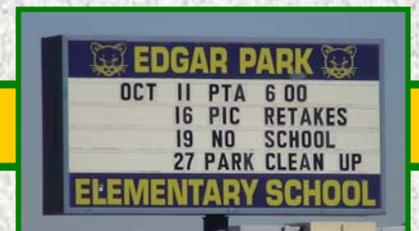
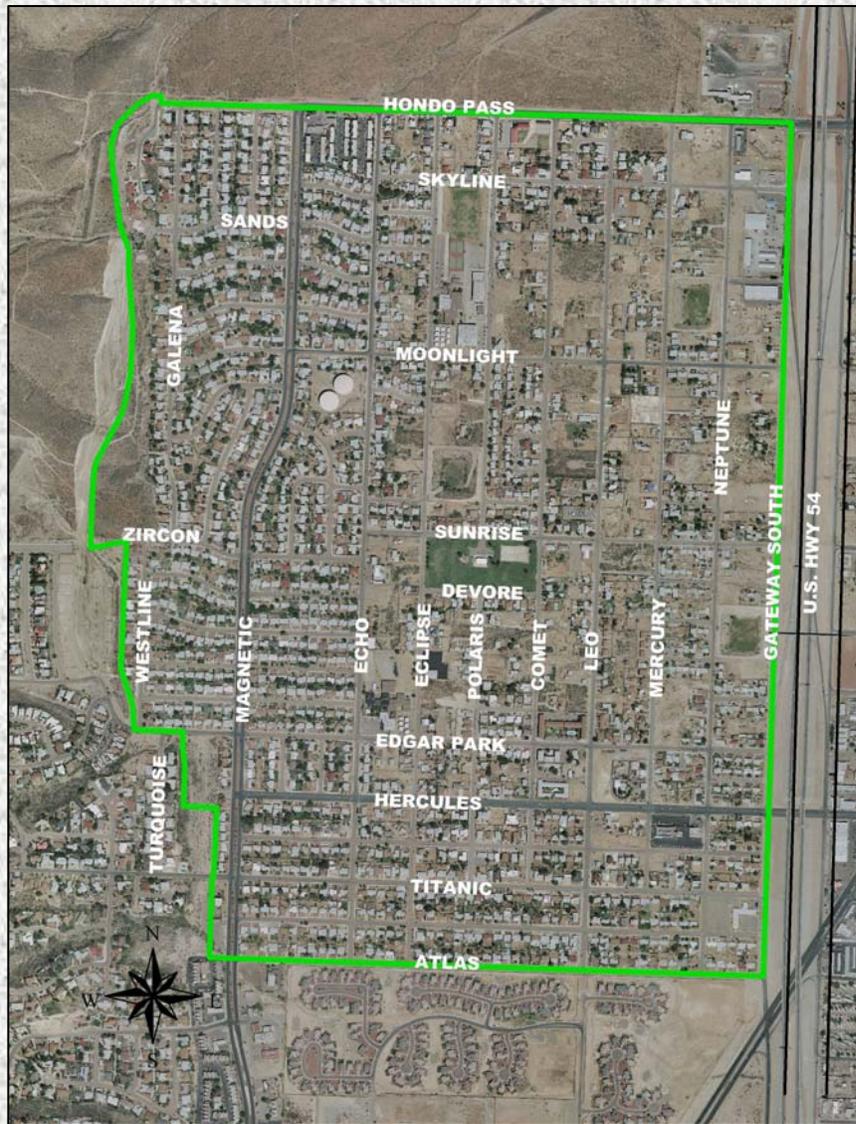


SUNRISE NEIGHBORHOOD Conservation Plan



Community & Human Development
Neighborhood Services
2 Civic Center Plaza – 2nd Floor
El Paso, Texas 79901



District #2 Representative
Susie Byrd

Sunrise Neighborhood Plan

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Sunrise Neighborhood Plan

PURPOSE

This plan is intended to serve as a blueprint for improving the Sunrise Neighborhood and represents consensus opinion of Sunrise Neighborhood residents. This document addresses issues that have been identified by neighborhood residents at public meetings, and refined and prioritized by a volunteer planning group made up of neighborhood residents and City staff.



Photo 1 - Sunrise Neighborhood from the Franklin Mountain foothills looking east

BOUNDARY

The boundary for this neighborhood plan includes both the Sunrise Acres and Park Foothills Neighborhoods. For the purposes of this document the plan area will be referred to as the “Sunrise Neighborhood”.

The area referred to in this document as “**Sunrise Acres**” includes all of the property originally subdivided in Sunrise Acres #1 and Sunrise Acres #3, excluding the Park Foothills subdivisions. Sunrise Acres has been replatted numerous times since the original plat, but for the purposes of this plan all replats are included in “Sunrise Acres”. The “Sunrise Acres” area is bounded on the *north by Hondo Pass, the south by Atlas Avenue, the east by Gateway Boulevard South, and the west by Echo Street.*

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The area referred to in this document as “**Park Foothills**” includes all of the property within the plan boundary west of Echo Drive. Small portions of this area may not be within one of the Park Foothills subdivisions (e.g. Mountain Hills Estates unit 3), but for the purpose of this plan they will be included as “Park Foothills”. The “Park Foothills” area is bounded on the *north by Hondo Pass; south by Atlas Avenue; east by Echo Street; and west by the extended (undeveloped) right-of-way for Hondo Pass, properties fronting Westline Drive, and properties fronting Magnetic Drive* (the western boundary has been simplified in this text, see Figure 1 for a detailed map boundary).

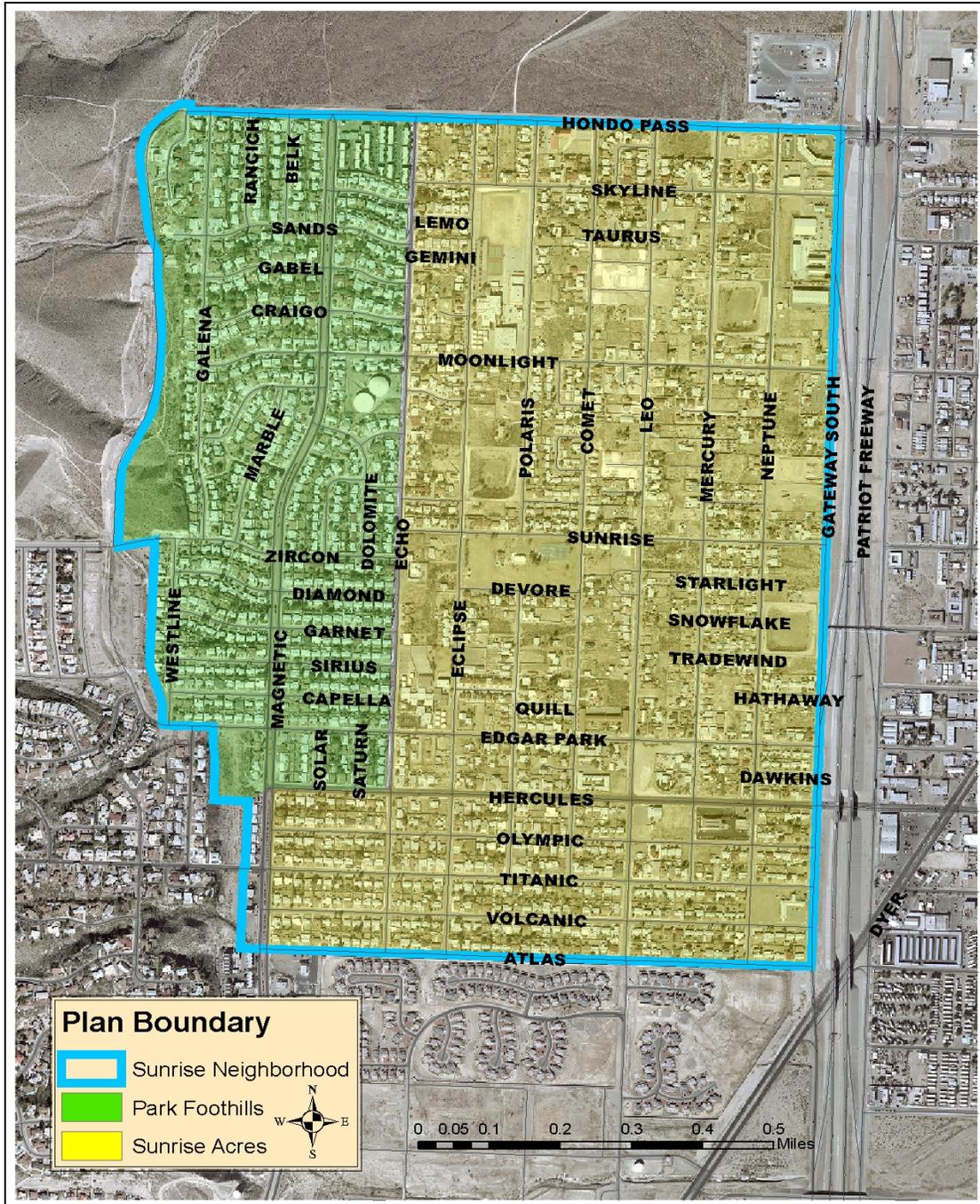


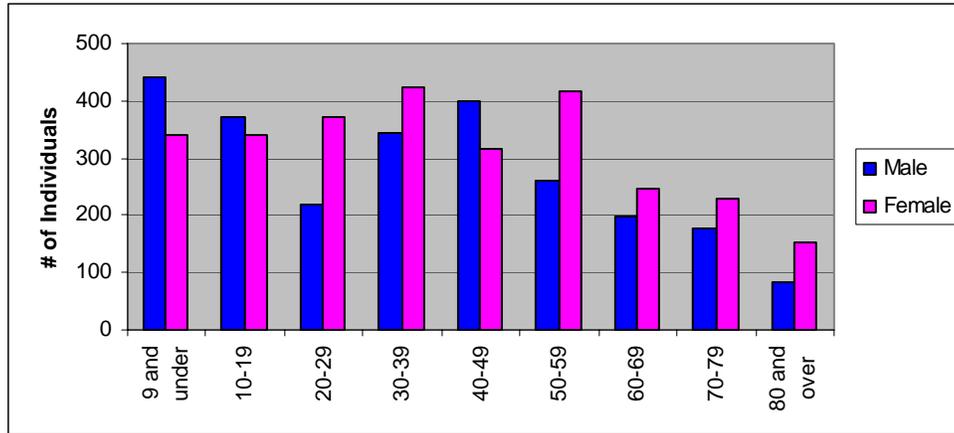
Figure 1 - Sunrise Neighborhood Plan Boundary

Sunrise Neighborhood Plan

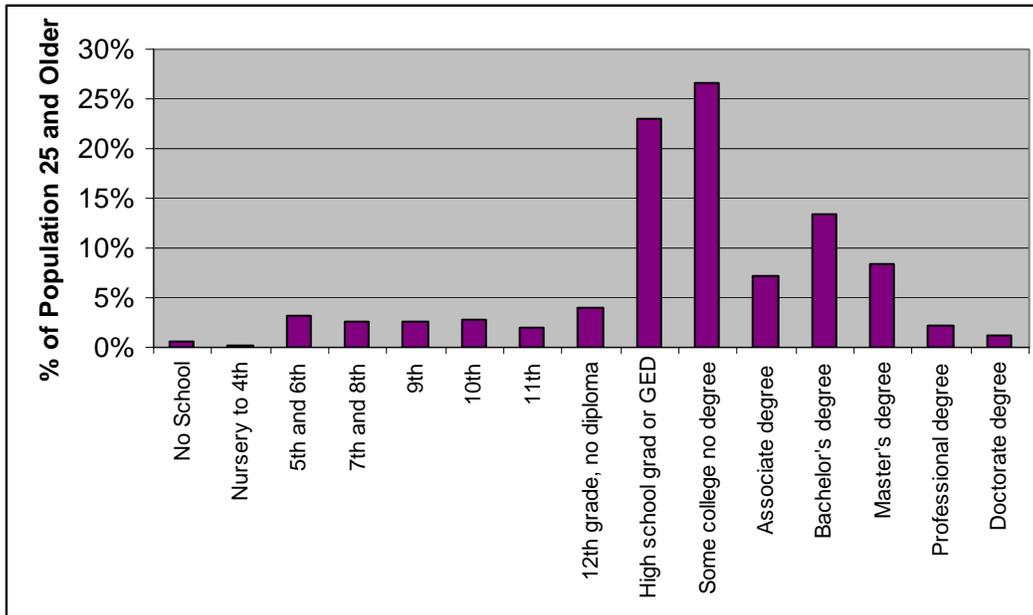
SUNRISE NEIGHBORHOOD DEMOGRAPHICS

Population: 5,338

Age of Population



Educational Attainment



Workforce

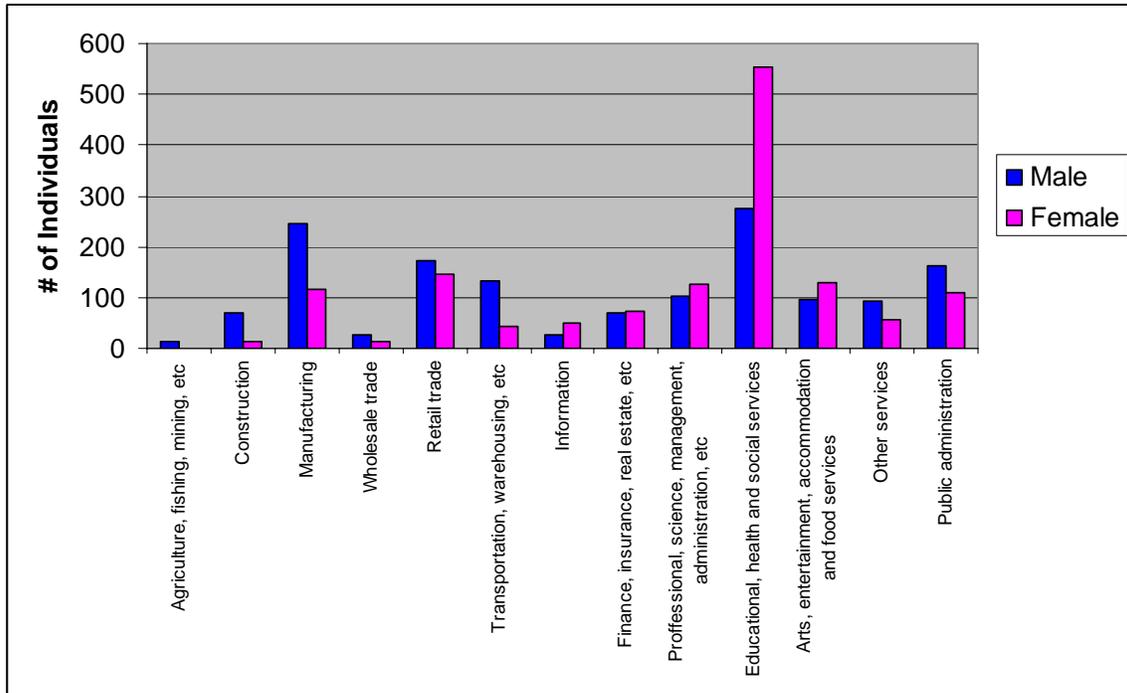
There are 2,125 workers age 16+, which makes up 40% of the total population.

1.5% of the working population use public transportation compared to 2.3% city-wide.

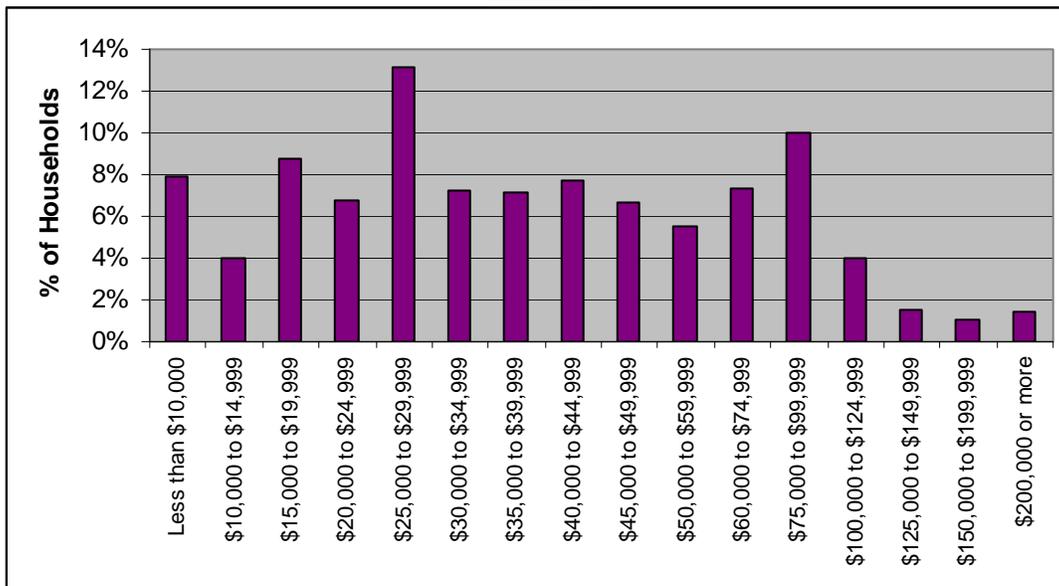
5% of the population is unemployed and looking for work.

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Employment Type



Income



11% of the population earned an income below the poverty level in 1999, and 3% received public assistance income.

Data was collected from the 2000 U.S. Census for the following block groups: Census Tract 4.01 Block Group 1, Census Tract 4.01 Block Group 2 (25% within the plan boundary), Census Tract 4.03 Block Group 1, and Census Tract 4.03 Block Group 2. All data for the partial block group was multiplied by 0.25 to reflect an estimate of the data for the population within the Sunrise Neighborhood.

Sunrise Neighborhood Plan

BACKGROUND

Residents of the Sunrise Neighborhood have voiced concern over recent development trends in their neighborhood, necessary infrastructure and recreational improvements, and a general lack of code enforcement on the part of the City. Recent residential infill development has increased density within the neighborhood and residents are concerned that this higher density may significantly impact land use, infrastructure, quality of life, quality of environment and transportation.

On July 26th, 2005, The City Plan Commission authorized the Planning, Research & Development Department (now the Planning Division of the Development Services Department) to work with residents to produce a neighborhood plan for the area known in this document as the Sunrise Neighborhood. The request for this plan was submitted by Representative Byrd (District #2) in order to provide residents with the opportunity to work with City staff in planning for the future of their neighborhood.

NEIGHBORHOOD PERSPECTIVE

The Sunrise Neighborhood consists of a diverse mix of single-family dwellings, duplexes, apartment buildings and light commercial establishments, all constructed within the last 75 years. The single-family dwellings range from a few rock houses built from the early 1930's to 1950's, to modern brick houses built from the early 1960's to the present. The buildings vary significantly in architectural style, quality of construction, floor area, lot size, and landscape design. Interspersed are a few abandoned houses and vacant lots that are mostly overgrown with weeds. Numerous new houses have recently been built on these vacant lots including some larger homes near the mountain and smaller, higher density residences between Echo Street and U.S. Highway 54. These new single-family homes are increasing housing density, restricting resident's views of the mountain and valley areas, and changing the overall character of the neighborhood.

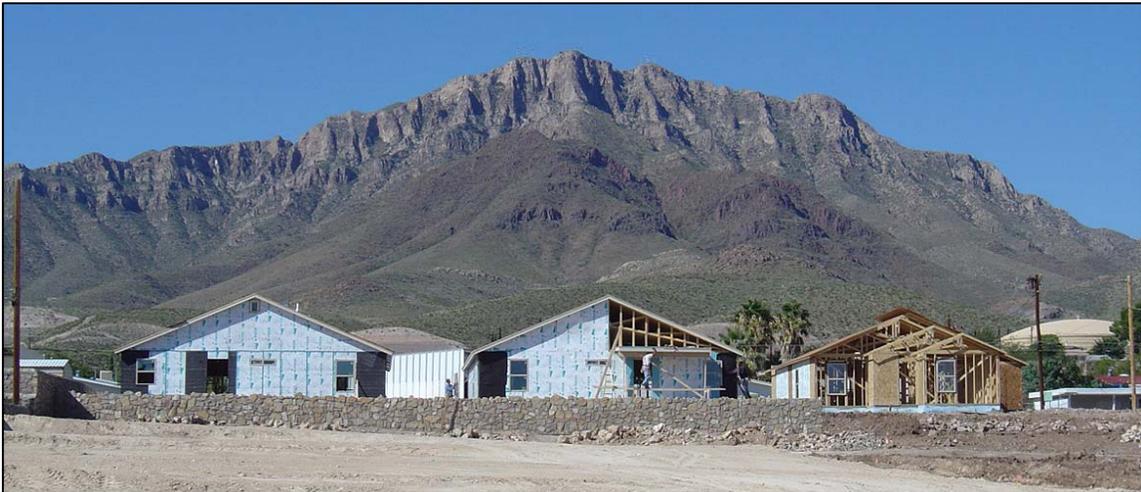


Photo 2 - Recent infill development

Sunrise Neighborhood Plan

The character of Sunrise is best described as a study in contrast. There are a wide variety of architectural styles and materials used to build the homes in the area. It is not uncommon to find a small house on a large lot adjacent to larger houses on small lots. There is little if any consistency in landscape design throughout the neighborhood and the level of maintenance of homes and landscaping is varied as well. Many of the houses built in the 1950's and 60's have fallen into disrepair over the decades and some areas of the neighborhood have lost their appeal. In the last couple of years, however, some homeowners have xeriscaped their yards, enhancing visual appeal and improving property values. Overall, the neighborhood is defined by visually appealing homes and spaces, interspersed with pockets of visual pollution including graffitied rock walls, junked vehicles parked in yards, overgrowth of weeds and the “cookie cutter” monotony of recent residential development.

Most areas of the neighborhood are relatively secluded and separated from traffic noise, and are therefore quiet and peaceful. Edgar Park Elementary and Canyon Hills Middle School serve both Sunrise Acres and Park Foothills. Sunrise Park, an 8 acre public park within the neighborhood, is well maintained and provides area residents with walking paths, tennis and basketball courts and a playground for children. The City's infrastructure and utilities are reasonably well maintained, enhancing residents' safety and quality of life.



Photos 3 & 4 - Sunrise Park

Sunrise Neighborhood Plan

ISSUE ANALYSIS

Neighborhood residents have identified certain basic elements of their neighborhood that are in need of preservation and improvement. Land use & zoning, infrastructure, quality of life, quality of environment, and transportation are all elements of the neighborhood that residents feel are in need of the City’s attention. The following analysis describes the issues - and in some cases the causes of the issues - that have been raised, and the goals that the planning team has developed for addressing the issues. Each of these goals and corresponding actions and recommendations make up the Municipal Action Strategy that follows this analysis.

LAND USE & ZONING

District	Parcels	% of Parcels	Parcels Acreage	% of Acreage
R-2 (Residential)	14	0.7%	3.0	0.5%
R-3A (Residential)	38	1.8%	5.6	1.0%
R-4 (Residential)	1899	92.2%	482.5	87.0%
R-5 (Residential)	34	1.7%	4.4	0.8%
PMD (Residential)	1	0.0%	14.9	2.7%
PR-1 (Residential)	16	0.8%	5.3	1.0%
A-2 (Apartment)	30	1.5%	16.0	2.9%
A-O (Apartment/Office)	8	0.4%	3.5	0.6%
C-1 (Commercial)	11	0.5%	10.7	1.9%
C-2 (Commercial)	1	0.0%	0.5	0.1%
C-3 (Commercial)	7	0.3%	8.4	1.5%
Total	2059	100%	554.8	100.0%

Table 1 - Zoning of Parcels (as of 07/01/2007)

Residential Zoning

A growing population and high demand for single family homes has fueled a robust real estate market over the past several years in El Paso. This, along with newly adopted infill incentives for developers, has made lots that have stood vacant for over a half century in the Sunrise Neighborhood more attractive to developers. In the past few years an increasing number of rezoning and special permit applications have been submitted for residential infill development in the neighborhood.

Originally zoned R-4 (Residential), the neighborhood was platted into approximately 2 acre parcels that are oriented to the streets network in a way that presents difficulties when subdividing for single family homes. In many cases it is necessary to build a cul-de-sac or roadway through the new subdivision and because of the City’s subdivision ordinance mandating street widths, a special permit is necessary for a small reduction in lot depths to allow for homes to be built on both sides of the new street. This, combined with recent rezoning applications to reduce the minimum lot area requirement from 6,000 square feet to 5,000 or 4,500 square feet, and the increased density of housing units that results, has residents of the neighborhood questioning the logic behind approval of such applications.

Sunrise Neighborhood Plan

Residents on the planning team provided input stating that if the land owners or developers have purchased the property with the knowledge that the land or property purchased is zoned R-4, then they should plan to develop the land or property purchased in accordance with R-4 standards (6,000 square foot lots), and not request a rezoning to R-3A or R-5 (5,000 or 4,500 square foot lots). Residents of the neighborhood recognize that due to the fact that many of the lots have already been developed the consequences that will arise from the density of these new developments is unavoidable. Therefore, no specific strategy addressing the issue is included within this document’s Municipal Action Strategy. The residents of the neighborhood do, however, agree that *any remaining single-family residential development should be developed in accordance with the standards under the R-4 zoning district.*

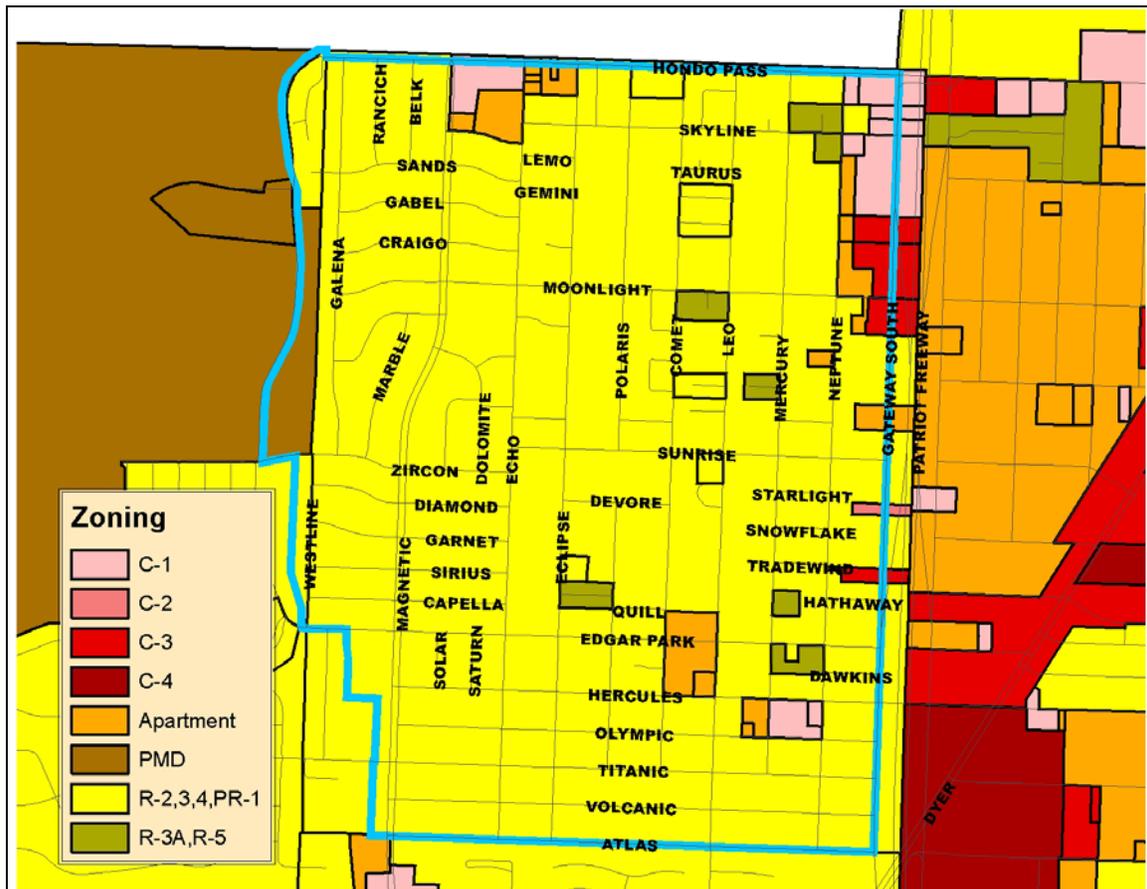


Figure 2 - Sunrise Neighborhood Zoning (2007)

Commercial Zoning

When Jupiter Street was transformed into U.S. Highway 54 and the frontage road (Gateway South) was built, the existing recommended residential land use for the properties fronting the Gateway became incompatible. However, that recommendation remains in the current 2025 General Land Use map from the Plan for El Paso for the entire stretch of land along Gateway South between Hondo Pass and Hathaway Court. Staff drafted several documents recommending certain land use policies for this corridor since the 1988 Plan for El Paso. An analysis of rezoning applications along this section of Gateway Boulevard South was conducted by the City’s Planning Research and

Sunrise Neighborhood Plan

Development Department in 2003 and resulted in the staff planning document “Land Use Study for Gateway Boulevard South between Hondo Pass and Edgar Park”. This staff planning document recommends light commercial and mixed-use land uses within this area. The staff recommendations were not adopted by Council; therefore the City’s comprehensive plan was not amended and those staff recommendations were not taken into consideration during review of rezoning applications.

Since 1980 a majority of commercial rezoning in the neighborhood has been to C-1 (light) commercial. Four properties have been rezoned to C-3 commercial, three of which were counter to recommendations of planning documents. The Gateway roads of El Paso are heavily traveled and have regularly been considered prime locations for more intense commercial development. The four existing C-3 parcels in the neighborhood could be used to argue that additional C-2, C-3 and C-4 zoning would be compatible with surrounding land uses. It is however the opinion of both neighborhood residents and past planning documents that the more intensive commercial uses allowable under these zoning districts are not compatible with the residential character of the neighborhood. Neighborhood residents prefer light commercial use (C-1) to the more intensive uses (C-2 through C-4).

Residents of the neighborhood have identified as a goal to *continue light commercial development along Gateway South Boulevard*. Mixed-use could be incorporated into the corridor which would allow for residential development as well. To ensure that this occurs, the City should review, amend as necessary and adopt the recommendations of the “Land-Use Study for Gateway Boulevard South between Hondo Pass and Edgar Park”, established in 2003 by the Planning, Research and Development Department, as an addendum to the Plan for El Paso.

INFRASTRUCTURE

Sidewalks

Gaps in sidewalk connectivity exist within the Sunrise Neighborhood. A gap in sidewalk connectivity is where sidewalks already exist and a section is missing. The most common occurrences are where adjacent subdivisions join and the connection was not considered to be the responsibility of either developer; where the frontage sidewalks on perpendicular streets do not account for the side yard of the corner lot; or where a vacant lot in an established subdivision has never had a built structure and therefore no sidewalk exists. Providing continuous sidewalk coverage encourages residents to walk by providing dedicated pedestrian routes separated from vehicle traffic. Lack of sidewalk coverage exposes pedestrians to automobile traffic and restricts mobility and accessibility.

In addition to sidewalk coverage, improvements to curbs are also needed. Many existing sidewalks lack curb ramps. The purpose of curb ramps is to provide accessible walkways for all pedestrians. These ramps also accommodate strollers, carts, the elderly, and pedestrians with mobility limitations.

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Residents of the neighborhood have identified as a goal to *increase pedestrian accessibility within the neighborhood*. An individual or neighborhood association may apply to the Engineering Department's Sidewalk Gap Construction Program. The intent of the program is to allow citizens to request that gaps be filled and that better sidewalk connectivity be established within their neighborhood.

Street Lighting

Street lighting enhances public safety in the community for residents, pedestrians, and motorists. Street lighting improves pedestrian visibility, reduces the risk of night-time accidents, and compliments neighborhood crime prevention efforts.

Inadequate lighting can make sidewalks unsafe to residents by increasing chances of accidents and creating situations where crimes may go unseen. Therefore, the neighborhood goal is to *provide street lighting that ensures a safe nighttime environment*. The Traffic Division can conduct a streetlight survey to evaluate the current need of lighting in the Sunrise Neighborhood. Once the inventory is complete, the gaps should be prioritized for installation of new lighting. It is understood that there is no identified funding source for additional streetlights in the Sunrise Neighborhood. For this reason, streetlights will likely have to be funded one light at a time, and it is understood that significant improvements to street lighting as a whole will likely only be accomplished in the long-term. Possible, yet limited, funding sources may include, bond elections, Capital Improvement Program (CIP), and District Representative discretionary funds.

QUALITY OF LIFE



Picture 5 - Aerial photo of Sunrise Park (2006)

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Parks

Sunrise Park is an eight (8) acre neighborhood park located in the center of the neighborhood. The area surrounding the park consists entirely of single-family homes. Neighborhood parks provide easy access, proximity and privacy to local residents.

Since 2003, Sunrise Park has undergone numerous improvements including canopied picnic tables, playground equipment, resurfaced basketball and tennis courts, and a walking/jogging path around the perimeter of the park.

The neighborhood's goal is to further *improve Sunrise Park* by increasing tree coverage to provide more shaded areas along the trail and incorporate native plants and shrubs into the landscaping to enhance aesthetic appeal. The Sunrise Neighborhood Association can start a Park Partnership with the City's Parks and Recreation Department and work with them to improve the park.

Open Space

Residents of the Sunrise Neighborhood have voiced concern regarding future development above their subdivisions in the Franklin Mountains foothills. There are nine parcels of undeveloped land totaling 536 acres between the Sunrise Neighborhood and the Franklin Mountains, State Park. Three of the parcels totaling 52 acres are City owned and the remaining six parcels are privately owned (by four separate owners). It is the goal of the neighborhood to *preserve the foothills above the neighborhood as open space and/or a nature park.*

A significant swath of this land has been identified as a natural arroyo in the City of El Paso's Open Space Master Plan, however there are no specific recommendations for that land. Recent rain events have highlighted the importance of conserving natural drainages and the dangers of developing within them. Should all parties be amenable, a land swap or other means of acquisition of these properties by the City would address resident concerns, maintain the natural aesthetic of the foothills, and create opportunities for future access to the State Park.

QUALITY OF ENVIRONMENT

Code Enforcement

Violations of the Municipal Code occur frequently throughout the neighborhood. Whether the result of ignorance of the law or disregard for it, these violations detract from the visual appeal, health, safety, and property values in the neighborhood. The goal that could possibly affect the most significant change in the neighborhood would be to *consistently enforce nuisance and junked vehicle codes throughout the neighborhood.*

Residents have voiced concerns and frustration over a lack of code enforcement in their neighborhood. The most common complaints are:

- Junked vehicles
- Tall weeds
- Improper trailer storage
- Debris accumulation/outdoor storage

Sunrise Neighborhood Plan

To address these complaints Environmental Services will conduct periodic code enforcement sweeps in targeted areas of the neighborhood. These sweeps can be timed to work in conjunction with neighborhood cleanups that would allow for rectification of violations prior to issuance of citations. If violations remain following the cleanup, those properties will be officially cited.

TRANSPORTATION/ TRANSIT/ CIRCULATION.....

Street Traffic

Magnetic Drive is a major arterial roadway spanning the neighborhood. Major arterial roadways are intended to permit through-traffic and access to multifamily and commercial uses. According to The Plan for El Paso, no direct access to low density residential shall be allowed on a major arterial roadway. Single-family homes front Magnetic Drive within the neighborhood. These homes are provided with direct access to Magnetic Drive as there are no alleys behind the properties. This creates the exact dangerous situation that the major arterial roadway designation is intended to prevent. This is one reason that the 30 mph speed limit along this portion of Magnetic needs to be obeyed.

The neighborhood goal is to *make Magnetic Drive a safer thoroughfare*. A speed study should be conducted along Magnetic Drive between Hercules Avenue and Hondo Pass to establish if the speed limit is being consistently exceeded. Should the study show that speeds are regularly recorded in excess of 30 mph, then traffic calming measures should be implemented, as recommended by the Traffic Engineering Department of the City.

Visibility

The median on Magnetic Drive has decorative landscaping which, at certain intersections, makes it difficult to see when turning into or across traffic. Residents have expressed concern over this situation, particularly at the intersections of Magnetic Drive and Hercules Avenue, and Magnetic Drive and Titanic Avenue. The intersections along this portion of Magnetic are designed to allow motorists to make two-part turns, meaning they can cross oncoming traffic, wait at the median and continue into the flow of traffic when safe. This practice is not always followed by motorists in the neighborhood who occasionally cross and enter traffic in one movement, often with limited visibility.

This is a safety concern for the residents and their goal is to *increase safety at dangerous intersections*. An accident frequency analysis can be conducted by the Traffic Engineering Division to identify dangerous intersections within the neighborhood. Mitigation measures would follow according to results of the study.

Sunrise Neighborhood Plan

MUNICIPAL ACTION STRATEGY

The following pages contain the Municipal Action Strategy for the Sunrise Neighborhood Plan. City departments have identified specific actions to be taken, timeframes for those actions to take place, cost estimates, funding sources and the departments responsible for carrying out the actions. The Sunrise Neighborhood Association should be notified of the initiation and progress of each stage of the implementation of these strategies. The timeframes are as follows:

Immediate = within the first year of implementation

Mid-term = within 2-3 years

Long-term = 4-5 years (unless otherwise specified within the document)

Sunrise Neighborhood Plan

SUNRISE NEIGHBORHOOD MUNICIPAL ACTION STRATEGY

Goal Statement #1: Continue light commercial development along Gateway South Boulevard

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Benchmark	
						Baseline	Projection
1a.	Review and amend as necessary recommendations set forth in the "Land-Use Study for Gateway Boulevard South between Hondo Pass and Edgar Park"	\$500	Development Services, Neighborhood Services	Development Services, Neighborhood Services	Immediate	Recommendations established in 2003	Recommendations support neighborhood commercial uses/mixed use
1b.	Add the "Land-Use Study for Gateway Boulevard South between Hondo Pass and Edgar Park" as an addendum to the Plan for El Paso	\$1,000	Development Services, Neighborhood Services, City Council	Development Services, Neighborhood Services	Immediate	Recommendations not officially approved by Council	Recommendations added to Plan for El Paso with Council approval

Goal Statement #2: Increase pedestrian accessibility within the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Benchmark	
						Baseline	Projection
2a.	Inventory and prioritize sidewalk gaps to allow safe pedestrian passage near public and private schools and parks	\$500	Streets, Neighborhood Services, Sunrise Neighborhood Association	Streets, Neighborhood Services	Immediate	No current inventory	Inventory complete with linear footage of existing gaps within 1/8 mile of schools and parks
2b.	Apply to Sidewalk Gap Construction Program for necessary improvements	N/A	Sunrise Neighborhood Association, Neighborhood Services	N/A	Immediate	Sidewalk Gap Construction Program not being utilized by the neighborhood	Applications submitted to Engineering
2c.	Fill highest priority sidewalk gaps	Dependent upon inventory	Neighborhood Services, Sunrise Neighborhood Association, Engineering	Sidewalk Gap Construction Program	Mid-term	linear footage of sidewalk gaps to be established by inventory	Qualifying sidewalk gaps within 1/8 mile of schools and parks filled

Goal Statement #3: Provide street lighting to enhance a safe nighttime environment

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Benchmark	
						Baseline	Projection
3a.	Conduct a street light inventory to identify gaps in lighting and prioritize areas to receive additional lighting	\$90,000	Streets, Neighborhood Services	Streets	Immediate	No current inventory	Inventory complete with priority list for order of installation
3b.	Install streetlights where necessary based on order of priority and availability of funds	\$3,500 per light, on average	Traffic Engineering, Streets	TBD (possible CIP, Bond, discretionary funds)	Mid- to Long-term	Dependant upon inventory	Lights installed on priority basis as resources are available

Goal Statement #4: Improve Sunrise Park

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Benchmark	
						Baseline	Projection
4a.	Form a Park Partnership between the Sunrise Neighborhood Association and the Parks & Recreation Department	\$500	Sunrise Neighborhood Association, Parks and Recreation Department	Parks and Recreation	Immediate	No Park Partnership exists	Sunrise Neighborhood Association registered as Park Partner
4b.	Increase the amount of shade trees along the walking path by 50%	\$8,000	Parks and Recreation Department, Sunrise Neighborhood Association	Parks and Recreation	Long-term	24 trees currently planted along walking trail	12 new trees planted

Goal Statement #5: Preserve the foothills above the neighborhood as open space and/or a nature park

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Benchmark	
						Baseline	Projection
5a.	Coordinate with owners of applicable parcels to discuss equitable options for City or State Park acquisition of land	TBD	City Council, Storm Water Utility, Parks & Recreation, Land Owners, Texas Parks & Wildlife, Purchasing	TBD	Long-term	6 privately owned parcels between neighborhood and State Park	City or State acquisition of all parcels
5b.	Dedicate parcels for open space and/or nature park	N/A	City Council	N/A	Long-term	Parcels currently undeveloped but not protected	Acquired parcels dedicated in perpetuity

Goal Statement #6: Consistently enforce nuisance and junked vehicle codes throughout the neighborhood

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Benchmark	
						Baseline	Projection
6a.	Conduct periodic code enforcement sweeps targeting areas with high concentrations of violations	\$5,000	Environmental Services, Development Services	Environmental Services, Development Services	Immediate through long-term	Several court cases pending for code violations	One sweep conducted per year through 2012
6b.	Conduct periodic cleanups in targeted areas of the neighborhood	\$10,000	Neighborhood Services, Environmental Services, Streets	City of El Paso	Immediate through long-term	high incidence of debris accumulation in areas of the neighborhood	Cleanups executed

Goal Statement #7: Make Magnetic Drive a safer thoroughfare

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Benchmark	
						Baseline	Projection
7a.	Conduct a speed study along Magnetic Drive between Hercules and Hondo Pass	\$500	Traffic Engineering	Traffic Engineering	Immediate	Rate of travel data not presently available	Study complete
7b.	Implement traffic calming measures if study shows excessive speeding	Dependent upon required measures	Traffic Engineering, EP Police Department, Streets	City of El Paso as funds become available	Mid-term	Dependent upon study	Dependent upon study

Goal Statement #8: Increase safety at dangerous intersections

	Strategy/Project	Cost Estimate	Partners	Funding	Timing	Benchmark	
						Baseline	Projection
8a.	Conduct accident frequency analysis to identify dangerous intersections in the neighborhood	\$500	Traffic Engineering, Streets, Environmental Services, Neighborhood Services, Residents	Traffic Engineering	Immediate	Analysis needed	Analysis completed
8b.	Establish and execute strategy, including timeline, for mitigating dangerous situations at identified intersections	dependant on amount of intersections and remedies	Traffic Engineering, Streets, Environmental Services, Neighborhood Services, Residents	City of El Paso	Immediate to Long-term	Dangerous intersections exist within the neighborhood	Strategy implemented

Sunrise Neighborhood Plan

ACKNOWLEDGEMENTS

Neighborhood Services thanks the following Sunrise Neighborhood residents and volunteers for their tireless work and vital contributions to this planning effort.

Douglas Agee

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Rod & Ann Barto

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Gladys Blount

Alexander Scott

Robert Cancellare

Deborah Seelig

Charlene Clark

Tom Stady

Eugenio "Geno" Delgado

Craig Thompson

Curtis Hammock

Heinrich Uhrmacher

Mark Hradek

Bobbie Waltz

Madeline Jabor

Joseph Wilson Sr.

...and the Sunrise Neighborhood Association