLIC PROJECT ACTION PLANS

### 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)

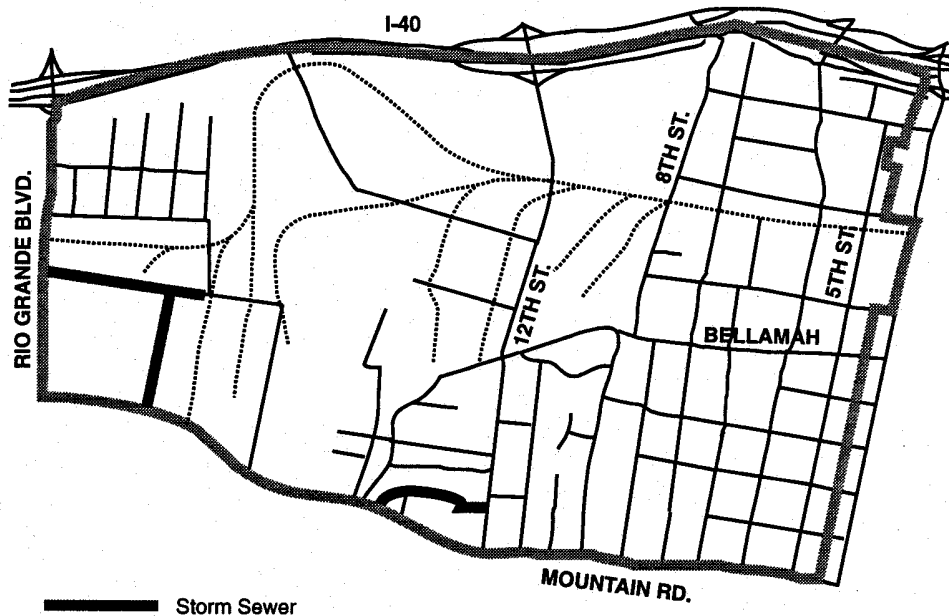
#### TIMING

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**

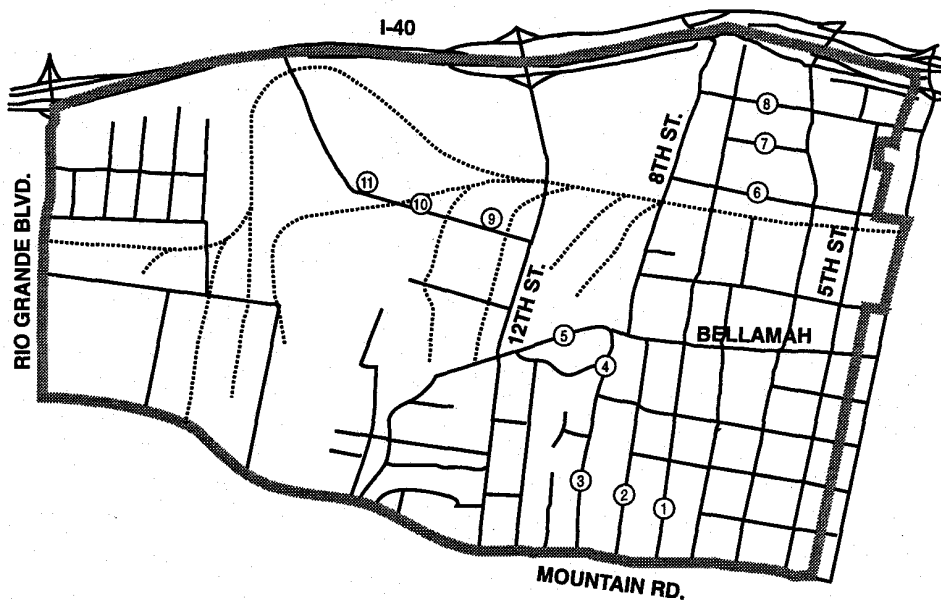
C rated projects are usually done when street work is initiated. The Claire Court drainage project will be started in 1996.

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

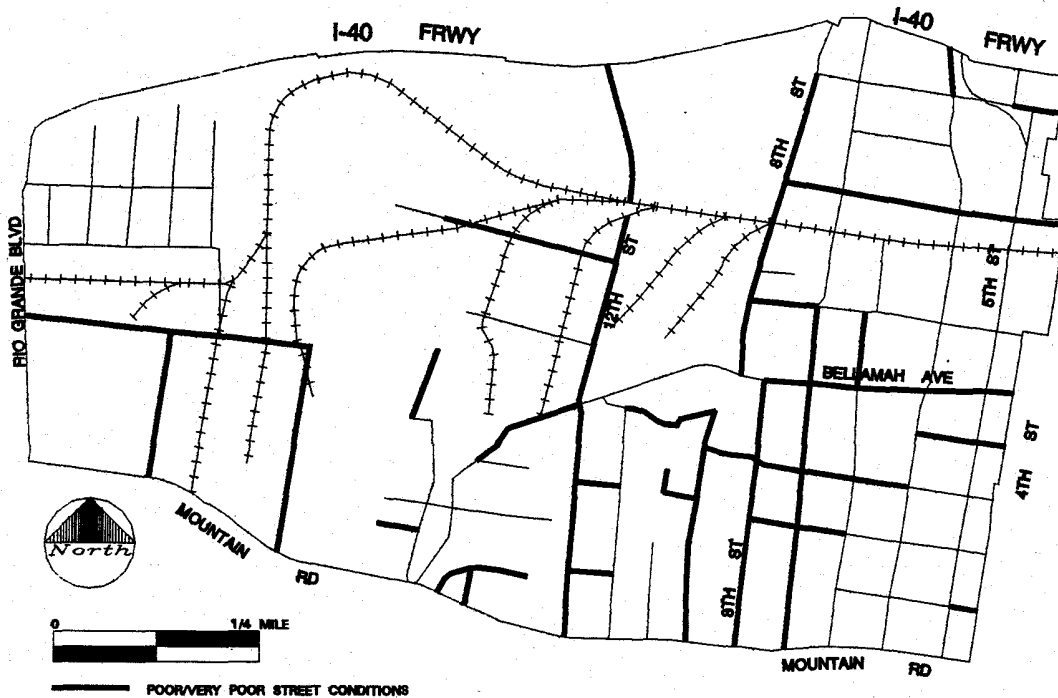
City of Albuquerque General Fund (Public Works Department Line Item)

#### 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**

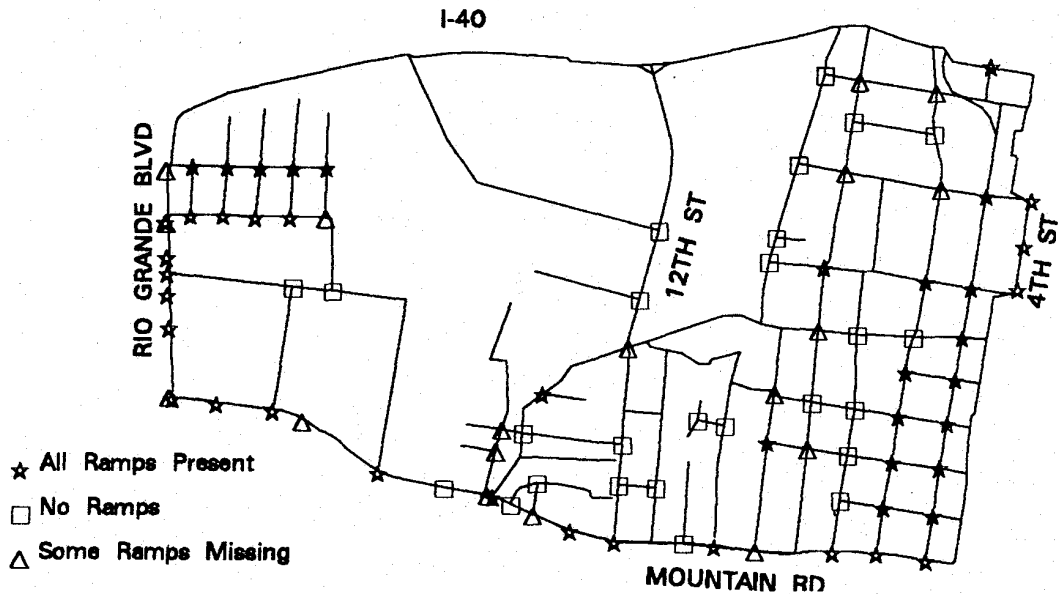
CIP (Capital Improvement Program)

**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**

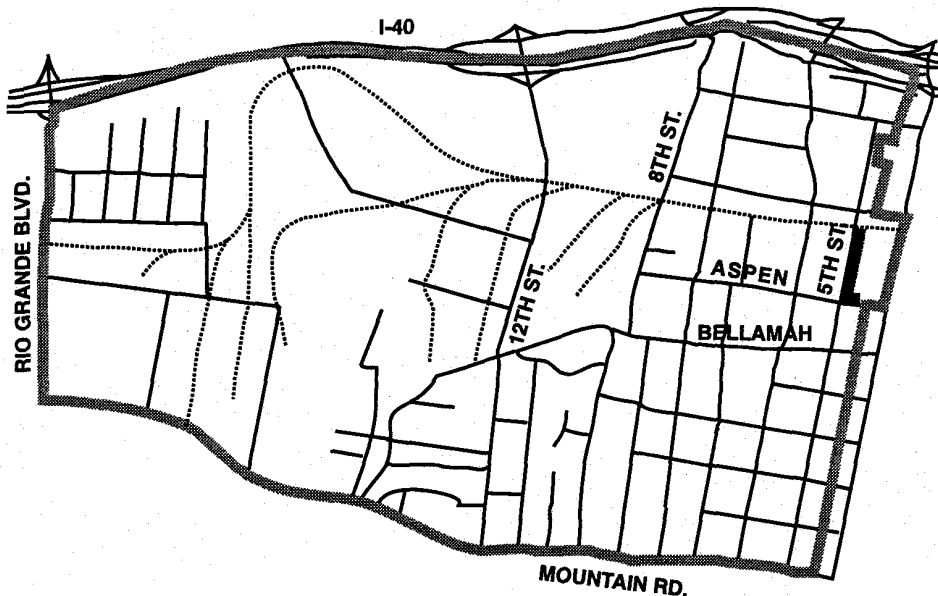
See note on timing for project 4.

## 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

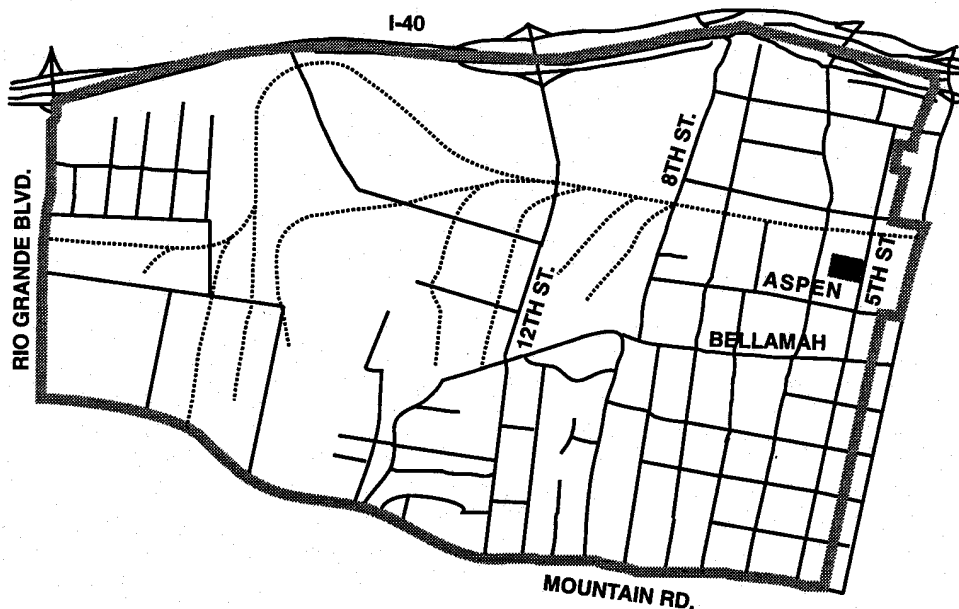
1997 CIP Bond Cycle?

## 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

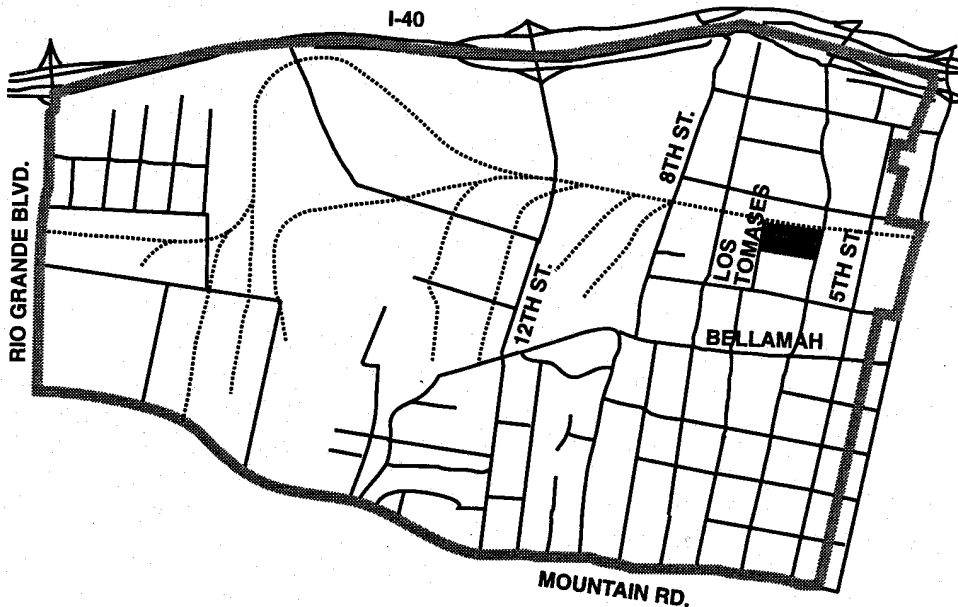
?

**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**

?

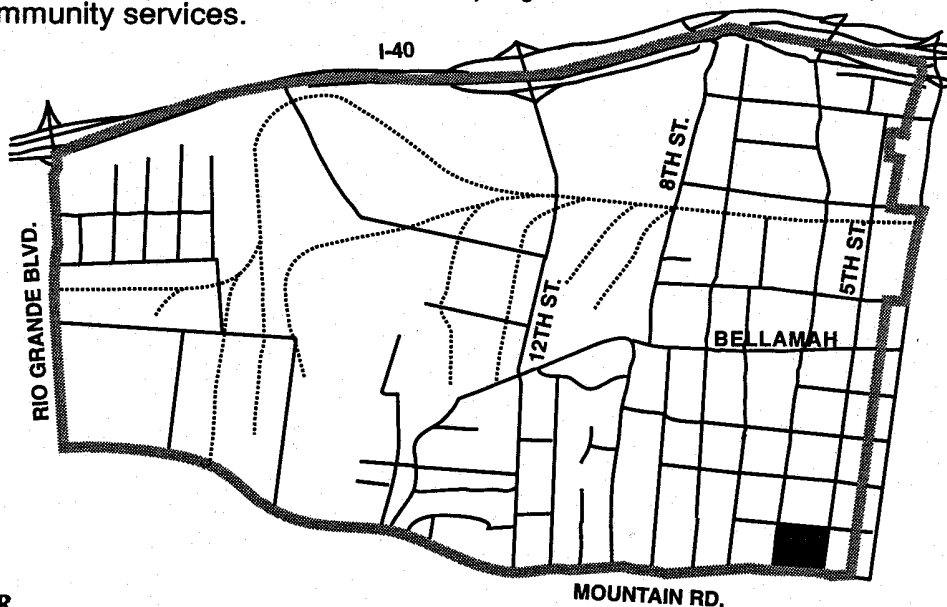
## 9. IMPROVE AND EXPAND WELLS PARK COMMUNITY CENTER.

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

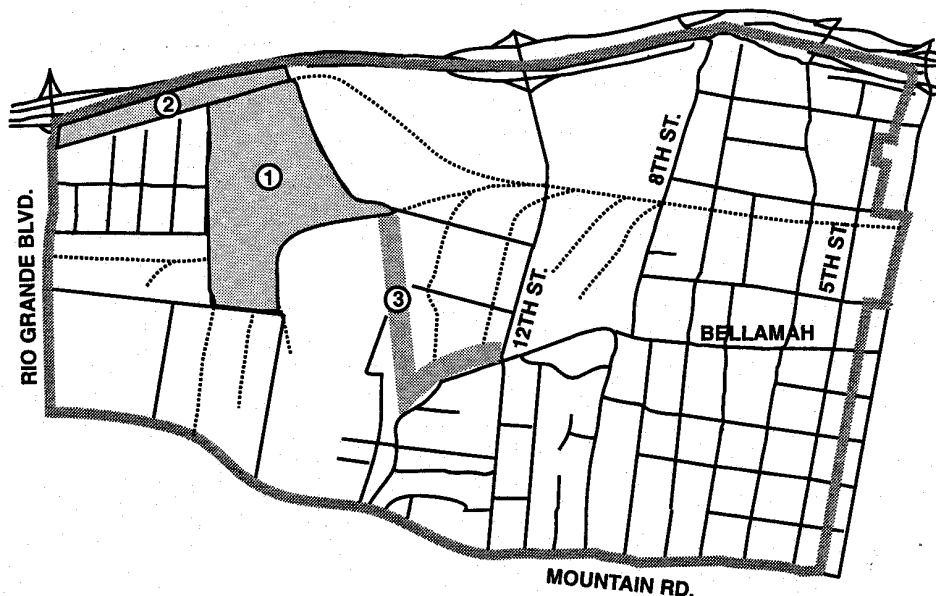
Design, construction drawings, and construction to follow funding...1996?

## 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

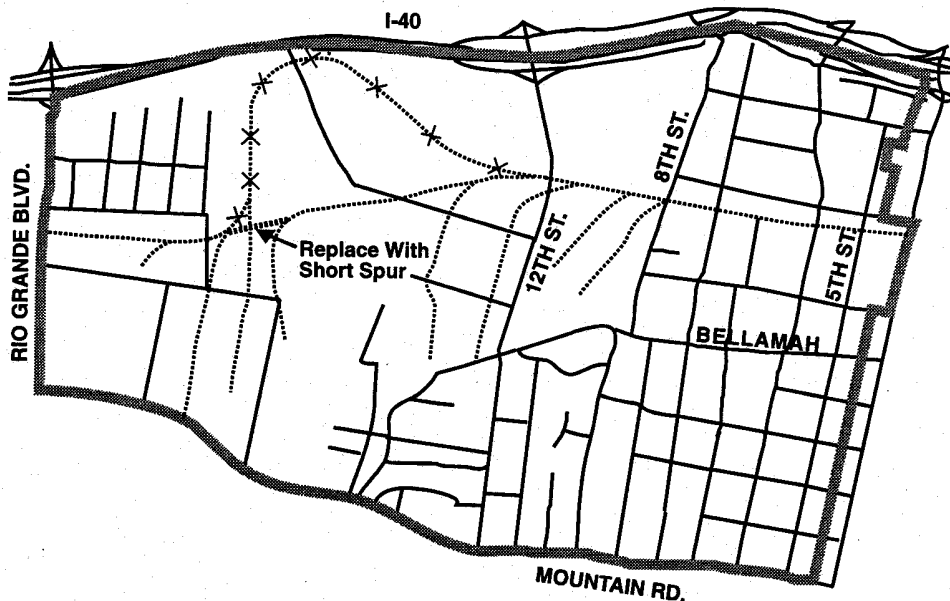
### TIMING

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

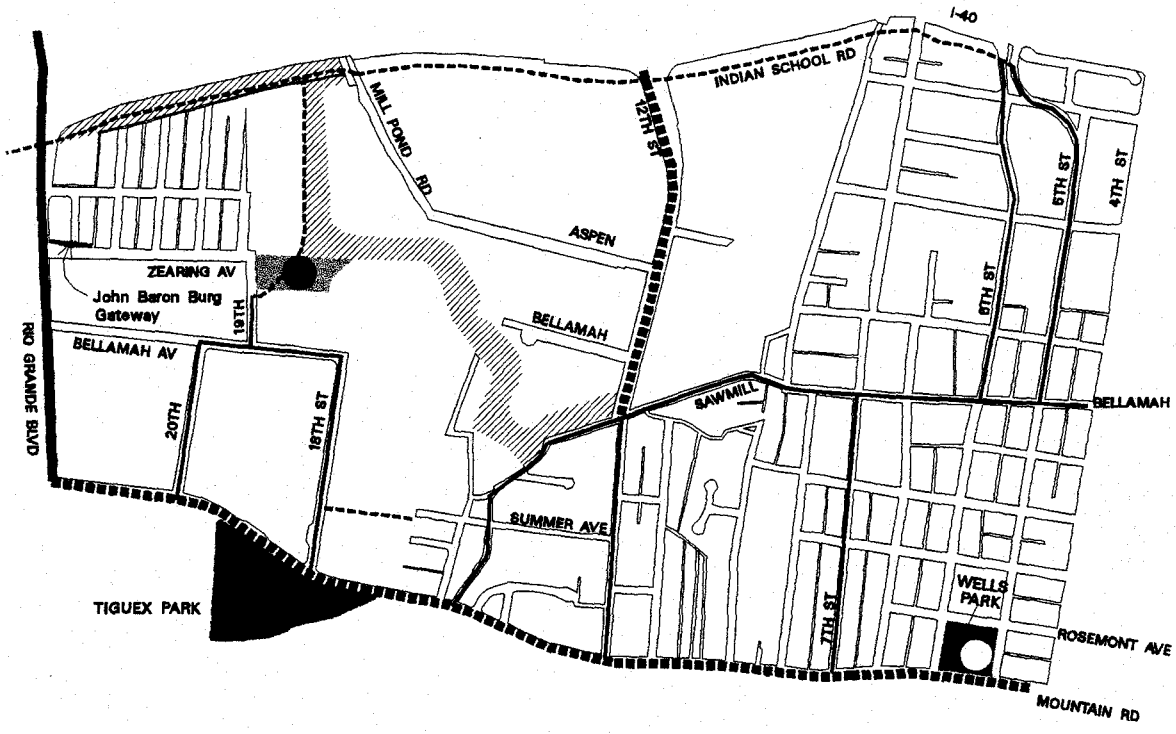
### **ESTIMATED COSTS (based on 12/1994 information)**

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.

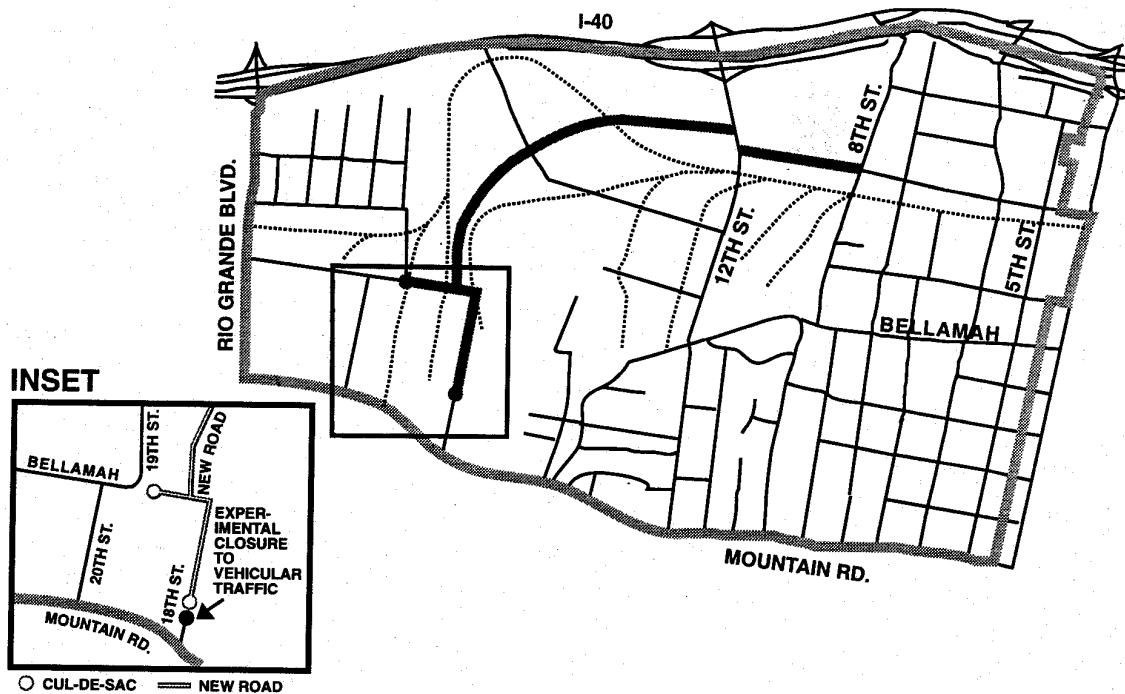
The network evaluation will analyze at least three transportation circulation scenarios. All options should fully consider transportation alternatives including transportation demand management, alternative modes, and transportation system management. All options will consider plan area goals.

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.**

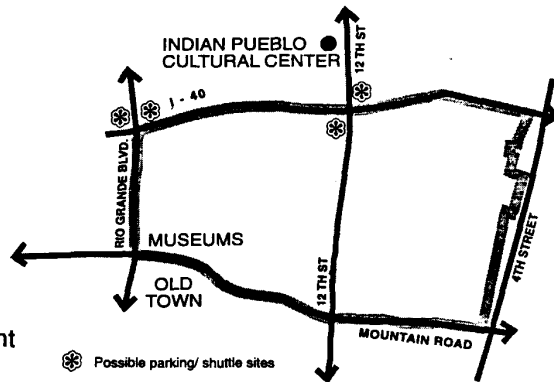
The Downtown Center City Transportation Study recommends that the growing Old Town and Indian Pueblo Cultural Center areas be serviced with off-site parking lots and a shuttle service to reduce traffic congestion and multiple trips between tourist attractions.

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**

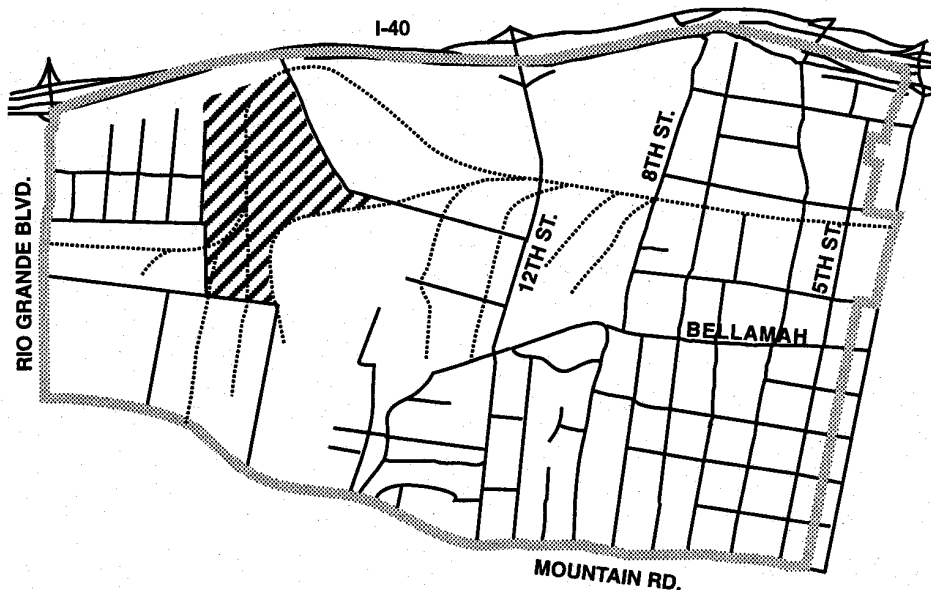
Capital Improvement Program (CIP)

**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.

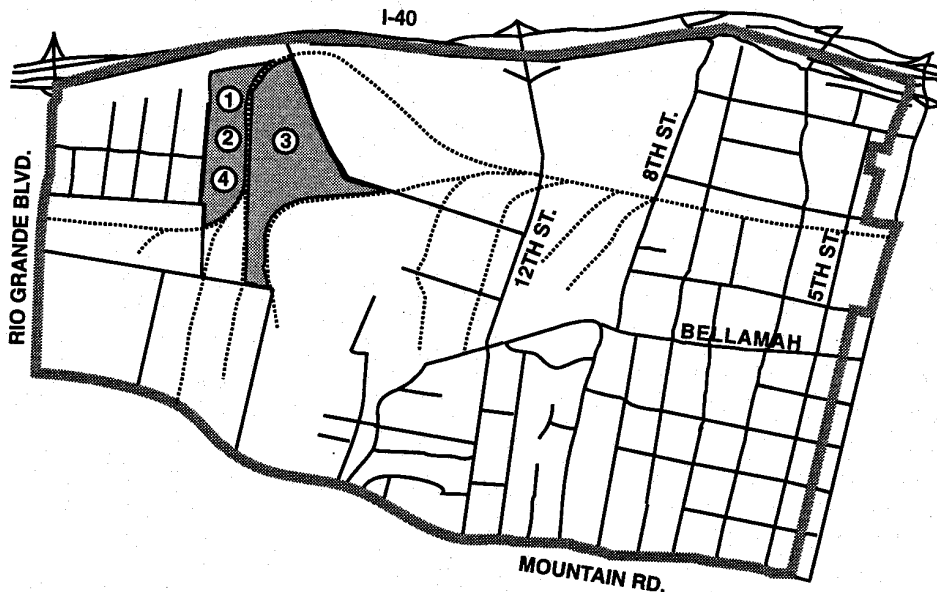
### Project Description:

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.

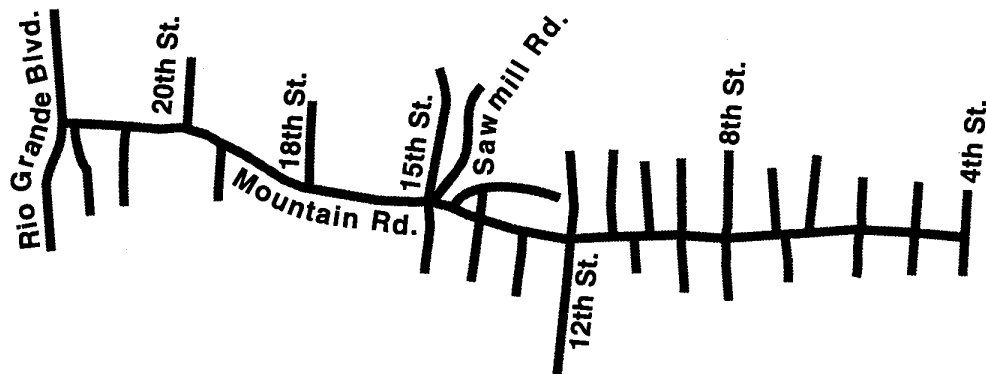
Project Description:

#### 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

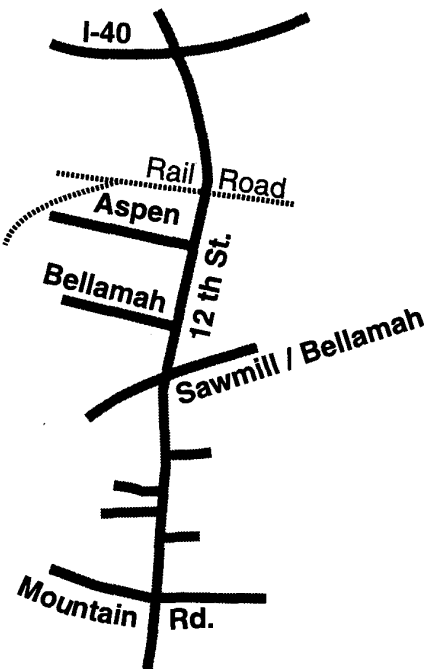
1. Install approximately 190 linear feet of 6 feet wide sidewalks and approximately 10 wheelchair ramps.
2. Plant a mixture of ornamental and shade trees 15 to 30 feet apart in a 6 feet wide strip for approximately 3,000 linear feet. This landscaping should provide intermittent shade and reinforce the 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.**

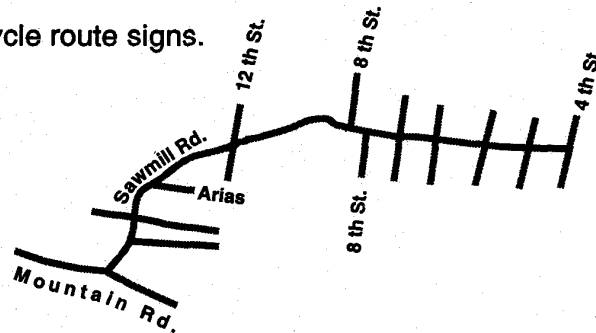
Project Description:

**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.

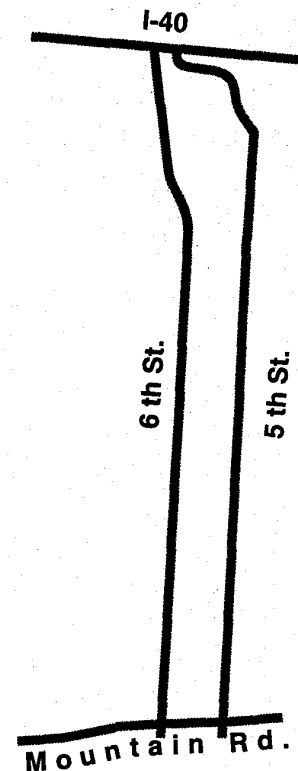
**Sawmill Road from Twelfth Street to Mountain Road**

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.



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**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**

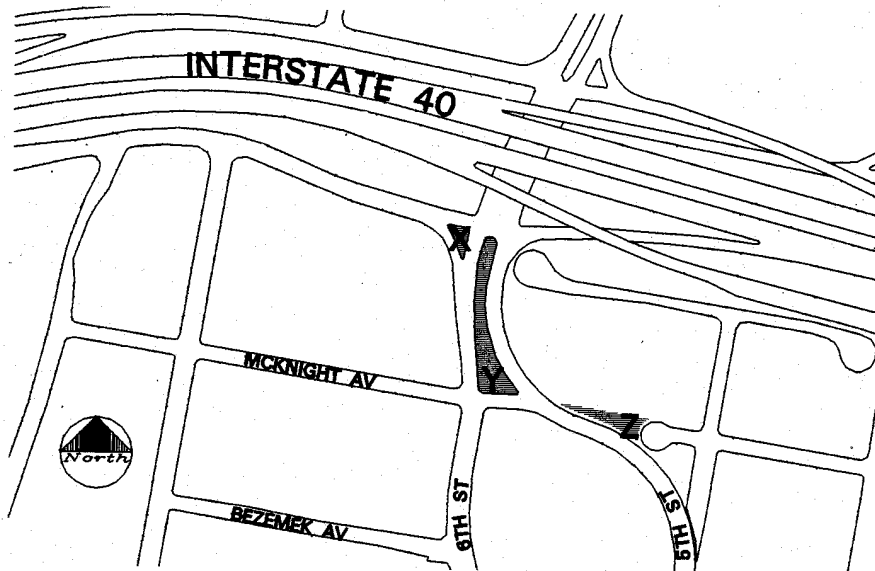
\$75,000 - \$100,000 for designing projects #17 - 20

## 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  
Exploral Science Center  
New trails, parks and community buildings  
Median on Sixth, south of I-40