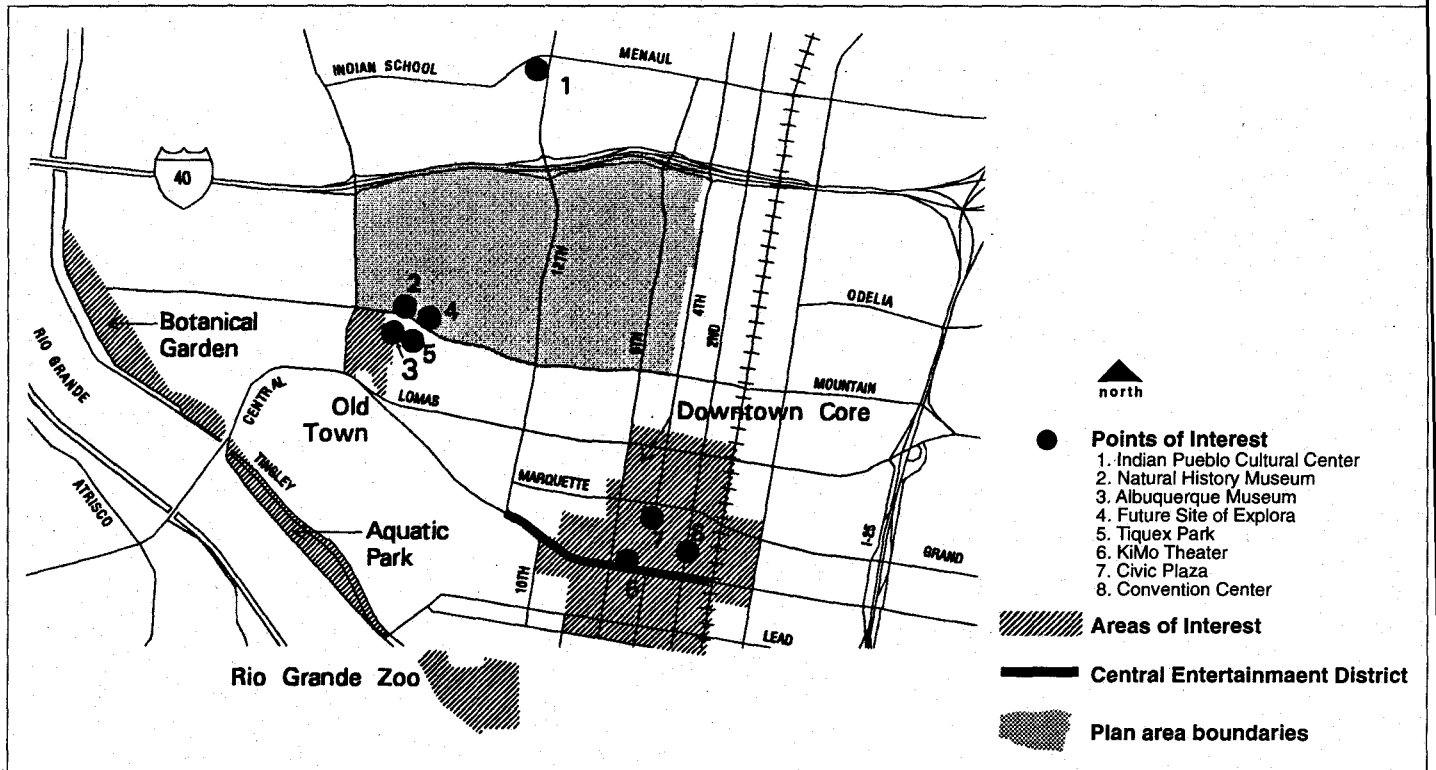
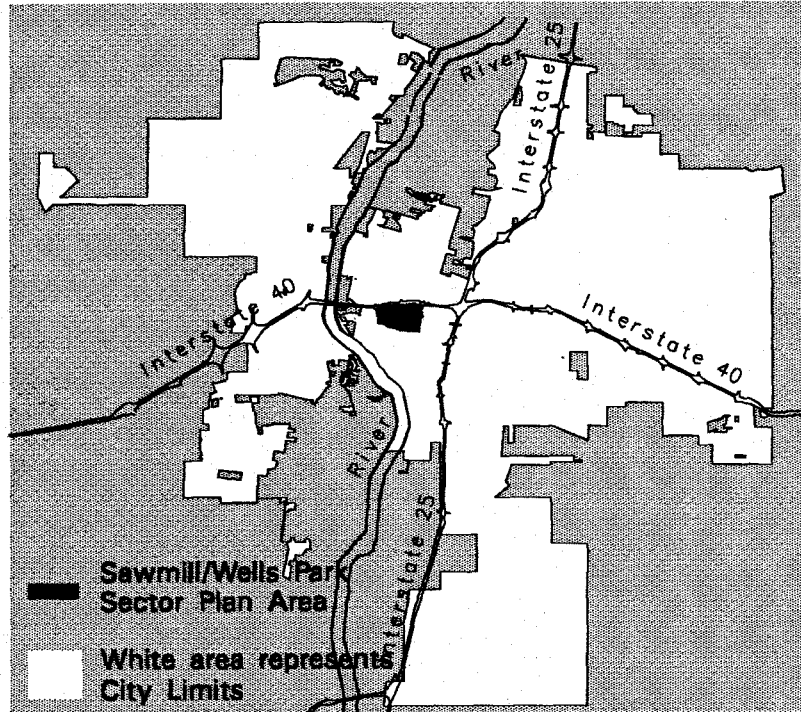

PLAN BACKGROUND AND INTENT

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

LOCATION MAPS



INTRODUCTION

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

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

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

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

PLAN INTENT

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

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

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

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

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

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

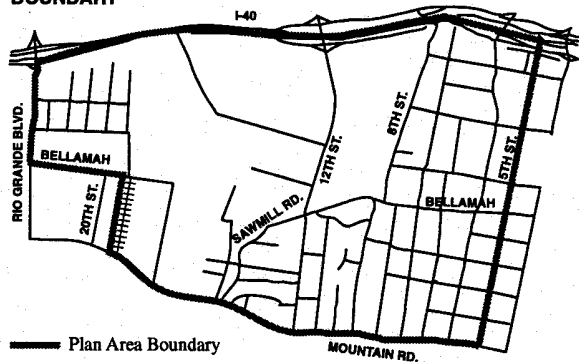
Success depends on community commitment to creating and sustaining a healthy integration of businesses, housing and regional attractions. It particularly depends on continued strong involvement from individuals and community and nonprofit organizations such as the Sawmill Advisory Council, the Wells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

PLAN BOUNDARIES

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

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

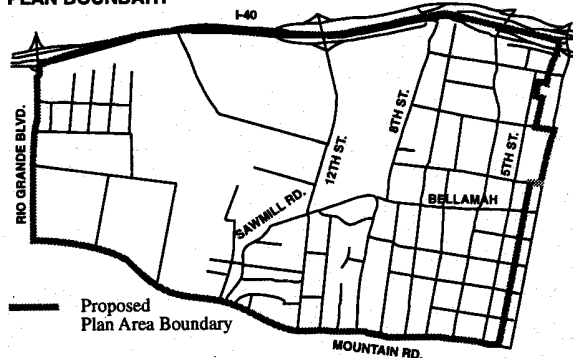
**1978 PLAN
BOUNDARY**



SOURCE: 1978 Sawmill Sector Development Plan

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

**PROPOSED
PLAN BOUNDARY**



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

THE PLANNING PROCESS

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

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

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

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

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

OTHER ISSUES

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

•CRIME CONTROL AND GANG CONTROL

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

•PROPERTY TAX RELIEF FOR PEOPLE ON FIXED INCOMES

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

•SOCIAL SERVICE DELIVERY

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

PLANNING FRAMEWORK

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