
2.0 Preferred Alternative - Subarea Descriptions

The goal of the Planned Growth Strategy, Part 2 – Preferred Alternative is to help Albuquerque and Bernalillo County grow and prosper. As the area grows, it is in the best interest of the community as a whole to make sure that quality of life—social well-being, environmental quality, and economic health—is maintained. In new areas, public investment in new streets, parks, schools, and other public facilities and utilities is required to meet the needs of an expanding population. Some of this cost is borne by the development itself. The rest is included in the public sector’s capital programs, and all taxpayers and utility ratepayers share the cost. In older areas, public investment must be targeted to assure that existing neighborhoods adapt successfully to changing conditions and markets. That is, existing neighborhoods must experience ongoing maintenance, rehabilitation, redevelopment, and evolving uses over time to stay healthy.

It is the responsibility of local government to act wisely and equitably to foster community in new growth areas and existing neighborhoods. It is a public sector responsibility to maintain the physical and social infrastructure and make it possible for older areas to upgrade over time to current standards. An adequate level of public investment also maintains an area’s attractiveness for private investment over time.

The private sector responds to market and regulatory forces. Public investments in neighborhoods are an important factor in maintaining private real estate markets. Public investment is subject to political forces. In Albuquerque there has not been enough money available to meet all infrastructure and facility needs, and public decisions are sometimes based on the demands of persuasive individuals rather than on the interests of the community as a whole. The purpose of the Planned Growth Strategy is to take a comprehensive look at all the capital investment needs of the City and County and

determine how public investment can best meet all of these needs.

A study of infill development conducted by the City of Albuquerque in 1988 showed that when a neighborhood remains attractive, private investment takes place. Public investment is important to assure that areas remain attractive to private investment.

The following sections include an area-by-area description of existing conditions and the major goals, approaches and characteristics of the Planned Growth Strategy Preferred Alternative in each subarea. The Preferred Alternative is a metropolitan framework for specifying and achieving adopted policy and public preferences for the future of the community. The following sections are general in nature. The Planned Growth Strategy proposes finer-grained planning efforts (Area Plans, Neighborhood Plans, and Corridor Plans) that involve the key stakeholders in determining how these approaches will be implemented in each Community Planning Area, neighborhood, and targeted corridor.

2.1 Subarea Descriptions

The Planned Growth Strategy looks at all of Bernalillo County and considers development and redevelopment throughout the County by subareas, and all legally defined Planned Communities in the Comprehensive Plan Reserve and Rural Areas. The major subareas are described below and are mapped in Figures 2, 3, 16, and 18 above. The East Mountain area is farther east along I-40. A summary of the Planned Growth Strategy Preferred Alternative in terms of population, housing, and employment growth is provided later in Chapter 3. In addition, Figures 19–24 in Chapter 3 further describe the Preferred Alternative by visually depicting growth within smaller areas called Data Analysis SubZones (DASZs).

2.1.1 1960 City Limits

The area annexed into the City limits from 1890 through 1959 represents Albuquerque's older neighborhoods, employment centers, commercial strips, and the historic Old Town tourist and museum district. This area will be referred to throughout this report as the 1960 City Limits. This area also includes a number of lower income Metropolitan Redevelopment neighborhoods. Many of the City's infill and redevelopment policies have focused on this area. The 1960 City Limits contains nearly 50% percent of the Bernalillo County population.

In general, this area extends from Tramway on the east generally to the Rio Grande on the west, and from just north of Montgomery Boulevard on the north to just south of Gibson Boulevard on the south. To the west of the Rio Grande, the area includes from the Rio Grande on the east to Coors Boulevard on the west, I-40 on the north to Bridge Boulevard and the current City limits on the south. Figures 3 and 16 indicate the location of this area.

In many ways this area contains Albuquerque's urban heart and many significant elements of its history. Downtown, Uptown, and the University of New Mexico are located in this area. Much further back in time, San Fernando Pueblo was sited south of Montañón near the Rio Grande. A large number of Hispanic communities were located throughout the Valley. The principal early plazas in the Valley within the 1960 City Limits follow: Villa de Alburquerque (Old Town, ca. 1706); Los



Old Town Plaza

Duranos (ca. 1750); Los Candelarias (ca. 1750), Los Griegos (ca. 1750), and Los Gallegos (ca. 1785). This area includes New Town built proximate to the AT&SF Railroad that came to Albuquerque in 1880; Barelmas, Martineztown, and the South Broadway neighborhoods; the residential areas built after the close of World War II including Westgate and Bel Air; Nob Hill; and the residential areas that were developed as Albuquerque grew based on the new roles of Sandia Labs and Kirtland Air Force Base in the Cold War.

Centers and Corridors

Major activity centers in the 1960 City Limits include Downtown, Uptown, the University of New Mexico, the historic Old Town village, the Albuquerque Technical/ Vocational Institute, the New Mexico State Fairgrounds, Lovelace Medical Center, and the Veterans Hospital.

The major centers in the 1960 City Limits are linked by a number of transportation corridors, including Central Avenue, 4th Street to Isleta Boulevard, Lomas Boulevard, Menaul Boulevard, and San Mateo Boulevard, among others. Central Avenue from 8th Street to Juan Tabo and the 4th Street-Isleta Corridor from Osuna to Rio Bravo already have some of the characteristics of revitalizing mixed-use development, somewhat higher



Historic Los Griegos Plaza



Downtown —
4th Street Mall



Nob Hill

densities, and established transit ridership that the Planned Growth Strategy Preferred Alternative supports.

Many portions of the corridors contain declining retail and commercial facilities, which deteriorated as the market shifted from smaller buildings on separate parcels and small strip centers along arterials to newer areas and larger facilities often in community centers. As automobile dominance increased, pedestrian amenities declined.

Neighborhood Character

In the city’s oldest neighborhoods existing platting most nearly reflects “New Urbanist” principals, especially those having a mix of land uses within walking distance. These neighborhoods are composed of smaller blocks with a fine grid of interconnected streets—a pattern very different from today’s walled communities with limited public access. For residents seeking an urban lifestyle, these neighborhoods offer an excellent choice. The Planned Growth Strategy, Part 1 – Findings Report indicates that the private market has recognized the desirability of these neighborhood characteristics in the Nob Hill area. Compared to some other older areas, single-family housing values there have been increasing faster than inflation. However, it is important that the public sector recognizes and acts on the need to improve and maintain the quality of the physical and social environments in older neighborhoods. Maintenance and reinvestment are as important to neighborhoods as to individual homes.



Far West Central Corridor



Far East Central Corridor

The 1988 evaluation of the Comprehensive Plan's infill policy notes that residents are concerned about maintaining neighborhood quality as uses change. For example, older neighborhoods along corridors and near centers should work with local government and developers, in conformance with adopted plans, by adapting to changing densities and land uses as the city becomes more urban and to economic restructuring in the face of changing business patterns and consumer preferences. The infill study showed that in neighborhoods that remain attractive, real estate values are maintained, and private investment occurs through development of vacant properties and redevelopment of underutilized properties.

Public Concerns and Preferences

Community Blueprints completed for Community Planning Areas in 1998 show that public safety and social issues, such as families in crises, poverty, unemployment, and the quality of public schools, are key concerns of many resi-



Abandoned House
in Northeast

While much public attention has focus-ed on the lower income parts of this area, higher income residential areas also were built within the 1960 dents in the 1960 City Limits. The need for public expenditures to maintain existing infrastructure, much of which is over 50 years old, and meet infrastructure deficiencies is a primary concern related to government's capital investments. City Limits, such as the Country Club area and Four Hills. The Planned Growth Strategy, Part 1 - Findings Report (Section 2.3.3) showed signs that housing resale values in Four Hills have not kept up with inflation.

Beyond public facility rehabilitation and maintenance, public investments in older areas can support the land use transitions that are needed to create and maintain viable, well-functioning communities. Public investment can help transform older commercial areas into better functioning mixed-use areas, create character along arterials that are boring or overwhelmingly auto-dominated, and transform areas of incompatible or unattractive land uses into cohesive urban places.

Other common themes in the Community Blueprints and the City's Human Services Needs Assessment¹¹⁹ included:

- older neighborhoods' strength in historic structures and historic identity;
- diversity;
- community spirit, but the documents noted that established families were moving away from areas that were not maintained;
- the importance of the condition and appearance of the community to public safety;
- deteriorated properties and the need for code enforcement;
- loss of homeowner housing to renters;
- deteriorated housing;
- declining commercial areas, particularly along shallow commercial strips like Wyoming, Eubank, Juan Tabo, and Menaul;
- traffic and neighborhood traffic management;
- need for transit to serve transit dependent residents and reduce the need for cars;
- air quality and the need to reduce traffic congestion through transportation demand management and land use planning for a mix of uses concentrated to encourage walking, transit use, and bicycling; and
- concern that redevelopment activities have been funded primarily by government and lack in private investment.



Alvarado Transit Center



Uptown



Kimo Theater



Old Albuquerque High Redevelopment

Albuquerque has had success with particular government supported projects in the 1960 City Limits area. For example, South 4th Street has begun a renaissance in response to investment in public facilities, streetscape improvements, and assistance with building renovations. A strong business organization and neighborhood association were essential elements in this success. A number of downtown projects, including the Alvarado Transportation Center, renovation of the Kimo Theater, Central Avenue streetscape improvements, government investment in downtown housing,

and the Old Albuquerque High School project have helped spur private investment. Public assistance at the beginning of the Main Street program in Nob Hill supported redevelopment of the area, which has since been largely accomplished with private investment.

On the other hand, the City has been less successful in transforming the Uptown area into a true urban center. The main public investment in Uptown thus far has been in streets designed to facilitate vehicular movement into and through the area.

The Planned Growth Strategy Preferred Alternative and implementation recommendations recognize that urban areawide changes are needed to encourage the private investments that are essential to achieve the community's long-term goals for rebirth of its older areas. Past redevelopment successes, although worthy of great praise, have required very significant public investments to overcome unfavorable market conditions. It is believed that the magnitude of public investment needed to achieve the community's over all redevelopment goals is greater than government can provide. Subsidizing development at the fringe and providing millions in incentives for redevelopment in older areas to compensate for weak private markets demonstrate conflicting policy objectives. It is believed that the balance has shifted away from a desired, healthy condition of older neighborhoods, a situation that needs to be carefully rectified.

Preferred Alternative

Summary. The goals of the Planned Growth Strategy are to foster development and redevelopment in major centers including Downtown, Uptown, and the University of New Mexico; along planned transportation corridors including Central Avenue, 4th Street-Isleta (beginning



North 4th Street Corridor



San Mateo Corridor



Lomas Corridor



Menaul Corridor

in the 2000-2010 period) and Lomas, Menaul and San Mateo (2010-2025); stabilize older neighborhoods; improve the social, economic, and physical environments as needed in older neighborhoods; and create a series of community and village activity centers. Mixed-use developments and somewhat higher residential densities are envisioned along agreed-upon transportation corridors. The Preferred Alternative also encourages redevelopment of obsolete non-residential properties along older arterials into mixed-use projects, including housing.

The Preferred Alternative indicates that the redevelopment efforts will result in an increase, over time, of housing development in the 1960 City Limits from 7.6% of the County total to 16.1%. Based on the need to achieve a better jobs-housing balance, the percentage of new jobs located in this area would decrease from the historical percentage of 35.6% to 23.8%. Such a shift will locate more jobs closer to residential areas, especially on the West Side, reduce the number and length of automobile trips, improve air quality and relieve transportation congestion in the 1960 City Limits.

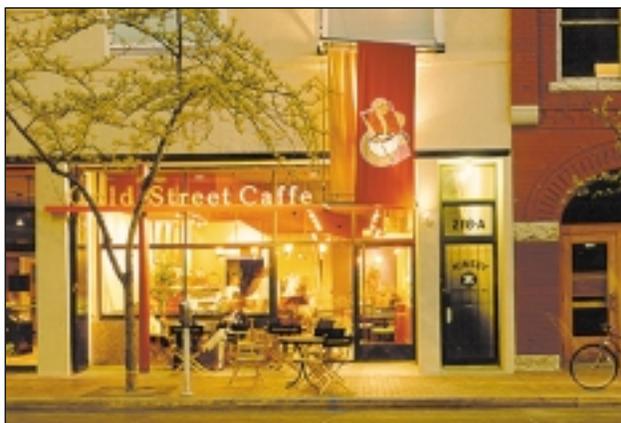
Urban Centers. The Preferred Alternative calls for the creation of vital, mixed-use urban centers. In Downtown, higher densities and more contiguous development of properties are proposed. The Alvarado Redevelopment Plan for the eastern portion of Downtown suggests ways to fill in vacant and underutilized properties with commercial and residential uses. Downtown housing is a particularly critical



Alvarado Redevelopment Plan



Downtown Housing



Downtown Retail

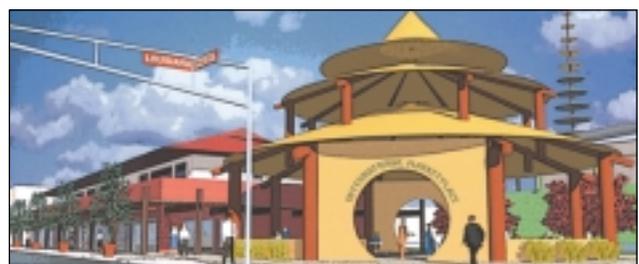
component of the Preferred Alternative, since permanent residents are an important part of a “24-hour” Downtown. Of course, many private investments are key to redeveloping Downtown. The Uptown Sector Plan has long supported the concept of a mixed-use urban center with a greater pedestrian orientation. This goal has not been realized absent large public investments. The Planned Growth Strategy recommends a set of implementation tools to achieve this result.

Corridors. The Preferred Alternative supports renewed, mixed-use, transit-oriented development focused on Central Avenue and 4th Street-Isleta Boulevard starting in the 2000-2010 period. During the 2010-2025 period, the emphasis is shifted to Lomas, Menaul, and San Mateo. Future planning efforts may identify other corridors for enhanced transit service.

A Shared Vision workshop that explored redevelopment opportunities along Central Avenue produced approaches to increasing the mix of land uses within ¼ mile of corridors like Central. The simulated photo shows how residential redevelopment along Copper Avenue near Adams could establish a row of townhouses as an attractive transition between the commercial activity on Central to single family residential neighborhoods north of Copper. A proposed “International Center” at Central and Louisiana, recommended in the Near Heights Metropolitan Redevel-



Higher Density Housing on Corridor



International Market

opment Area Plan, is another example of how redevelopment can build upon an existing base, in this case of ethnic shops and restau-



City of Phoenix Streetscape

rants. The Shared Vision workshop also produced an image of a more traditional neighborhood development at the Atrisco shopping center. A City of Phoenix streetscape is an example of the building massing and scale that is appropriate along the more urban portions of corridors, such as Central Avenue from Downtown to the University of New Mexico. The three-story building is adjacent to the street with retail stores at street level. The upper floors could be office or residential or both. On-street parking and landscaping contribute to an attractive streetscape. An Urban Design Master Plan has been conducted for a streetscape along the stretch of Central Avenue from 8th Street to the top of "Nine Mile Hill" to the west, and several million dollars have been appropriated for this project.

The 4th Street-Isleta Corridor has experienced decline as a service and retail area after new community and regional shopping centers were built. The photo above indicates conditions along a stretch of 4th Street. The South 4th Street streetscape and economic development project in Barelmas has resulted in significant improvements in this neighborhood. Similar work is called for along the broad reach of this important community transportation corridor. The City of Albuquerque has set aside redevel-

opment funds for a North 4th Street project that will be underway soon. The Village of Los Ranchos is carrying out New Urbanist planning along the northern portion of this corridor, located in the County North Valley subarea. The Southwest Area Plan update is calling for similar efforts along Isleta Boulevard, appropriate to local community conditions.

Infill development and neighborhood redevelopment. The Sawmill Neighborhood is an excellent model for successful neighborhood planning efforts that involve vital partnerships between neighborhood residents and local government. The neighborhood addressed the opportunity and threat represented by the decline of the local wood processing industry by producing a plan for new affordable housing centered on a community plaza and gardens, an appropriately scaled economic development project focusing on live-work spaces, and a set of open spaces and parks to serve the community and act as buffers. These new developments are being offered first to residents of the neighborhood and their families. The Planned Growth Strategy encourages neighborhood



Sawmill Redevelopment Plan

planning efforts throughout the 1960 City Limit subarea. Such efforts will involve the coordinated activities of many different public agencies, such as the police, human service providers, parks and recreation, schools, and infrastructure providers.

The Arbolera de Vida, an infill housing development in the Sawmill Neighborhood, is an

example of affordable infill housing at slightly higher densities than the surrounding neighborhood. The two-story single-family homes are placed on relatively small lots, but the scale, massing, and detailing of the individual units is attractive and compatible with the adjacent residential area.



Arbolera de Vida — Sawmill Neighborhood

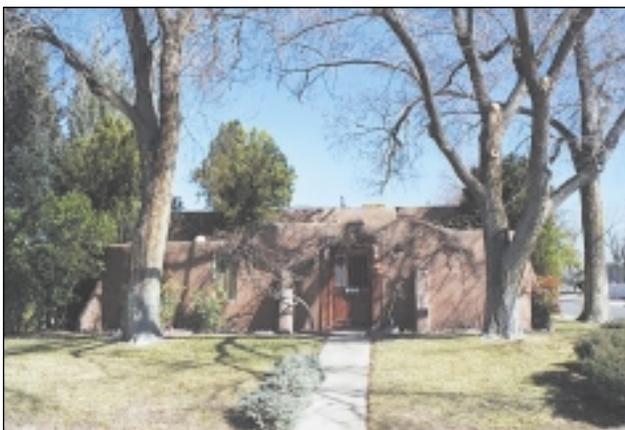


Downtown Neighborhood — Apartments



Bel Air Neighborhood

Of course, the true heroes of urban redevelopment are the thousands of individuals who decide to invest in older neighborhoods and work together to improve local conditions. Maintenance and renovation of individual properties encourage further investment by neighboring owners. Successful implementa-



Nob Hill Neighborhood



Barelás Neighborhood

tion of the Preferred Alternative ultimately depends on these actions. The Planned Growth Strategy seeks to create the conditions in which these investments in local homes and businesses make good economic sense.

Community and Village Activity Centers. The Planned Growth Strategy supports the creation of community activity centers and smaller-scale village centers as the focal points of neighborhoods, consistent with Traditional Neighborhood Development principles.¹²⁰ These centers would be identified and described in Neighborhood and Area Plans. The North Valley Area Plan, Southwest Area Plan, and West Side Strategic Plan recommended establishing a number of community and village centers, which have been incorporated into the Planned Growth Strategy. The Planned Growth Strategy supports establishing centers that pay

tribute to the traditional Hispanic villages in the North and South Valley, such as Los Duranes, Los Griegos, Atrisco, Pajarito and Los Padillas. A wonderful reference for these old communities is *Albuquerque-Area Archaeology: Sites and Stories* available from the City Planning Department. The Planned Growth Strategy also suggests that elementary schools and middle schools become social and educational centers for neighborhoods in a manner consistent with community education concepts. There are many good examples of this at present such as Longfellow Elementary and Kirtland Elementary. Local government already has a rich partnership with the Albuquerque Public Schools in many areas from the preschool to high school levels. This partnership should incorporate broad reaching community education.



New Plaza



Longfellow Elementary

Demographic Summary. The table below summarizes the growth projections under the Preferred Alternative. The supply of non-residential vacant and redevelopable land is higher than needed to accommodate projected employment growth in the 1960 City Limits. In addition, mixed-use sites are ideally suited to the urban environment of the Downtown, Central Avenue, and 4th Streets, especially. Changed retail patterns have left a large number of underutilized commercially zoned parcels in the older parts of Albuquerque. Therefore, a significant percentage of the commercially zoned land was assumed to be available for residential use, possibly in mixed-use projects, in the Preferred Alternative.

In the past, a relatively small portion of new housing has been built in the 1960 City Limits. The Trend, which we seek to alter, is declining population in older areas as the existing population ages and families move out to new neighborhoods on the edges of the urban area. The vision of the Planned Growth Strategy is to reverse this trend by maintaining the appeal of established neighborhoods for all ages, incomes and families. In the Preferred Alternative, development of vacant residential land and redevelopment of underutilized properties is encouraged. In designated corridors

and activity centers, commercial land in excess of that needed to accommodate projected employment growth is encouraged to convert to residential use.

In the past, significant employment growth has occurred in established employment centers in

the 1960 City Limits. This has led to an imbalance in housing and jobs, where workers commute long distances here from other parts of the urban area. The Preferred Alternative slows job growth in the 1960 City Limits to promote more employment in areas of recent rapid population increase.

Table 12 1960 City Limits Preferred Alternative, Projected Population, Housing, and Employment Growth

	2000	2010	2025
Population	268,368	277,833	298,548
% of County Growth			2000-2025: 16.5%
Housing (units)	119,248	125,110	136,311
% of County Growth	Current: 7.6%		2000-2025: 16.1%
Employment (jobs)	193,988	207,153	218,144
% of County Growth	Current: 35.6%		2000-2025: 23.8%

2.1.2 The 1980 City Limits

The areas annexed into the City of Albuquerque between 1960–1979 include Westgate Heights in southwest Albuquerque; Taylor Ranch and portions of the Ladera area in the northwest; the Sunport and Manzano

Mesa in the southeast; the Northeast Heights north of Montgomery to about San Antonio; and the foothills neighborhoods east of Tramway. The 1960–1979 annexations include many of Albuquerque’s large-scale suburbs, its first industrial parks, and its first modern community shopping centers. This

area will be referred to throughout this report as the 1980 City Limits. The suburban housing varies in cost from more affordable dwellings, such as in Westgate Heights, to middle-range as in Taylor Ranch, to more expensive housing in the Foothills and around Academy Blvd. The larger scale of housing developments also begins to evidence greater separation of housing by income. Tanoan was developed as Albuquerque’s first gated community. Retail and office development makes a transition from small-scale structures on arterials to smaller shopping and office centers. The first modern industrial centers developed which drew smaller businesses from locations in the older parts of the urban area and supported new businesses. The neighborhoods developed in this period are now from twenty to forty years old, and maintenance of existing infrastructure and the quality and condition of residential neighborhoods and commercial areas are beginning to become issues for these sections of the County. This area also includes significant amounts of vacant land that are partially or fully-served with urban infrastructure, such as Manzano Mesa and the area surrounding Westgate Heights.



Westgate Neighborhood



Northeast Heights



Taylor Ranch Neighborhood

Centers and Corridors

Activity centers in the areas annexed from 1960–1979 include the Renaissance Center, other portions of the North I-25 industrial area, the modern Albuquerque Sunport, and the Sandia Park Tech Center at the east entrance to Sandia National Laboratories. The Tech Center promises to be the future home of high tech jobs associated with research conducted at the labs. These centers are primarily employment-focused and the Preferred Alternative encourages a broader land use mix to incorporate residential, retail, and service uses convenient to business centers.

The Preferred Alternative focuses on finer scale, somewhat higher density, mixed-use development along transit focused corridors. One of these corridors, emphasized in the 2010 to 2025 timeframe, is along San Mateo Blvd. The northern portion of the San Mateo corridor extends into the 1980 City Limits around Osuna, then crosses into the North I-25 area as it moves west on Osuna and then north along Jefferson to the Journal Center in the 1980 to Present City Limits. This corridor links older residential areas to more recently developed job centers.

Neighborhood Character

The areas annexed between 1960-1979 form something of a ring around the older core area. The neighborhoods in this area are typically composed of large subdivisions served by neighborhood and community shopping centers. Commercial development in this era changed from the commercial strips along



Typical Retail Center

arterial streets that are common in older neighborhoods to centers of ten to 20 acres in size at intersections. Dependence on the automobile increased during this period.

Public Concerns and Preferences

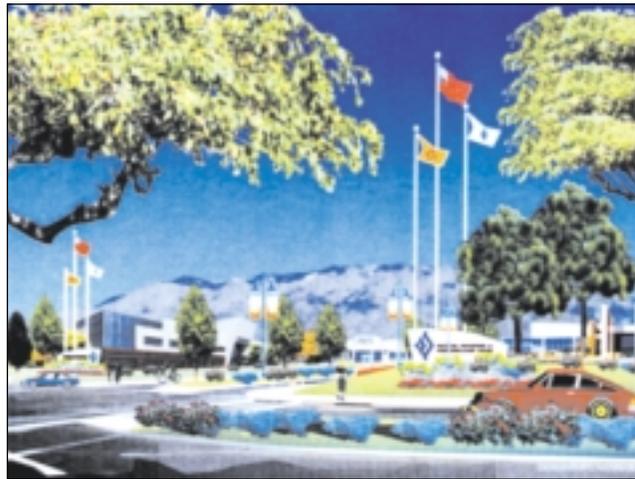
The neighborhoods in this area are included as part of several Community Planning Areas: West Side, East Gateway, Foothills, and North Albuquerque. These neighborhoods are quite diverse in character and income. The residents of Westgate have very different concerns than the residents of the neighborhoods in the Foothills area. Westgate has attracted a lower income homebuyer, and the neighborhood has a higher percentage of housing that has been converted to rental units. Crime has been a major concern in Westgate along with isolation. It is only recently that a number of service businesses have been built in the area. However, many local residents still believe they are underserved. There are public community facilities in Westgate but very few private venues to provide recreational opportunities, especially for young children and teens. The Taylor Ranch and Ladera neighborhoods are mostly composed of two income earner families. The incidence of residential burglary causes anxiety because few people are home during the day. Traffic congestion is a major problem to residents, and the lack of infrastructure is brought up frequently in community meetings. Increasingly, the amount and speed of neighborhood traffic also is becoming an issue. The lag in the construction of new schools to keep up with the growing demand has been a problem in the past. The residents enjoy the views, the access to open space, and the sense of living in a small community. In the Foothills and the Northeast Heights, access to recreational trails and good schools are frequently mentioned as assets. The lack of public facilities, especially meeting places for neighborhood groups, is noted often.

Preferred Alternative

Summary. The goals of the Planned Growth Strategy as they related to the 1980 City Limits involve the following: protect neighborhood quality through adequate maintenance of facilities; foster neighborliness through establishing community centers at middle schools and elementary schools and by redesigning existing neighborhood and community retail centers as mixed-use, pedestrian oriented places; develop more pedestrian and bicycle amenities within neighborhoods and connections to centers; utilize Traditional Neighborhood Development practices in the development of the large tracts of vacant land in this subarea; and foster jobs-housing balance.¹²¹ The Preferred Alternative seeks to continue the past development trends in this area. This area absorbed 15.6% of the new housing in the recent past, and the Preferred Alternative market share is 15.6%. The area captured 20.1% of the area's job growth. The Preferred Alternative proposes continuing at this level with 21.5% of the new jobs.

Community Centers. Redevelopment and adaptive reuse are beneficial to the “middle-aged” areas of Albuquerque because they foster community and achieve a better jobs-housing balance. The 25! project in the North I-25 area

is a recent example of redevelopment of a vacant industrial site into an office employment center that will eventually include retail uses on the site. The Preferred Alternative would encourage the inclusion of housing as well as employment and retail uses at or near sites like this one. Employment centers, such as Sandia Park Tech Center, provide opportunities for continued economic development within the 1980 City Limits.



Sandia Science and Technology Park

The adopted West Side Strategic Plan was based on the principle of patterning the West Side into a number of communities and villages within communities. A community or village center was designated at the center of each of the places and identified on a land use map (see Figures 19–24). A set of urban design standards and zoning requirements was developed that specified how the community-building intent of the West Side Strategic Plan could be supported through the development of new centers and the redevelopment of existing ones. These recommendations are included in *Westside Community Center and Village Center Design Guidelines and How to Create Village and Community Centers.*¹²² The Planned Growth Strategy sup-



Reuse of Former Industrial Site.



Juan Tabo—Montgomery Community Center Plan

ports this concept and has included these identified centers in the Preferred Alternative. These concepts also can be used within other parts the County. Work is progressing on adapting this approach to the retail center at Juan Tabo and Montgomery. Mixed-use community centers should be identified in other areas as part of future Area and Neighborhood Plans.

Neighborhoods and Community Centers.

The emphasis within the 1980 City Limits is to protect neighborhood quality and foster community. One strategy for achieving this goal is to support community education at middle



McKinley Middle School Community Center

schools and elementary schools. An example of how this can be accomplished is the new City community center at McKinley Middle School. The City Department of Family and Community Service’s *Long Range Plan for Community Facilities*¹²³ recommends the joint use of Albuquerque Public Schools facilities. This City-adopted plan also recommends utilizing Albuquerque Public Schools elementary schools as neighborhood centers to serve a range of age levels and purposes. This is a promising approach to providing community center facilities in areas that currently are not served. The Planned Growth Strategy also supports retrofitting pedestrian and bicycling amenities into newer neighborhoods.

New Communities at the Fringe.

Large tracts of vacant properties surrounding Westgate Heights are prime development locations. The risk is that these developments will become bedroom communities, segregated by income, and automobile dependent. In con-

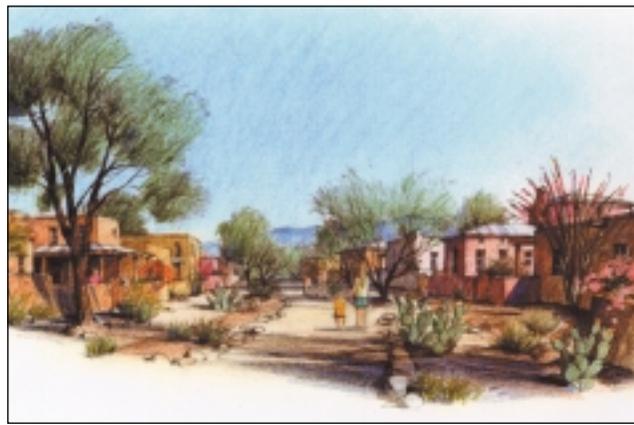


Vacant Land — 1980 City Limits — Southwest Albuquerque

trast, the Planned Growth Strategy supports building community in these locations through Traditional Neighborhood Development principles.¹²⁴ As these areas build out, the Preferred Alternative encourages a mix of homes, retail and commercial space, and jobs that will help create interesting, sustainable communities and reduce the need to commute.



New Subdivision in Southwest Albuquerque



Civano New Community, Tucson, Arizona

Demographic Summary. The goal of the Planned Growth Strategy in these “middle-aged” areas is to maintain neighborhood quality through infrastructure and facility maintenance and upgrades and ongoing private investment in residential and commercial properties. Established activity centers will be

enhanced through infill, redevelopment, and expanded use of existing buildings. Over time the mix of uses in these centers can be enhanced, and public and private investment can make them more attractive, pedestrian friendly, and functional.

Table 13 1980 City Limits Preferred Alternative, Projected Population, Housing, and Employment Growth

	2000	2010	2025
Population	127,124	136,771	154,907
% of County Growth			2000-2025: 15.2%
Housing (units)	54,471	60,493	71,084
% of County Growth	Current: 15.6%		2000-2025: 15.6%
Employment (jobs)	61,540	72,471	83,313
% of County Growth	Current: 20.1%		2000-2025: 21.5%

2.1.3 1980 to Present City Limits

The areas that have been annexed into the City of Albuquerque since 1980 represent the region's newest neighborhoods and commercial and industrial developments. This area will be referred to throughout this report as the 1980 to Present City Limits. Most of the vacant land

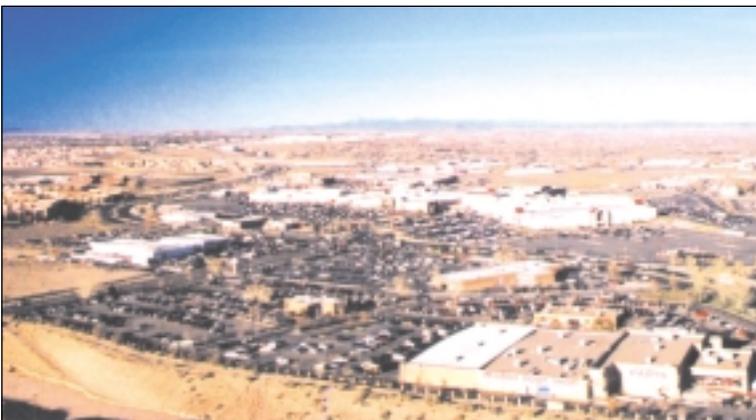
served by water and sewer systems also is in the recently annexed areas of Albuquerque. The scale of development increased in this period. Large residential subdivisions were built with housing priced for specific ranges of household income, many times in walled communities. Ventana Ranch is an example of newer subdivisions. The High Desert development contains a range of housing types and densities but focused on upper income individuals. There has been sufficient vacant land inventory in the 1980 City Limits and in the Atrisco area to support the lower end of new house construction. New retail developments built most recently are at an ever-increasing scale, such as Cottonwood Mall and Wal-Mart and big-box stores such as Costco and Home Depot. The newest commercial centers reflect the trend in the past 20 years to larger centers with "big box" retailers—discount stores that are laid out as very large (over 100,000 square feet) rectangular warehouses. Industrial development also followed the trend with factories increasing in scale in the North I-25 area. Higher end commercial development has taken place in the Journal Center within the 1980 City Limits. The scale of development has resulted in an increased dependence on the auto. This subarea also includes large tracts of vacant land in the Westland holdings and near Ventana Ranch that are expected to support a significant portion of the County's growth in the next 25 years.¹²⁵



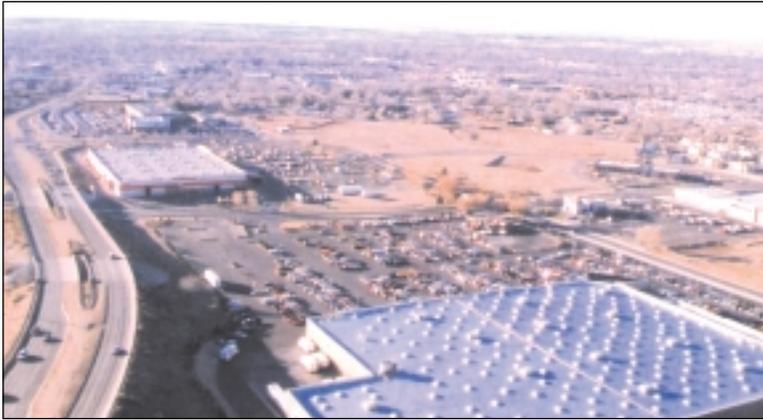
Ventana Ranch in Northwest Albuquerque



High Desert in Northeast Albuquerque



Cottonwood Mall Area



Big Box Retail



North I-25 Industrial



Vacant Land — 1980 to Present City Limits — Westland Area

Centers and Corridors

Activity centers in the newer areas include the area surrounding Cottonwood Mall and North I-25 including the Journal Center. These areas tended to develop with a single land use type—retail in the case of the Cottonwood Mall

area and industrial/office in North I-25. The goals expressed in Community Blueprints for these areas, the Comprehensive Plan, and Shared Vision Town Halls focus on creating attractive mixed-use places that have unique character and support transit, walking, and bicycling.

Neighborhood Character

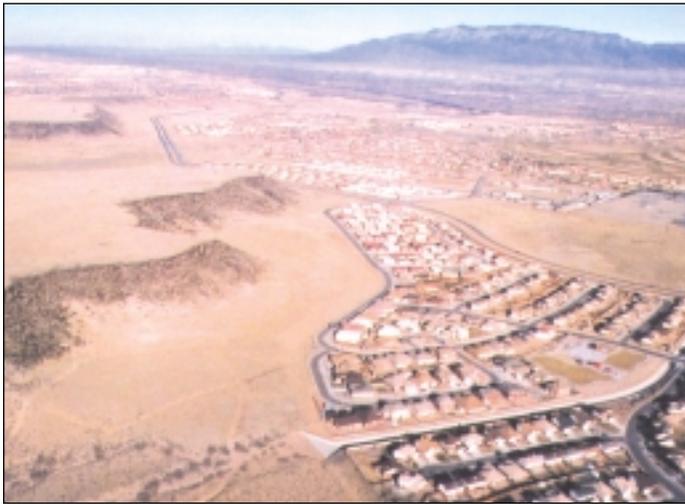
Development since 1980 continues the trend of large subdivisions with commercial centers at intersections. Neighborhoods in the Seven Bar and Riverview areas on the West Side are examples of developments that were planned at a scale of a few hundred acres to several hundred acres. Generally absent is the practice of developing neighborhoods with defined mixed-use centers including public facilities at a scale that is conducive to pedestrian and bicycle access.

Large residential subdivisions developed around a thematic design are common, as are walled, and sometimes gated, communities. A limited number of entrances and cul-de-sacs restrict access to these new neighborhoods. This protects pedestrians within the neighborhood but makes transit and pedestrian access between places more difficult. Bedroom suburbs have pushed to edges of the Petroglyph National Monument on the Northwest Mesa.

Higher density housing sites are included in most planned developments. Multifamily housing is garden apartments, and most projects are large—200+ units. Multifamily

housing usually is located on major streets and acts as a buffer between commercial sites and single-family neighborhoods.

Housing is more expensive than in most older neighborhoods, although in a few instances public participation in area development has



Northwest Mesa Subdivisions



New Apartments in Northeast Albuquerque



Tres Placitas Affordable Housing in Northwest

made more affordable units available such as Tres Placitas in the Seven Bar area. In general, the range of household incomes is more limited in these different subdivisions.

Public Concerns and Preferences

Residents of developing areas of Albuquerque are concerned about the quality of the new development that takes place around them and the consequences of growth—traffic congestion and the lag between residential construction and the completion of support infrastructure such as parks, libraries, fire stations, and police stations. The neighborhoods in the area are generally in newer subdivisions that were designed to incorporate traffic calming so neighborhood speeding is not as big a concern. However because the neighborhoods are near regional shopping centers, as in the case of Cottonwood Mall, or major big box retail, like the Renaissance Area, traffic congestion on major and minor arterials is a major item in neighborhood discussions. The lag in school facilities has diminished recently as new schools have been completed. The large tracts of vacant land here imply that future development will place greater demands on public facilities and infrastructure in this area. In addition, the development of these tracts of vacant land calls for protection of open space and environmentally sensitive building practices.

Residents like the fact that they live in newer houses and have lower maintenance chores, especially since many new developments have incorporated low maintenance, water wise landscaping.

Developing areas at the edges of the City required considerable recent public and private investment in roads, utilities, parks, and schools. It is a public responsibility to make sure that new infrastructure and facilities are maintained over time, not neglected and allowed to deteriorate.

In some cases, completion of infrastructure improvements lags behind residential and commercial development. Roads, parks, and other facilities needed to serve developing areas must be completed in a timely way. The Planned Growth Strategy addresses this need by recommending the establishment of Level of Service standards for critical public facilities in new growth areas. Sufficient roads, parks, and school facilities would need to be in place or programmed prior to final development approvals.

Preferred Alternative

Summary. The Preferred Alternative identifies the recently annexed areas of the City as the location of 37.4% percent of the County's housing growth over the next 25 years, the highest market share of any County subarea. This represents a decline from the 55.9% housing market share in the recent past. This level of housing growth absorbs almost all of the vacant land served with major infrastructure facilities, produces less pressure on local facilities such as roads and schools, and allows growth to be spread to different locations across the County. This makes more sense than encouraging very high development levels in areas with already overcrowded roads, schools, and other facilities. Twenty-six point six percent (26.6%) of the County's employment growth is projected for this area. The future ratio of jobs to housing will improve by over 35% compared to the recent trend thus reducing commuter trip lengths.

Community and Village Centers. Albuquerque's newer suburban neighborhoods are auto oriented, with largely segregated land uses. The goal of the Planned Growth Strategy, consistent with public comments and adopted plans, is to encourage quality residential neighborhoods served by mixed-use community and village centers. As described in the previous section, mixed-use centers would incorporate residential, retail, commercial, and institutional uses, and would integrate pedestrian, transit, bicycle, and automobile circulation. This would be accomplished by incorporating the desired Community and Village Center design elements into existing develop-

ments and into new projects. The locations of these centers were adopted in the West Side Strategic Plan. *The Westside Community Center and Village Center Design Guidelines*¹²⁶ identifies site planning, design, and zoning changes that are needed, consistent with Traditional Neighborhood Development practices. The City has developed a pedestrian and bicycle retrofit project



New Urbanist Village Center



New Urbanist Community Center

for the Eagle Ranch Road area that can be repeated in other area. The Planned Growth Strategy also encourages the use of Middle Schools and Elementary Schools as community facilities, consistent with community education practices, which will help foster neighborliness in newly built areas. The Planned Growth Strategy also supports creating neighborhoods that are heterogeneous in terms of income, age, and family life cycle stages.

The Preferred Alternative encourages building and site design that breaks up the large building masses typical to the "big box" retailers,

incorporates smaller stores, and uses landscaping and pedestrian amenities to achieve the mixed-use centers envisioned in the Comprehensive Plan and the Shared Vision Town Halls.

The development of a campus-like office park, for example, on vacant property near Ventana Ranch would be consistent with the Planned Growth Strategy Preferred Alternative and should be considered.

Building New Communities on the Fringe. There are significant opportunities for the creation of community on large tracks of vacant land in this subarea. The West Side Strategic Plan and Planned Growth Strategy encourage the use of Traditional Neighborhood Development principles in building these new neighborhoods.



New Urbanist Community Plan

The delicate nature of the high desert environment also suggests resource and energy conserving building practices, protection and incorporation of the natural environment, and preservation of open space. The Planned Growth Strategy Town Hall reviewed the standards of the new Civano community in Tucson that can serve as a model for large scale development in these areas.

Traditional Neighborhood Development principles include the following:

- The neighborhood area is limited in size with clear edges and a focused center.
- There is a discernible center of the neighborhood (such as a plaza) in order to foster a community gathering place. This center can include cultural, social, and religious places as well as shops, public transportation, schools, and offices.
- Most of the dwellings in the neighborhood are within a walk ($\frac{1}{4}$ to $\frac{1}{2}$ mile) from the center of the neighborhood such that destinations are within a pedestrian accessible area that may be served by transit efficiently.
- There is a variety of dwelling types integrated within each neighborhood, including houses, row houses, and apartments, such that younger and older persons, single persons and families, and lower income and wealthier persons can find places to live.

- There is a variety of places to work in the neighborhood, including live-work units.
- There are shops sufficiently varied to supply the minimum daily household needs in or adjacent to the neighborhood.
- There is an elementary school or school site available, at a distance of less than one mile from their dwelling, to which most children in the neighborhood could walk.



Radburn, N.J. — School and Park Centered Neighborhoods

- Parks and other gathering places should be distributed and designed as places for social activity and recreation.
- Well-placed civic buildings act as symbols of the community identity and provide places for

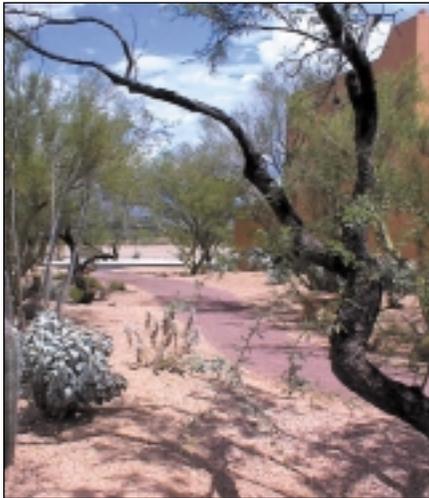
purposeful assembly.

- Thoroughfares within the neighborhood form a connected network, provide a variety of itineraries, disperse traffic, and connect wherever possible to adjacent development.
- Thoroughfares within the neighborhood should be shaded by rows of trees and designed in a manner to slow traffic and create an appropriate environment for pedestrians and bicyclists as well as automobiles. Internal streets are narrower, and on-street parking and the use of alleys is encouraged. Curb radii are decreased to promote and facilitate use by pedestrians.
- Compatibility of buildings and other improvements is achieved by their arrangement, bulk, form, design, character, and landscaping to establish a harmonious and diverse environment.
- Architecture and landscaping should respond to the unique character of the region and the place.



Vacant Land — 1980 to Present City Limits —
Ventana Ranch Area

Growth Strategy believes that the integrity of the growth management plan, the efficiency of infrastructure provision contained in the Preferred Alternative, and the stability and redevelopment of older Albuquerque neighborhoods can be threatened by the premature opening of the County – Northwest area caused by the extension of urban infrastructure to Double Eagle airport. From a land supply perspective, it is unnecessary to expand the metropolitan area through large-scale residential development during the next 25 years beyond the areas identified in the Preferred Alternative. The community should not turn away prospects for well-paying aerospace jobs. But provisions for these employers should be made in ways that do not threaten the economic, social, and environmental benefits that can be attained through realizing the Preferred Alternative.



Integrating the Environment into New Development



Double Eagle Airport Area

Double Eagle Airport. The employment allocation for Double Eagle Airport was included in this area. Double Eagle was a shoestring annexation to the City. The Planned Growth Strategy assumes that over 1,000 jobs will be located at this facility by 2025. This is approximately the number of jobs that are expected to be created by Eclipse Aviation. The Planned

Demographic Summary. The following table indicates the Preferred Alternative’s allocations of housing, population, and employment in the 1980 to Present City Limits area.

Table 14 1980 to Present City Limits Preferred Alternative, Projected Population, Housing, and Employment Growth

	2000	2010	2025
Population	58,617	84,460	125,292
% of County Growth			2000-2025: 36.4%
Housing (units)	26,350	43,772	66,118
% of County Growth	Current: 55.9%		2000-2025: 37.4%
Employment (jobs)	25,852	39,567	52,862
% of County Growth	Current: 29.4%		2000-2025: 26.6%

2.1.4 County — Southwest

The County - Southwest area includes a corridor of property west of Unser, adjacent to the east side of the Atrisco area and the 1980 City Limits area. Because of the opening of the Rio Bravo/Dennis Chavez SW loop, construction activity, and the proximity to major urban water and sewer facilities, it was decided to open one new water pressure zone on the west side of the 1980 City Limits and to the east of



New Residential Development in County Southwest

the Rio Bravo/Dennis Chavez loop as it turns to the north (see Figures 3 and 16). This pressure zone does not need service until the 2010 to 2025 period. The new pressure zone also is in the Atrisco area. As a result, there are more than 1,100 acres of vacant land in this sub-area, most of which is near the large tracts of vacant land in the 1980 City Limits, to the north and east of Rio Bravo/Dennis Chavez.

Preferred Alternative

The Planned Growth Strategy assumes that the large tracts of vacant land north and east of Rio Bravo/Dennis Chavez will experience significant growth in the next 25 years. The population is expected to increase from 1,000 residents to over 10,800. More than 4,000 housing units with related non-residential services would be built. This forecast suggests one of the community's main challenges—to create high quality mixed-use, mixed-income neighborhoods with distinct village and community centers along Traditional Neighborhood



Vacant Land — County Southwest

Development principles.¹²⁷ Another aspect of the Preferred Alternative bears noting. While the City/County Comprehensive Plan assumes that areas developed to urban densities will be annexed to the City, this policy appears to be presently in question. The Planned Growth Strategy assumes that this significant growth will take place in the unincorporated portion of Bernalillo County, creating a planning and service delivery challenge for County government.



New Urbanist Neighborhood Center

The Preferred Alternative in the County - Southwest area is very similar to that proposed for the large tracts of land surrounding Ventana Ranch and the Westland holdings east of the Atrisco Terrace (1980 to Present City Limits) and the large tracts in the southwest portion of the 1980 City Limits area. Please

refer to these sections for a discussion of the goals. The Planned Growth Strategy recommends establishing a common approach to this challenge by both the City and County.

Demographic Summary. The table below contains the Preferred Alternative allocations of housing, population, and employment for the County – SW subarea. As noted above, this study assumes significant growth in housing, population and employment in this area.

Table 15 County – Southwest Area Preferred Alternative, Projected Population, Housing, and Employment Growth

	2000	2010	2025
Population	1,001	2,976	10,856
% of County Growth			2000–2025: 5.4%
Housing (units)	327	506	4,585
% of County Growth	Current: 0%		2000–2025: 4.0%
Employment (jobs)	140	448	767
% of County Growth	Current: 0%		2000–2025: 0.6%

2.1.5 County — South Valley

The South Valley area lies south of the city limits between the Burlington Northern & Santa Fe railroad tracks on the east and Coors Boulevard on the west. The South Valley is a very important part of the metropolitan area

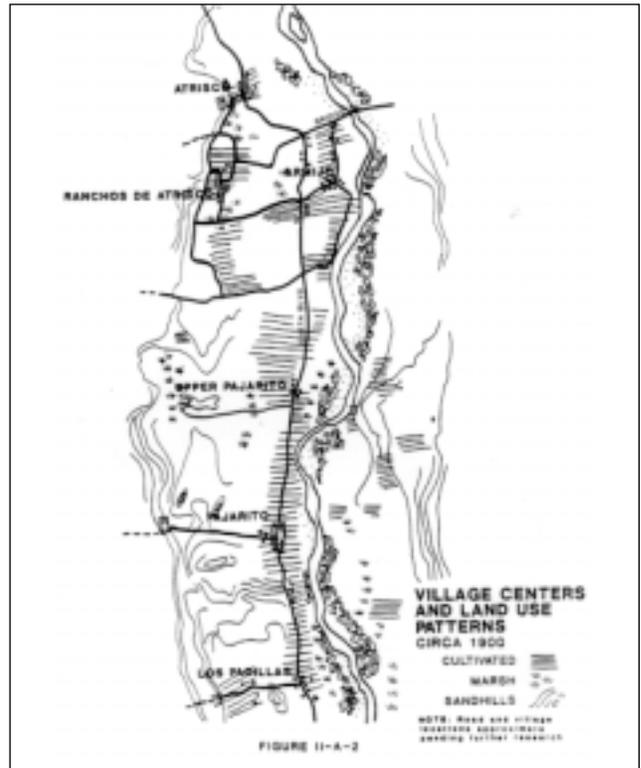


Historic South Valley

that informs Albuquerque's identity for a number of reasons: thousands of years of human settlement including nomadic hunters and gatherers and Pueblo Indians; 300 years of continuous Hispanic settlement in both the South and North Valley with multigenerational



Historic Atrisco Church



Historic South Valley Settlement Pattern

families, and vernacular architecture; and agricultural practices and environmental character of the valley especially including the Rio Grande, cottonwood bosque, and acequia system.

The historic plazas of Los Sanchez (ca. 1700-1710), Pajarito (ca. 1746), and Los Padillas (ca. 1705), are located in this area. Other plazas, apparently located near the his-



Current South Valley

toric Atrisco plaza, were identified in the early 1800s, including San Fernando de los Chavez and San Jose de los Sanchez. The attached drawing identifies village centers and land use patterns in the South Valley around 1900. The character of the South Valley is an important theme of planning for this area.

For all these communities, the rich soils of the narrow valley floodplain along the Rio Grande have been the key to survival in New Mexico's arid land. Over the years, the productive irrigated fields were divided among family members into long strips running perpendicular to the acequias. This pattern is still apparent in the small farms and lots with houses clustered along the north/south roads located on the slightly higher ground between acequias. The diagonal trails cutting directly across fields and ditches to the small village centers have become the sometimes-interrupted, diagonal roads that connected the plazas. For centuries, the upland mesa area has been used as *ejidos*, or common grazing land, by the settlers.

In March 1807, at about the same time as the Lewis and Clark expedition, a visitor described life in the Rio Grande valley as follows:

We crossed the Rio del Norte just a little below Albuquerque where it was 400 yards wide, but not more than three feet deep and excellent for fording. The citizens were beginning to open the canals, to let in the water of the river to fertilize the plains and fields which border its banks on both sides; where we saw men, women and children of all ages and sexes at the joyful labor which was to crown with rich abundance their future harvest and ensure them plenty for the ensuing year.¹²⁸

The pride and identity of the South Valley has found expression in remaining outside of the City of Albuquerque in the unincorporated portion of Bernalillo County. This

has protected the South Valley from some negative aspects of urban development. The South Valley's jurisdictional separation from the City seems to have resulted in less than full participation in metropolitanwide efforts to improve the community. Many in the Valley believe that their Gross Receipts tax dollars unfairly flow to the City rather than being returned to their community in the form of public facilities and services. The City transit system's Isleta Boulevard route is a case in point. While the route has one of highest ridership rates in the system, the service level on this portion of the City system is among the lowest, at one bus per hour.

The Planned Growth Strategy opposes this tendency by supporting increased City funding for the Isleta bus route and more general cost sharing between the two jurisdictions. Current cooperative efforts between the City and County, such as the extension of water and sewer service, City contributions to the County's environmental protection efforts, and redevelopment planning efforts, should be expanded. The South Valley should be a full partner in the metropolitan area's identity, successes, and public programs.

Centers and Corridors

Isleta Boulevard is a very important corridor historically. It is likely that Isleta connected pre-Spanish pueblos and is one of the courses of the Camino Real linking the Hispanic plazas.



Community Center on Isleta



Sheriff's Station on Isleta



Library on Isleta

Isleta Boulevard is the priority corridor identified in the Planned Growth Strategy. This corridor, which is an important transit link from the South Valley, extends from Rio Bravo north to Bridge and then west to 4th Street into Downtown.

Neighborhood Character

Important existing features of the South Valley are its agricultural land and acequia system. Large tracts of agricultural land still exist in the southern part of the South Valley east and west of the Rio Grande.

Residential areas in the northern part of the South Valley, where municipal utilities have been available for many years, are developed at suburban densities. However, these neighborhoods still retain a local character through vernacular architectural styles, rural roads, and the presence of large trees. Rather than large subdivisions, the South Valley has smaller subdivisions with homes built by many individuals.

South of Rio Bravo, residential densities mostly are low, and residential developments are interspersed with agricultural fields.¹²⁹ Small commercial sites and offices are scattered along major streets, primarily Coors, Isleta, and Bridge, with clusters of commercial activity at intersections. Some new neighborhood and community-scale retail centers have been built at key intersections.



Village Market

Public Concerns and Preferences

The Southwest Area Plan stresses the importance of the South Valley's Hispanic cultural heritage and rural and semiurban character. Residents have recognized that the area is changing as the population of the area grows, but they want growth planned to maintain the area's cultural identity and lifestyle.

The vision for the future of the historic communities of the South Valley has been stated many times in many public meetings from the development of the Comprehensive Plan

between 1972–1975, to the Southwest Area Plan in 1986–1988, and again in 1998 through 2001. One of the clearest statements was agreed upon by nearly 80 residents and small business owners at a “Community Vision” meeting at Rio Grande High School in July 1995.

We would like to leave our grandchildren and their grandchildren a South Valley that is semi-agricultural, where the acequias are used for irrigation, are kept clean, and safe so that the elderly, women and families can walk along them.

In the residential and commercial areas we would like physical infrastructure to demonstrate a clean Valley, with potable water and clean streets.

We would like social infrastructure for protection of our families: better schools, more parks, clinics, centers for the elderly, child care centers, police and fire protection.

We would like commercial and industrial development that does not hurt the environment or change the socio-historical character of the South Valley. We want this so that our children will have the same opportunity to live and work in the same area, and families can purchase what they need in their own community.

And we would like the built environment to demonstrate and show our history and culture.¹³⁰

The South Valley Study Groups made additional recommendations to the County Commission in 1982. These included: develop in the South Valley’s east and west mesas; maintain the Comprehensive Plan policies; and create a

series of distinct, varied and identifiable villages in the South Valley.¹³¹



Hispanic Cultural Center

Environmental concerns related to the Valley’s shallow water table (i.e., groundwater contamination from a large number of septic systems) have been the impetus for expansion of the City’s water and sewer utility into the Valley. Along with the extension of urban utility service has come a concern that development densities may increase. Residents are working with Bernalillo County and the utility to determine how services can best be provided without negatively impacting the area’s character.

Preferred Alternative

Summary. The Planned Growth Strategy assumes that the South Valley will continue to experience population growth consistent with historical growth patterns. Residential densities are low throughout the South Valley, although higher in the part north of Rio Bravo as is currently the situation. In the past five years, 2% of metropolitan housing construction was located in the County – South Valley area. The Preferred Alternative calls for retaining this level of growth in relation to higher densities and growth rates possible through the availability of urban water and sewer service. The past rate of employment increase in this area was 1.4% of the metropolitan total. The Preferred Alternative proposes an increase to 3.1% of the County total.

The central challenge in the South Valley is achieving a higher level of service in a manner consistent with local character. The Planned Growth Strategy supports efforts to implement the Southwest Area Plan and suggests that Neighborhood Plans be conducted to more completely direct public policy. As in other neighborhoods, South Valley residents are the key resources needed to improve local conditions. The growth plan supports the establishment of well functioning neighborhoods that encourage the investment of social and financial capital.

Centers. One goal of the Planned Growth Strategy is to enhance the community and village activity centers, as identified in the Southwest Area Plan, in a way that honors historic village plazas and through approaches that are sensitive to scale, architectural context, and Traditional Neighborhood Development principles.¹³² Needed public services, such as libraries, public safety, parks, and human service agencies might be located in these centers. While additional community-scale centers are desired, no very large-scale regional centers, such as Winrock-Coronado malls or the Renaissance Center, should be located in the South Valley because these would be inconsistent with its character.

It is believed that community education approaches are important in the South Valley as in other areas. These strategies include, among others:

- using elementary, middle, and high school facilities as community resources;
- creating a partnership with parents, other members of the community, local businesses, and government to educate youth;
- focusing on solving community problems that impact learning; and
- expanding the school's mission to include life-long learning.

This means that local middle and elementary schools especially can become neighborhood centers.



Neighborhood School

Corridors. The Preferred Alternative encourages both residential and commercial development, consistent with community character and preferences, along a corridor that lies within ¼ mile on each side of Isleta Boulevard, to provide needed retail and other services, create an attractive environment, and support transit use. As such, new jobs are located along the Isleta corridor. The Preferred Alternative recognizes that planning efforts are being con-



Isleta Boulevard Corridor

ducted by the New Mexico State Highway Department as part of an Isleta Boulevard Improvement Project. The Planned Growth Strategy recommends that this project avoid changes that would result in problems identified with other corridors discussed here, especially San Mateo, Lomas, Menaul, and the far east and west reaches of Central. Problems to

be avoided include auto-dominance, lack of pedestrian amenities, safety concerns for pedestrians, confusing signage, and the absence of a satisfying streetscape.

Neighborhoods. The Planned Growth Strategy recognizes that achieving the community's goals for the South Valley will require thousands of individuals to invest in homes and small businesses. The Preferred Alternative seeks to foster the conditions in which these investments are encouraged and protected as a result of stable or rising market conditions. It will be important to assure that



South Valley Housing



South Valley Infill Housing

the flow of private capital for mortgages, rehabilitation loans, and small business loans meets the federal requirements in the

Community Reinvestment Act. Small business economic development activities should be strengthened in this area.

Demographic Summary. Projected population growth remains at 2% of the County total. Projected employment growth is 3.1%, higher than the past trend because of the desire to provide greater retail and other services locally. Projected employment growth reflects the revitalization of commercial activities in appropriate locations and employment opportunities in areas with vacant and redevelopable non-residential land. In addition, employment growth at a higher level is encouraged in the County - Southeast subarea, described in the following section.

Table 16 County – South Valley Area Preferred Alternative, Projected Population, Housing, and Employment Growth

	2000	2010	2025
Population	33,567	34,732	37,156
% of County Growth			2000–2025: 2.0%
Housing (units)	11,641	12,374	13,694
% of County Growth	Current: 2.0%		2000–2025: 1.9%
Employment (jobs)	5,776	7,440	8,896
% of County Growth	Current: 1.4%		2000–2025: 3.1%

2.1.6 County — Southeast

This area includes portions of the unincorporated County west of Albuquerque International Airport (Sunport), from the Burlington Northern & Santa Fe railroad tracks (South 2nd Street) on the west to I-25 to the east. The area adjoins the County – South Valley area that lies to the west. The current character of the area is industrial, including a number of heavy commercial uses. Figure 8 indicates that there are number of agricultural and industrial contaminated sites in the area, as well as leaking underground storage tanks and illegal dump sites.



Vacant Industrial Land — County Southeast



Existing Land Use

While environmental problems exist, this area has a number of resources, including over 1,000 acres of vacant industrial land that has an estimated capacity of over 15,000 new jobs, desirable multi-modal access including the interstate, railroad, and Sunport, and existing urban infrastructure.

The challenges in this area are to overcome inertia and reclaim this asset through environmental remediation, physical improvements in its visual appearance, and upgrades of facilities to serve as an attractive employment location for the metropolitan area within easy access to the South Valley residential community.

Preferred Alternative

The goal of the Planned Growth Strategy is to increase the extent and quality of the industrial development in this area. The area north of Rio Bravo is identified as a regional employment center. Most of the non-residential land in the area is zoned for industrial use. Medium to light industrial development that takes advantage of the proximity to rail service, the interstate and the airport is encouraged. Employment in this area is expected to increase by about 3,600 jobs in the next 25 years under the Preferred Alternative, 3.5% of the County total.

There are many examples of local governments, acting in partnership with federal agencies, private property owners, and development partners, to redevelop large tracts of old industrial land with environmental problems. Research conducted by the City's Albuquerque Development Services program identified the Lowry Air Force Base Redevelopment project, Stapleton Redevelopment Project (both in Denver), and the Gateway District/500 West Park Blocks Project in Salt Lake City as comparables. These projects involved thousands of acres of property. Each was carried out as a redevelopment activity with funding provided by a number of sources including revenue and metropolitan development bonds, bank loans, Tax Increment Funds, special property tax levies in the redevelopment area (Business Improvement District), local capital funds, federal Environmental Protection Agency grants for Brownfields remediation, federal Economic Development Administration grants, U.S. Department of Housing and Urban Development grants, state gasoline tax revenues, land sales, and master developer advances.¹³³ The Planned Growth Strategy proposes that a similar interagency public and private partnership

approach be taken to clean-up and redevelop this important resource.

Commercial development also is anticipated in centers along Rio Bravo, which has a critical river-crossing asset. A small amount of new housing, located primarily east of 2nd Street in the southern part of the area, is encouraged to help balance job growth.

Demographic Summary. The following table includes a summary of employment, population, and housing change in the County – Southeast subarea under the Preferred Alternative. The large number of existing jobs results from the inclusion of Kirtland Air Force Base in this subarea. The discussion above has focused on the portion of this area located between South 2nd Street and I-25.

Table 17 County – Southeast Area Preferred Alternative, Projected Population, Housing, and Employment Growth

	2000	2010	2025
Population	6,022	6,041	6,724
% of County Growth			2000–2025: 0.4%
Housing (units)	2,117	2,189	2,643
% of County Growth	Current: 0.1%		2000–2025: 0.5%
Employment (jobs)	19,768		23,319
% of County Growth	Current: 0%		2000–2025: 3.5%

2.1.7 Atrisco

This area is part of the original Atrisco Land Grant. The land grant was divided into a very large tract of more than 60,000 acres controlled by Westland Corporation in trust to the land grant heirs. This large tract is located in part in the 1980 to Present City Limits to the north of this subarea, in County – Northwest and in County – Southwest. The land grant also was divided into smaller, usually five-acre, parcels that were transferred in fee simple to individual heirs. This portion of the original grant is referred to here as the Atrisco area.

The Atrisco area is defined in land development terms as a “premature and obsolete plat-
ted subdivision” with fragmented ownership.¹³⁴ Such areas usually are slower to develop because of the difficulty of assembling larger tracts of land, paying the cost of providing local



Existing Use on Far West Central

infrastructure, and creating the mechanism for sharing these costs. The ownership pattern has contributed to scattered development that is quite varied in quality, from modern subdivisions to automobile junk yards.

The resources of this area include 1,800 acres of vacant residential land and more than 800 acres of vacant commercial and industrial land that might contain more than 15,000 jobs. The Atrisco area also occupies the western portion of the Central Avenue Corridor and could be an important gateway to Albuquerque off



Vacant Land — Atrisco Area

east bound I-40. Most of this area is served by large scale urban infrastructure.

As the Albuquerque metropolitan area grows, the Atrisco area no longer will be a marginal fringe of the urban area. This area is on the balance point between greater congestion, and quality growth. Much of the vacant property in Atrisco (between Central and I-40, generally west of Unser; and between Coors and Unser, south of Bridge) is in the unincorporated portion of Bernalillo County. More intensive development pressure there will provide challenges to County government. The Planned Growth Strategy suggests that this area should play an important role in the area’s future and supports overcoming the weaknesses of the Atrisco area, redeveloping blighting influences, and creating quality residential and business areas.



Atrisco Business Park

Centers and Corridors

The Atrisco Business Park near Coors Boulevard is a regional employment center located in this subarea. A large amount of vacant industrial and commercial property is located near the Business Park. The western portion of the Planned Growth Strategy priority Central Avenue Corridor also is located here. The West Side Strategic Plan identified a number of Community and Village Centers in Atrisco, including the Central/Unser Community Center, the Central/98th Street Village Center, the Central/Coors Village Center, and the Unser/Sage Village Center. A number of these centers also are identified in the Southwest Area Plan, which overlaps the West Side Strategic Plan here.



Atrisco Area Middle School

Preferred Alternative

The eastern portion of Atrisco has been identified as a regional employment center, and employment growth in this area is a priority throughout the 2000 to 2025 period. The Preferred Alternative reinforces the Atrisco Business Park as a major employment center with a mix of light industrial and commercial uses. The business park environment is encouraged with attractive buildings and landscaping. Some residential and institutional uses exist in this area, but the focus is on economic development because of the need to increase West Side employment to address local residents' employment needs, increase the jobs-housing balance in Albuquerque, take advantage of existing infrastructure capacity, and decrease commuter trip lengths and air

pollution. The Preferred Alternative includes an increase of approximately 9,200 jobs over the 25 year period. The market share of employment in this area is projected to increase from 6.7% to 9.1%

The Planned Growth Strategy assumes that some redevelopment efforts will need to be employed effectively to achieve this outcome. Research conducted identified the Lowry Air Force Base Redevelopment project, Stapleton Redevelopment Project (both in Denver) and the Gateway District/500 West Park Blocks Project in Salt Lake City as models for this effort. These projects were carried out through partnerships with other governmental agencies, private property owners, lending institutions, and private developers. Funding was provided from a number of public and private sector sources including grants, loans, and bonds.¹³⁵ This effort would be similar to that suggested for the County – Southeast area.

New residential areas south of Central and north of Westgate Heights are developing rapidly. The Preferred Alternative projections show the portions of this area that are served by major urban utility facilities will be nearing full build-out out by 2025. Residential development north of Central is primarily west of 98th Street. The Planned Growth Strategy anticipates a population increase of approximately 10,900 persons in this area during the next 25 years. The market share for housing in this area is expected to increase from 4.7% to 6.3%. The challenges in this area will be to overcome scattered ownership patterns and to foster community through Traditional Neighborhood Development principles.¹³⁶ Helping to create community implies successfully developing the Community and Village Centers identified in the West Side Strategic Plan and the Southwest Area Plan.

Demographic Summary. The table below includes the employment, population, and housing forecasts under the Preferred Alternative for the Atrisco area.



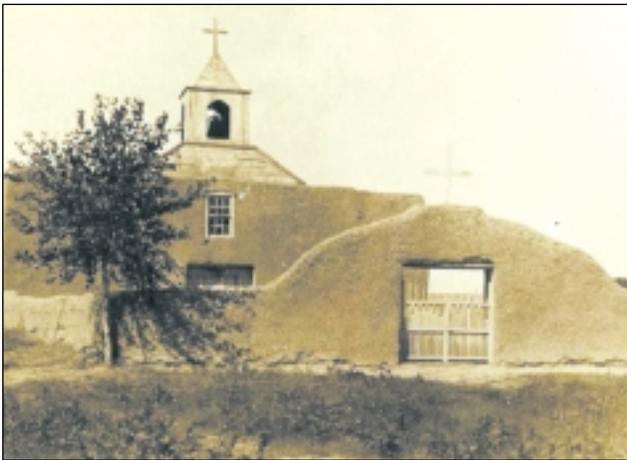
New Residential Development — Atrisco Area

Table 18 Atrisco Area Preferred Alternative, Projected Population, Housing, and Employment Growth

	2000	2010	2025
Population	7,571	10,132	18,444
% of County Growth			2000–2025: 5.9%
Housing (units)	3,197	4,995	9,909
% of County Growth	Current: 4.7%		2000–2025: 6.3%
Employment (jobs)	4,738	8,970	13,968
% of County Growth	Current: 6.7%		2000–2025: 9.1%

2.1.8 County — North Valley

The Village of Los Ranchos de Albuquerque and unincorporated portions of Bernalillo County are included in this subarea. The boundaries of the County - North Valley subarea are approximately Montañño on the south, Pueblo of Sandia on the north, the Rio Grande on the west, and the escarpment near Edith on the east. Like the South Valley and the North Valley within the City, this area was home to Colonial and pre-Colonial Native American pueblos and to Hispanic villages such as Los Poblanos (ca. 1750), Los Ranchos (old site, ca. 1750), Los Garcias (ca. 1850), El Rancho (ca. 1850), and Alameda (old site, ca. 1710). The character of this area includes agricultural fields, vernacular adobe structures, acequias, the Cottonwood bosque, and massive old growth trees. Significant gentrification has taken place over the years in parts of the County - North Valley subarea.



Historic Alameda Church



Modern Alameda Church



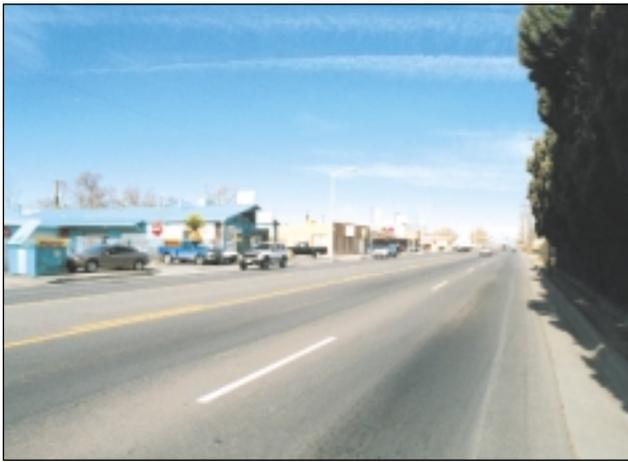
North Valley Residential

Centers and Corridors

Historically, the County - North Valley was characterized by agricultural fields surrounding small mixed-use village plazas. As the center of community life, a village plaza might contain the local church, store, dance hall, and homes. These historic plazas no longer exist, but in their place are more modern small-scale activity centers located along arterial streets. The Dietz Farm Plaza is an example of a village retail service center whose use is enjoyed by residents of the area. The North Valley Area Plan calls for a number of smaller village centers to be enhanced. There are no regional activity centers in this area. Fourth Street is the priority Planned Growth Strategy Corridor serving the North Valley. Other notable corridors include Edith Boulevard, which probably was a location of the Camino Real, and Rio Grande Boulevard.



Dietz Farm Plaza Neighborhood Center



North 4th Street Corridor



New Residential Development

Neighborhood Character

North of the city limits, the County – North Valley area is in the Semi-Urban and Rural Areas of the Comprehensive Plan. Public input into a number of plans and policy documents have stressed the importance of protecting the existing character of the County – North Valley.



North Valley Housing

Valley Community Planning Area Blueprint. The North Valley lies between rapidly growing subdivisions of the Northwest Mesa and employment centers in the North I-25 corridor and other parts of the 1960 City Limits area. This has led to concerns about increased commuter traffic through the North Valley. Preferences expressed in the Community Blueprint relate to the need to protect the character of the Rio Grande Blvd. corridor, retain traditional valley development patterns in any new development, protect the valley ditch system, and mitigate traffic intensity.



Acequia

Public Concerns and Preferences

In much of the County – North Valley area, agricultural land is disappearing as it is being developed into residential subdivisions. In most cases these subdivisions are lower density than neighborhoods in the city limits, although the extension of utilities in response to groundwater concerns has made smaller lots possible. Public fears that suburban-style development is threatening the valley culture and traditions were expressed in the North

Preferred Alternative

The goal of the Planned Growth Strategy is to conserve the area’s more rural character and low residential density. To this end, under the Preferred Alternative fewer than 400 new homes would be built in this area in the next

25 years. The employment market share would be 1.2%, which is the same as the past rate of growth. This growth would occur mostly along the 4th Street Corridor and in village centers. Programs for encouraging home ownership among low income residents of the area should be expanded. The key Planned Growth Strategy objective in the County – North Valley area is to protect and preserve the existing positive qualities of the area.

Two types of areas with potential for somewhat higher intensity and a greater mix of residential and non-residential uses are the 4th Street Corridor and proposed village activity centers. New development along the 4th Street corridor would be consistent with planning for transit corridors. A mix of uses and somewhat higher intensity than exist are proposed within about a ¼ mile walking distance of 4th Street. The Village of Los Ranchos has been engaged in a New Urbanist redevelopment plan for a portion of North 4th Street. Such efforts are supported by the Planned Growth Strategy.

Small-scale neighborhood and community centers that fulfill the functions of historic plazas as centers of commerce and entertainment will provide a focus for community activity. Some new housing and employment that supports neighborhood use of the existing centers is encouraged, but the scale of valley activity centers will remain consistent with a village character. The Planned Growth Strategy encourages consideration of building modern representations of the historic plazas out of respect



Anderson Fields

for the area’s rich history and to strengthen neighborhoods and the sense of community.

Protection of the remaining agricultural land is an important component of the Preferred Alternative. In future development, provisions for preserving public open space can help retain the area’s open, rural feeling. City voters recently approved a substantial investment in the acquisition of part of the Anderson Fields as public open space, which will help preserve the area’s rural character.

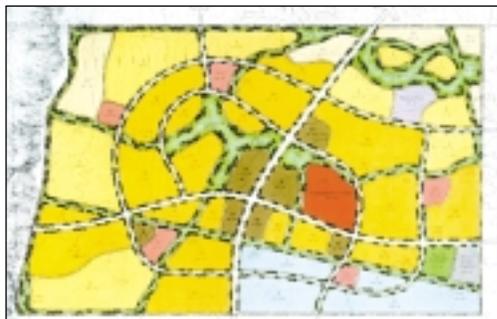
Demographic Summary. The table on the following page includes future levels of population, housing, and employment under the Preferred Alternative for the County – North Valley area. Only 0.4% of the County’s population growth and 1.2% of the County’s employment growth are projected for this area.

Table 19 County – North Valley Preferred Alternative, Projected Population, Housing, and Employment Growth

	2000	2010	2025
Population	13,593	13,832	14,278
% of County Growth			2000–2025: 0.4%
Housing (units)	5,545	5,693	5,941
% of County Growth	Current: 0.4%		2000–2025: 0.4%
Employment (jobs)	7,180	7,765	8,358
% of County Growth	Current: 1.2%		2000–2025: 1.2%

2.1.9 Legally Defined Planned Communities

Planned Communities as described here are legal entities specified in the Comprehensive Plan. Prior Comprehensive Plan restrictions on urban development in Reserve and Rural Areas were modified to allow such development provided that certain conditions were met regarding

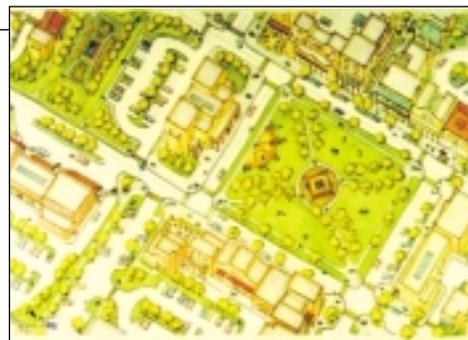


Quail Ranch Planned Community

scale, character, and use and that they be constructed at “no net expense” to utility rate payers or tax payers. These Planned Communities were addressed at some length in the two Planned Growth Strategy Town Halls. The second Town Hall was devoted exclusively to planned communities.¹³⁷ In addition, Chapters 1, 6 and 8 contain a proposed definition of “no net expense” that is consistent with the legislative drafters’ intent and with Town Hall participants’ views. The reader is referred to the other parts of this report for a more complete discussion.

Preferred Alternative. The goal of the Planned Growth Strategy is to encourage legally defined Planned Communities in Comprehensive Plan Reserve and Rural Areas at no net expense to local governments, as defined elsewhere. Planned Communities will develop according to the City and County’s Planned Communities

Mesa del Sol Planned Community



Criteria, with a balance of housing and jobs, and non-residential and residential uses located in mixed-use centers oriented to neighborhood and community needs. The Town Hall participants recommended several changes in these criteria, such as increasing the maximum density and reducing the Community’s size requirement.

It is assumed that these Planned Communities will begin development by 2010. By the 2020–2025 period they will account for over 12% of annual population growth and over 6% of annual employment growth in the County. By 2025, the Preferred Alternative assumes that over 17,000 residents and over 3,700 jobs will be located in these Communities. Planned Communities in the northwest part of the County include Quail Ranch and may include portions of Westland properties west of the Atrisco Terrace. Mesa del Sol, located in southeast Albuquerque, will begin to build out during the same period. By agreement with developer groups participating in the Planned Growth Strategy Advisory Committee, the housing, population, and employment allocations were made to these Planned Communities as a whole, rather than providing separate figures by project.

Table 20 Planned Communities in Rural and Reserve Areas Preferred Alternative, Projected Population, Housing, and Employment Growth

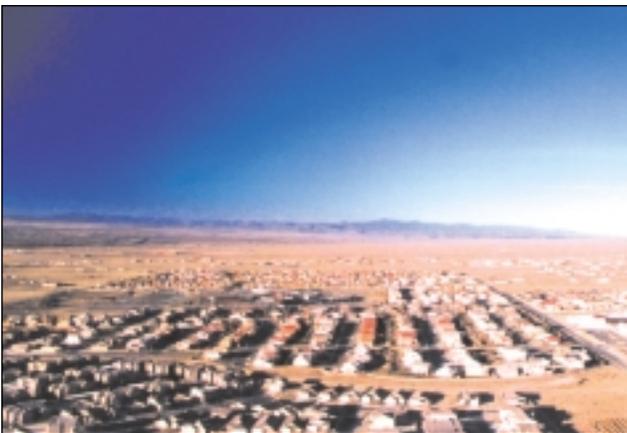
	2000	2010	2025
Population	0	2,070	17,045
% of County Growth			2000–2025: 9.3%
Housing (units)	0	1,413	9,538
% of County Growth	Current: 0%		2000–2025: 9.0%
Employment (jobs)	8	682	3,756
% of County Growth	Current: 0%		2000–2025: 3.7%

2.1.10 Areas with Obsolete or Premature Subdivision Platting

Some areas were identified as having special characteristics that make them difficult to develop and provide challenges to the public provision of infrastructure. The primary problems are lot, street, and drainage lay-outs which do not follow modern subdivision standards (“obsolete” platting), “premature” subdivision in which lots are sold prior to on-site or off-site infrastructure being installed, and fragmented land ownership. Those problems contribute to scattered development, place the community in a catch up position in terms of needed infrastructure, and make the payment of assessments for infrastructure that is the responsibility of private owners difficult to arrange. The Atrisco area, North Albuquerque Acres, the Volcano Cliffs/Horizon area, and Pajarito Mesa are the areas with some or all of these difficulties.¹³⁸ The Atrisco area has been discussed in Section 2.1.7 above.

North Albuquerque Acres

North Albuquerque Acres, in the far north portion of the city of Albuquerque and in the County, was originally platted as one-acre lots on a rectangular grid pattern. Land uses in North Albuquerque Acres range between industrial areas near I-25, suburban residential areas near La Cueva High School, and more rural residential development on one-acre lots east of Ventura. The area near La Cueva High School has developed at a rapid pace since construction of the school in the



West Side of North Albuquerque Acres



East Side of North Albuquerque Acres

1980s. The eastern portion of this area is building out at one dwelling unit per acre and has been a popular place especially for newcomers to Albuquerque.

It is important to consider the service requirements of the community and infrastructure provision in the western portion of this sub-area especially, as vacant land becomes almost completely developed in the next 25 years. As the western portion becomes more completely built-out, solutions will be needed for the provision of urban infrastructure. These solutions will need to address equity issues related to the private payment of off-site infrastructure, such as collector and arterial streets, which are normally assessed according to Ordinance and Development Process Manual provisions.

Preferred Alternative. The key approach in the North Albuquerque Acres is to protect existing residential quality and enhance commercial and industrial developments. The Preferred Alternative assumes continued suburban development within the city limits and low density development in unincorporated areas of Bernalillo County. The rapid pace of residential development is expected to decline from the past rate of 8.9% of the County total, to 4.3% over the next 25 years. It is assumed that a substantial number of new homes will be built mostly in the La Cueva Sector Plan area. Continued low density housing construction is expected in the County portion of North Albuquerque Acres. Employment growth also is expected to decrease a bit from the current 4.6% rate to 3.4%. Most employ-

ment growth will be in commercial centers along Paseo del Norte and adjacent to I-25. Mixed density housing and mixed-use activity centers along Paseo del Norte will meet the day-to-day needs of area residents.

The Growth Strategy encourages the establishment of design standards especially for commercial and industrial development here.



Industrial/Commercial Area Near I-25

Retail development should follow Traditional Neighborhood Development principles. Past development, especially near I-25, is inconsistent in character and quality. Design standards would be formulated out of a planning effort involving key stakeholders.

The Planned Growth Strategy encourages the continued development of planned North Domingo Baca community facilities. The joint use of Albuquerque Public Schools facilities, as part of a community education approach, would assist in community building in this newly built area. Open space preservation, trails, and parks are priorities for residents of the County portion of this area.

Demographic Summary. The table below includes the employment, population, and housing forecasts under the Preferred Alternative for the North Albuquerque Acres area.



North Domingo Baca Center Plan

Table 21 North Albuquerque Acres Preferred Alternative, Projected Population, Housing, and Employment Growth

	2000	2010	2025
Population	8,795	13,250	16,455
% of County Growth			2000–2025: 4.2%
Housing (units)	4,216	6,788	8,794
% of County Growth	Current: 8.9%		2000–2025: 4.3%
Employment (jobs)	2,864	4,810	6,341
% of County Growth	Current: 4.6%		2000–2025: 3.4%

Volcano Cliffs/Horizon

The Volcano Cliffs/Horizon area, located generally west of the volcanic escarpment on the West Mesa, is problematic because of its condition as a premature subdivision that has resulted in fragmentary ownership and the absence of urban street, storm drainage,



Volcano Cliff Area

water, and sewer infrastructure. This condition is conducive to scattered site development that makes urban service delivery, such as police, fire, and emergency medical service provision, difficult and costly. It also will likely result in an unfavorable cost-revenue situation in terms of the expense of providing urban infrastructure in the normal fashion compared to the amount of revenues obtained through development fees, rates, and property taxes. A revenue-cost analysis performed by the Public Works Department indicated a net present value loss of millions of dollars for the provision of water and sewer service in Volcano Trunk Zones 3W/4W over a 25-year period in a manner consistent with the Water Utility Master Plan. This situation could result in significant subsidies by taxpayers and rate payers for urban infrastructure. The City faces over a \$2 billion dollar backlog for infrastructure rehabilitation and deficiencies. As such, all decisions to provide urban infrastructure should be considered carefully in terms of revenue returns.

The West Side Strategic Plan contains several policies regarding the provision of infrastructure in the Volcano Cliffs area. Policy 7.22

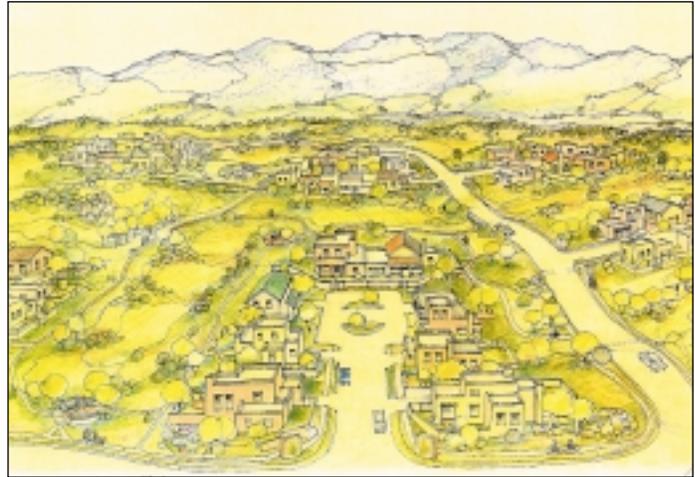
states, in part, “the City’s adopted policies concerning ‘no net expense’ contained in the Comprehensive Plan and the Planned Communities Criteria . . . shall apply when such infrastructure is sought prior to the normal provision of utilities through the City’s Capital Improvement Program.” The Planned Growth Strategy contains a recommended definition of “no net expense” that should apply in this situation. Policy 7.24 in the West Side Strategic Plan regarding Volcano Cliffs indicates, “the city shall encourage developments which assemble lots of multiple owners, cluster housing to provide more open space and efficient provision of utilities, and use xeriscape landscaping and other water conservation techniques.... This shall be done in a way, however, which avoids scattered site development in adjoining areas.”

It is important to combine this adopted policy with the rights of property owners in the area. The Planned Growth Strategy suggests that the following approaches be examined. A zoning overlay could be established for the area requiring assembly of a minimum amount of acreage and other conditions related to environmental protection and resource conservation prior to the issuance of development approvals. Volcano Cliffs also might be designated as a “sending zone” in a Transfer of Development Rights program.¹³⁹

The same concerns are present for the Horizon properties. Should Quail Ranch be served with major water and sewer facilities, there is no policy to deny access to this infrastructure by property owners in the Horizon area. Such availability of service would likely result in development that was inconsistent with the objective of assembled lots of multiple owners, cluster housing, open space, xeriscape, efficient provision of infrastructure, and so on. The Planned Growth Strategy supports taking the same approach as discussed above for Volcano Cliffs in the Horizon subdivision.

Within the timeframe of the Planned Growth Strategy, limited development in the area is expected to occur based on the assumed construction of the Legacy project. This project, as

proposed, is a model for the type of development desired. It incorporates elements of land assembly, preservation of open space, xeriscaping, Southwestern design, and low consumption of other resources.



Legacy Development

Table 22 Volcano Cliffs/Horizon Area Preferred Alternative, Projected Population, Housing, and Employment Growth

	2000	2010	2025
Population	0	112	549
% of County Growth			2000–2025: 0.3%
Housing (units)	0	73	314
% of County Growth	Current: 0%		2000–2025: 0.3%
Employment (jobs)	0	0	0
% of County Growth	Current: 0%		2000–2025: 0%

Pajarito Mesa

Pajarito Mesa is a very large area on the southwest mesa of Bernalillo County, most of which has not been legally subdivided due to access issues. The majority of tracts are divid-

the area, east of the escarpment, have been identified in the Comprehensive Plan as suitable for rural development. The remainder of the area is identified by the Comprehensive Plan as Reserve.



Pajarito Mesa

Pajarito Mesa contains a settlement of low income individuals lacking adequate housing and basic services. It contains many areas in which residents have not met County standards for development. The Planned Growth Strategy supports successfully addressing the basic needs of these individuals such as for standard quality, affordable housing; potable water; adequate sanitation facilities; and so on. Along these lines, a Mutual Domestic Association for water has been formed by residents of this area. Members of this association understand that rapid and uncontrolled growth in Pajarito would be harmful. The County is

ed by deed, and range in size from five to 20 acres. Much of this land has been sold to multiple owners. The area has a number of development constraints, including a lack of legal access to most of the area's 22,000 acres, absence of water and sewer service, and great depth to ground water. The eastern slopes of

conducting a study to determine the best approach to dealing with the myriad problems in this area.

As indicated in table 23, the Preferred Alternative assumes very little growth in this area.

Table 23 Pajarito Mesa Preferred Alternative, Projected Population, Housing, and Employment Growth

	2000	2010	2025
Population	1,529	1,585	1,706
% of County Growth			2000–2025: 0.1%
Housing (units)	499	536	602
% of County Growth	Current: 0.1%		2000–2025: 0.1%
Employment (jobs)	34	34	34
% of County Growth	Current: 0%		2000–2025: 0%

2.1.11 Remaining County Areas

County — Northeast

This area, which principally includes Sandia Heights, is substantially built out. For the purposes of the Planned Growth Strategy, no

new housing or employment growth is anticipated in the area. The population figures show a very small decline that reflects a decreasing household size as the local population ages.

Table 24 County – Northeast Area Preferred Alternative, Projected Population, Housing, and Employment Growth

	2000	2010	2025
Population	2,883	2,788	2,729
% of County Growth			2000–2025: –0.1%
Housing (units)	1,295	1,295	1,295
% of County Growth	Current: 0.7%		2000–2025: 0%
Employment (jobs)	551	551	551
% of County Growth	Current: 0%		2000–2025: 0%

County — Northwest

This area includes County areas along the Rio Grande and large tracts of land west of the City limits. A small amount of residential growth, consistent with available vacant land and current densities, is anticipated along the Rio

Grande north of Paseo del Norte. Growth in the area west of the City limits is anticipated to occur in legally defined Planned Communities in the Comprehensive Plan Reserve and Rural Areas. These Planned Communities are described in Section 2.1.9 above.

Table 25 County – Northwest Area Preferred Alternative, Projected Population, Housing, and Employment Growth

	2000	2010	2025
Population	2,776	3,032	3,358
% of County Growth			2000–2025: 0.3%
Housing (units)	1,280	1,388	1,586
% of County Growth	Current: 0.2%		2000–2025: 0.3%
Employment (jobs)	1,156	1,157	1,159
% of County Growth	Current: 0%		2000–2025: 0%

East Mountain Area

The East Mountain Area is a rural, predominantly residential area located east of the mountain ranges that border Albuquerque. There are a number of small village areas here including Tijeras, Cedar Crest, Carnuel, and Chilili. The East Mountain Area does not currently have urban infrastructure as defined in this study. Recent subdivision proposals would create many new residential lots in this rural area.

The Planned Growth Strategy contract defines a “Focus Area” as the city limits and the five-mile extra-territorial limit of the city. The five-mile limit extends almost to Tijeras Village. Ninety percent (90%) of the study’s effort is to occur in the Focus Area. The remaining portion of Bernalillo County is the “Study Area” (and 10% of the contract effort is to occur

here). Analysis in the Study Area is to occur on a “macro level” and includes such information as traffic loads from the East Mountain Area. The Planned Growth Strategy was not intended “to be a growth management program for the entire County of Bernalillo,” and does not address the East Mountain Area, as such.

The Planned Growth Strategy Preferred Alternative anticipates continued population and housing growth in the East Mountain Area generally consistent with historic trends and established average densities of one dwelling per two acres of developable land. Limited job growth is anticipated in mixed-use village centers, with additional employment opportunities outside Bernalillo County in Edgewood. The Preferred Alternative projects population growth to remain at about the same proportion of total County growth as in the past five years.

Table 26 East Mountain Area Preferred Alternative, Projected Population, Housing, and Employment Growth

	2000	2010	2025
Population	16,582	18,578	22,269
% of County Growth			2000–2025: 3.1%
Housing (units)	7,019	8,284	10,287
% of County Growth	Current: 3.8%		2000–2025: 3.1%
Employment (jobs)	1,547	2,035	2,528
% of County Growth	Current: 1%		2000–2025: 1%

2.2 Environmental Considerations

Albuquerque's natural environment is one of our most valued assets—including the high desert, its plants and animals, volcanos and volcanic escarpment on the West Side, the Sandia and Manzano mountains and their foothills on the east, the Rio Grande and cottonwood bosque, land features such as the escarpments, cejas, and arroyos. For 7,000



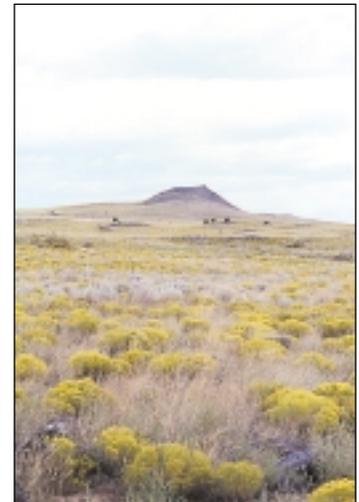
Manzano / Four Hills

years, people have admired and lived in this place. The Planned Growth Strategy Preferred Alternative respects these assets by calling for more compact and contiguous urban growth, leaving more land in an undisturbed state for a longer period, for development that incorpo-



Hubble Oxbow

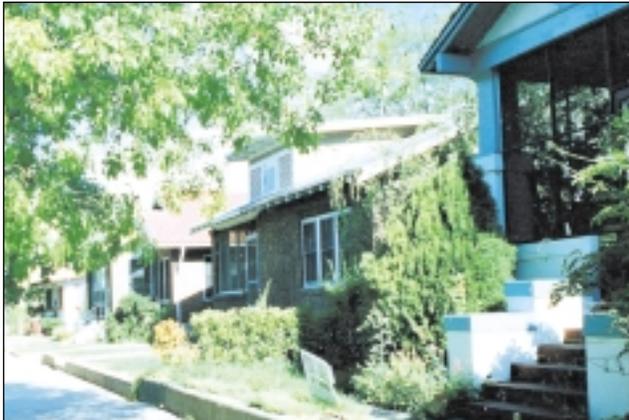
rates the natural environment, and for a built environment that conserves natural resources such as water, natural gas, gasoline, and other fuels. Perhaps the best reflection of our stewardship of the natural environment is the very impulse to manage our urban development to achieve these and other goals.



West Mesa Volcanos

2.3 Density Considerations

The Preferred Alternative assumes some increases in the intensity of development especially along identified corridors and in activity centers. The density increases assumed are modest. The Planned Growth Strategy, Part 1 – Findings Report contained average densities



Roma and 11th Street (8 dwellings per acre)



North Albuquerque Acres (6-7 dwellings per acre)



Alvarado Apartments Downtown
(40 dwellings per acre)

for recent single-family and multi-family developments.¹⁴⁰ These figures, summarized in the table below, are for urban areas.

The accompanying photos illustrate existing Albuquerque housing at different densities. The first photo shows typical Downtown housing in the vicinity of 11th and Roma. Densities in this area are in the net 8 dwelling units per acre range. The newer housing shown is in the western portion of North Albuquerque Acres. This housing is approximately 7 dwelling units per acre net density. The third image is of the Alvarado Apartments in the Downtown area. The net density of this project is about 40 dwelling units per acre. The Growth Strategy recommends that any density increase be consistent with adopted Area, Sector, or Corridor plans, formulated with the participation of affected stakeholders including neighborhood residents, developers, and property owners.

Table 27 Average Densities of Recent Urban Development Projects

	Single Family	Multifamily
1960 City Limits	5.7 units/acre	21 units/acre
Water Service Area	4.5 units/acre	18 units/acre

3.0 Preferred Alternative Summary

3.1 Purpose

One purpose of the Planned Growth Strategy Preferred Alternative is to project growth from 2000–2025 in Bernalillo County in a manner consistent with the goals and objectives that have been expressed by the public for quality growth in a series of public Town Hall forums, citizen surveys, and in adopted public policies including the City/County Comprehensive Plan. The Preferred Alternative also is intended to support urban growth in an efficient manner that saves limited public resources especially for infrastructure. This effort is a continuation of earlier efforts to evaluate alternative growth options for the County.

Shared Vision, Inc. facilitated town halls on quality growth on October 16–17, 1998 and August 13, 1999, in partnership with the City of Albuquerque and Bernalillo County. Participants felt that urban growth should be planned, prioritized, and phased over time. They also felt that the urban growth strategy should include a physical land-use plan.

At these forums, residents of Albuquerque expressed the following priorities for the Albuquerque area's future.

- Provide adequate funding for the maintenance of roads, transit, storm drainage, water systems, and sewer systems in existing neighborhoods.
- Address the needs of the existing community as the priority in terms of vitality, development, and infrastructure.
- Support infill on vacant or underutilized land within the existing urban area, with a goal of about doubling the current amount of development within the 1960 City Limits.

- Provide for fringe development using Traditional Neighborhood Development principles.
- Facilitate community building in all parts of Albuquerque by promoting housing located closer to jobs and services, activity centers, a mix of housing types, diversity of income levels, internal open space, pedestrian safety and convenience, sufficient densities to support mass transit, and other methods identified above.

During the first phase of the Planned Growth Strategy, City and County staff in collaboration with the consultant team, developed three scenarios of growth for analysis. In all growth scenarios the University of New Mexico, Bureau of Business and Economic Research's County-level forecasts of population and employment were used as the Bernalillo County control totals. These forecasts have been accepted by MRGCOG and are the official figures for the County. Population and employment are distributed differently in each scenario, but County totals are the same. The three scenarios included the following:

Trend. This scenario is the 25-year socioeconomic forecast that was developed by MRGCOG for use in transportation modeling. This alternative represents a continuation of current trends of development on the West Side and the far northeastern portion of the urban area.

Balanced. This scenario represents a more compact distribution of population and employment than the Trend. Employment growth and housing are balanced east and west of the Rio Grande. Two transit-oriented corridors—Central Avenue and a north/south corridor along Isleta Boulevard and 4th Street—are priority areas for infill and redevelopment.

Downtown. This scenario emphasizes higher density development in selected centers and corridors, with major concentrations of employment in the Downtown, Uptown, and University of New Mexico areas.

Each of these alternatives was evaluated with regard to anticipated infrastructure costs. The results of the analysis showed that a more compact urban form, greater jobs-housing balance, and growth that utilizes already constructed infrastructure represent the least costly infrastructure investment to support the same amount of growth.

The Preferred Alternative takes the best, most sustainable features of each of the scenarios and the results of public input and presents the preferred land-use pattern for future development. In addition, the Preferred Alternative incorporates the ideas that have evolved from the Shared Vision Town Halls and other public forums, citizen survey findings, and adopted public policies.

Recommended Planned Growth Strategy approaches include, among others, increased development in plan-approved centers and corridors including mixed-use development; somewhat higher densities in these agreed-upon centers and corridors to encourage transit use; and development patterns that support walking, bicycling, and shorter car trips and commutes.

3.2 Methodology

The Preferred Alternative was developed by the Planned Growth Strategy Management Committee with the assistance of the consultant team for the Planned Growth Strategy. Bureau of Business and Economic Research estimates and MRGCOG County forecasts for the Balanced Scenario in the regional *Focus 2050* plan provided the County population and employment totals for 1995, 2000, and 2025.

The allocation of growth to small areas was

Table 28 Projected Bernalillo County Population and Employment Growth, 1995—2025

Year	Population	Employment
1995	524,820	302,649
2000	552,493	327,086
2025	735,528	427,723
Growth 2000—2025	183,035	100,637

coordinated with the MRGCOG 2025 forecasts and with the 2025 County population and employment projections prepared by the Bureau of Business and Economic Research. The Preferred Alternative reflects the favored characteristics of the Balanced and Downtown Scenarios described in the Planned Growth Strategy, Part 1 – Findings Report and follows the public preferences established in a number of Shared Vision Town Halls, in citizen surveys, and in adopted public policies. These are discussed in depth above in Section 1.3.4 “Preferences for Albuquerque’s Growth and Development.”

3.2.1 Assumptions

The Management Committee made the following principle assumptions in allocating growth to subareas.

- Projected population growth control total during the 2000–2025 period is 183,000 and the projected employment growth control is 100,600.
- Projected growth during the early time periods reflects current market conditions. During the 2000–2010 time period, growth will reflect the patterns indicated by 1995–2000 development activity as long as the land supply is available, and existing subdivisions and platted lots will be developed first.
- Growth from 2010–2025 begins to alter established patterns, better balancing jobs with housing east and west of the Rio Grande and increasing development and redevelopment within the 1960 City Limits.

- To balance jobs and housing, employment growth increases in areas with low jobs-housing ratios, mostly on the West Side, and housing growth increases in the area with the most jobs, the 1960 City Limits.
- Priority employment growth areas are: West Side, Sunport (County Southeast), Atrisco area, and North I-25.
- As in the past, the highest housing growth areas are: 1960 City Limits, 1980 City Limits, and 1980 to Present City Limits.
- Growth in the North Valley and South Valley is concentrated in areas currently served by the City of Albuquerque water and sewer system to minimize its impact on agricultural land. Priority growth areas in the Valley are along the Isleta-4th Street corridor.
- Most growth takes place within areas currently served by urban water utilities. One new water pressure zone will open in the County – Southwest/ Atrisco areas between 2010 and 2025. It is expected that some development will take place in the Comprehensive Plan Reserve and Rural Area in legally defined Planned Communities. This will be done on the basis of adopted policy of “no net expense” to local governments as further specified in this study.
- Growth in legally defined Planned Communities represents approximately 9.3% of total population growth and 3.7% of total employment growth from 2000–2025. This includes a 17,045 population increase and 3,748 jobs outside of the Water Service Area. As agreed upon by members of the development community, the Planned Growth Strategy does not allocate these totals to specific Planned Communities

3.2.2 Subareas for Analysis

For the Planned Growth Strategy, Bernalillo County has been divided into 14 subareas and an additional allocation of growth to Planned Communities independent of location. These include three subareas within the city limits, based on year annexed (City boundaries as of 1960, City lands annexed between 1960 and the end of 1979, and City land annexed in 1980 and after); four subareas with special development concerns, primarily fragmented ownership and obsolete platting (Pajarito Mesa, Atrisco, North Albuquerque Acres, and Volcano Cliffs/Horizon); and seven subareas representing the remainder of the County (County – North Valley, County – South Valley, County Other – NE, County Other – SE, County Other – NW, County Other – SW, East Mountains).¹⁴¹ (See Figures 3 and 18) Sandia, Cañoncito, and Isleta information has been included in the tables to make the numbers consistent with COG numbers for the entire County. The Pueblos, however, have not been included in the Planned Growth Strategy Preferred Alternative because local governments have no planning authority on Pueblo lands.

Legally defined Planned Communities in the Comprehensive Plan Reserve and Rural Areas are included as a separate category. The population, housing, and employment totals for areas where these Planned Communities are planned (County Other – NW, City 1980 to Present) do not include allocations to specific Communities.

3.2.3 Population and Housing Capacity

The capacity of each subarea to accommodate future housing growth within areas currently served by an urban water system was estimated based on the supply of residentially zoned vacant developable land and land potentially suitable for redevelopment. Bernalillo County and the City of Albuquerque identified vacant parcels and categorized them according to development characteristics. Properties were assigned a development priority based on a combination

of development inducements, including availability of utilities, existing drainage improvements, recent subdivisions, proximity to recent development, and absence of constraints such as premature platting, farmland, aquifer recharge zones, environmental constraints, 100-year flood zones, and poor soils/steep slopes. Properties with a rating of Class 1 and 2 are considered to be priority areas for development. In addition to vacant developable land, land that is suitable for redevelopment is included as part of the land supply. Land is considered to be redevelopable if existing improvements are of equal or lesser value than the value of the land. Certain uses such as mobile home parks, cemeteries, parks, and properties with valuable improvements are not considered redevelopable in this analysis.¹⁴²

Legally defined Planned Communities and the East Mountain Area are considered separately and are located outside of the areas currently served by an urban water utility system.

The tables below show the capacity for growth in housing supply after 2000 by area. This estimate is based on platted lots in new

subdivisions, platted lots in older subdivisions, bulk platted residential land (which can be further subdivided into single family lots), redevelopable land zoned for residential use, and vacant land zoned for single family use. Capacity estimates for new platted lots assume one home per lot. Densities for other vacant land zoned for single family development are based on a 25% increase in current single family housing densities in each of the subareas, assuming that infill densities will be slightly higher than existing. Densities for multifamily housing are based on current densities. In the final development of the Preferred Alternative, it was decided that opening one new pressure zone in the County – Southwest/Atrisco areas was appropriate, especially based on the newly improved Rio Bravo/Dennis Chavez loop road. As a result, additional bulk acreage in the amount of 214 acres was added to Atrisco and 715 acres was added to the County – Southwest area.

Tables 29–31 show the estimated population capacity of each subarea and the density assumptions by housing type for each subarea. Estimated household sizes are 2.69 persons per single family unit and 1.89 persons per multifamily unit.

Table 29 Capacity for Housing Growth, Single Family Housing, 1999

Area	Newly Subdivided Land		Older Subdivided Land		Bulk Platted		Redevelopable	Vacant	Total	
	Lots	Capacity	Parcels	Capacity	Acres	Capacity	Acres*	Capacity	SF Land	Capacity
City boundaries through 1959	509	509	2,848	3,560	16	114	224	1,596	851	5,779
City boundaries, 1960–1979	817	817	1,490	1,863	617	3,856	80	500	1,372	7,036
City boundaries, 1980 to Present	3,691	3,691	3,679	4,599	3,351	18,849	22	124	7,267	27,263
County, North Valley	152	152	984	1,230	27	68	290	725	1,107	2,175
County, South Valley	79	79	2,182	2,728	61	76	448	560	2,815	3,443
County, Pajarito	0	0	4	5	0	0	0	0	36	5
City/County, Volcano Cliffs/Horizon	1	1	197	246	36	135	0	0	1	382
City/County, Atrisco	503	503	683	854	336	1,890	14	79	1,800	3,326
City/County, North Abq Acres	477	477	3,238	3,238	20	25	7	9	1,967	3,749
County other, NE	0	0	108	135	0	0	10	13	199	148
County other, SE	0	0	192	240	0	0	167	209	0	449
County other, NW	67	67	293	366	57	214	0	0	0	647
County other, SW	64	64	186	233	998	5,614	46	259	1,590	6,169
County, East Mountains**	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Sandía, Cañoncito, Isleta	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Total	6,360	6,360	16,084	19,296	5,519	30,841	1,308	4,072	19,005	60,569

* All redevelopable residential land is included in the single family category.

** Vacant land in the East Mountain area is not classified as Class 1 or Class 2, and projected development is not based on land supply.

Table 30 Capacity for Housing Growth, Multifamily Housing and Total Population Capacity, 1999

Area	Multifamily Land		Total Capacity, Housing SF & MF	Total Capacity Population
	Acres	Capacity		
City boundaries through 1959	181	3,801	9,580	22,729
City boundaries, 1960–1979	283	5,094	12,130	28,554
City boundaries, 1980 to Present	125	2,250	29,513	77,590
County, North Valley	62	744	2,919	7,256
County, South Valley	1	12	3,455	9,284
County, Pajarito	0	0	5	13
City/County, Volcano Cliffs/Horizon	0	0	382	1,028
City/County, Atrisco	87	1,566	4,892	11,905
City/County, North Abq Acres	0	0	3,749	10,084
County other, NE	0	0	148	397
County other, SE	0	0	449	1,207
County other, NW	11	198	845	2,115
County other, SW	15	270	6,439	17,105
County, East Mountains	NA	NA	NA	NA
Sandia, Cañoncito, Isleta	NA	NA	NA	NA
Total	765	13,935	74,504	189,267

Table 31 Housing Density Assumptions

Area	Density (Units/Acre)	
	Single Family	Multifamily*
City boundaries through 1959	5.7	21
City boundaries, 1960–1979	5	18
City boundaries, 1980 to Present	4.5	18
County, North Valley	2	12
County, South Valley	1	12
County, Pajarito	0.2	12
City/County, Volcano Cliffs/Horizon	3	NA
City/County, Atrisco	4.5	18
City/County, North Abq Acres	1	NA
County other, NE	1	18
County other, SE	1	18
County other, NW	3	18
County other, SW	4.5	18
County, East Mountains	0.5	NA

* NA in this table indicates that the subarea has no land zoned for multifamily housing

3.2.4 Employment Capacity

The capacity for each subarea to accommodate employment growth within the area served by an urban water utility system was estimated based on vacant and redevelopable land that is zoned for non-residential use. Assumptions regarding the floor area ratio for each area and development type and employees per acre are shown in Tables 32 (pg.136) and 33 (pg. 137).

3.2.5 Historic Development Trends

Historic development trends for each subarea, as represented by construction activity in the County from 1995-1999, are assumed to be representative or prevailing market trends and regulatory conditions. Tables 34 and 35 show the total number of single family and multifamily units and the amount of non-residential construction permitted in each area during the time period and the proportion of total in each area.

3.2.6 Allocation of Future Growth

The Planned Growth Strategy Management Committee allocated future housing and employment growth to subareas based on recent trends and the desired characteristics of the Preferred Alternative. The Committee met many times to review data regarding historic trends and discuss alternatives for growth. The Committee established 25-year targets for growth in each subarea and then determined the desired trend by five-year increments. The results of the initial analysis were then balanced so that 100 percent of growth was

Chart 1 Perception of Albuquerque's Growth Rate, 1992-1999

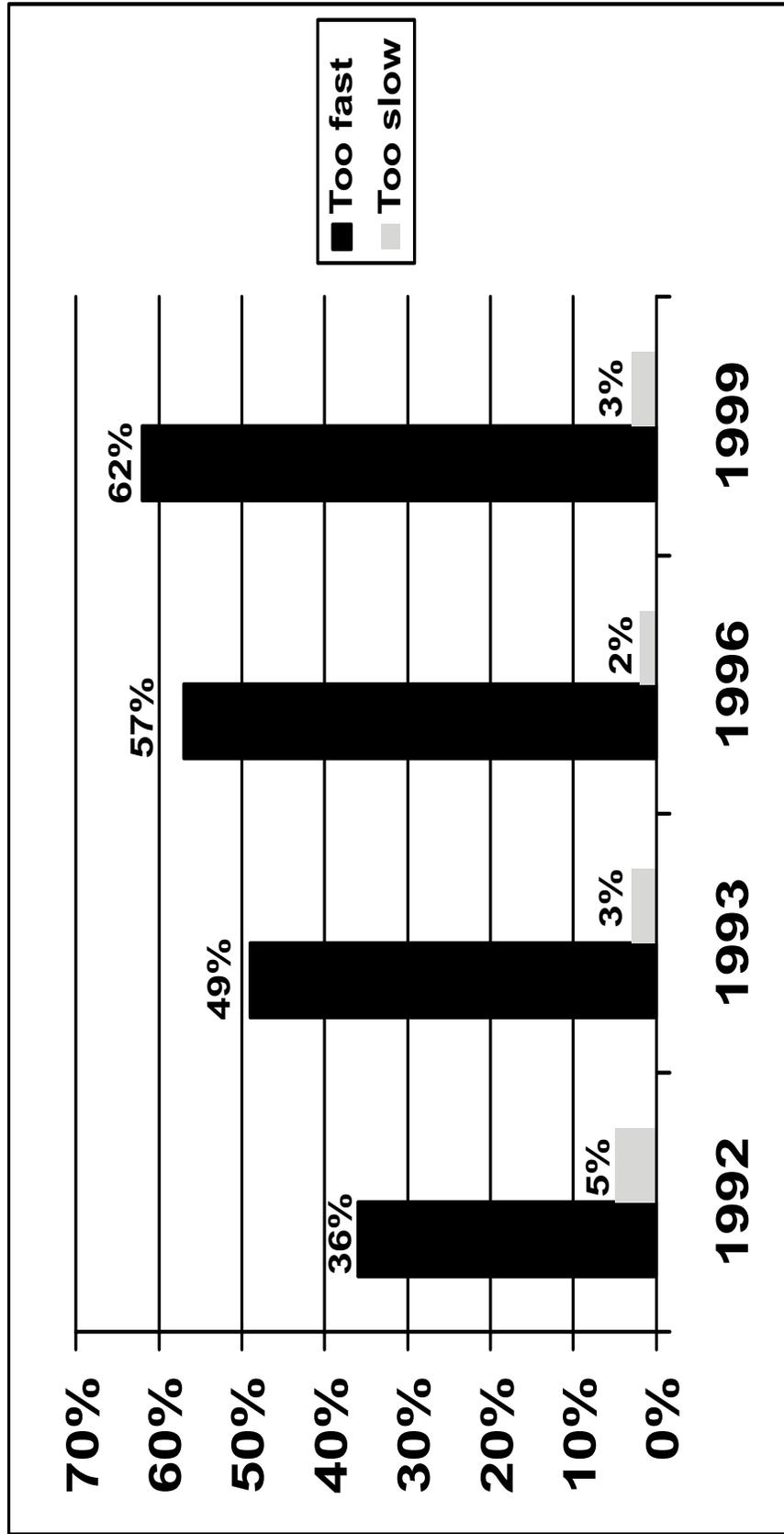


Table 33 Employment Density Assumptions

Area	Commercial			Industrial			Institutional			Other		
	FAR	Sf/acre	Emp/acre	FAR	Sf/acre	Emp/acre	FAR	Sf/acre	Emp/acre	FAR	Sf/acre	Emp/acre
City boundaries through 1959	0.3	13068	26.1	0.25	10890	21.8	0.2	8712	21.8	0.2	8712	34.8
City boundaries, 1960–1979	0.2	8712	17.4	0.2	8712	17.4	0.12	5227.2	13.1	0.2	8712	34.8
City boundaries, 1980 to Present	0.2	8712	17.4	0.2	8712	17.4	0.12	5227.2	13.1	0.2	8712	34.8
County, North Valley	0.12	5227.2	10.5	0.1	4356	8.7	0.1	4356	10.89	0.1	4356	17.4
County, South Valley	0.12	5227.2	10.5	0.12	5227.2	10.5	0.1	4356	10.89	0.12	5227.2	20.9
County, Pajarito	0.1	4356	8.7	0.1	4356	8.7	0.1	4356	10.89	0.1	4356	17.4
City/County, Volcano Cliffs/Horizon	0.2	8712	17.4	0.2	8712	17.4	0.12	5227.2	13.1	0.2	8712	34.8
City/County, Atrisco	0.2	8712	17.4	0.2	8712	17.4	0.12	5227.2	13.1	0.2	8712	34.8
City/County, North Abq Acres	0.15	6534	13.1	0.15	6534	13.1	0.1	4356	10.89	0.12	5227.2	20.9
County other, NE	0.12	5227.2	10.5	0.12	5227.2	10.5	0.12	5227.2	13.1	0.12	5227.2	20.9
County other, SE	0.12	5227.2	10.5	0.15	6534	13.1	0.12	5227.2	13.1	0.12	5227.2	20.9
County other, NW	0.12	5227.2	10.5	0.15	6534	13.1	0.12	5227.2	13.1	0.12	5227.2	20.9
County other, SW	0.12	5227.2	10.5	0.12	5227.2	10.5	0.1	4356	10.89	0.12	5227.2	20.9
County, East Mountains	0.1	4356	8.7	0.1	4356	8.7	0.1	4356	10.89	0.1	4356	17.4

Table 34 New Residential Construction, 4/95 through 6/99

Area	Single Family	Multi-Family	Total Units	SF (%)	MF (%)	Total (%)
City 1890–1959	1,258	455	1,713	7.2	9.0	7.6
City 1960–1979	2,937	596	3,533	16.7	11.8	15.6
City 1980–1999	9,416	3,225	12,641	53.6	63.9	55.9
City/County – Atrisco	815	248	1,063	4.6	4.9	4.7
City/County – North Alb	1,607	414	2,021	9.1	8.2	8.9
City/County – Pajarito	22	0	22	0.1	0.0	0.1
City/County – Volcano Cliffs/Horizon	0	0	0	0.0	0.0	0.0
County NE	157	0	157	0.9	0.0	0.7
County NW	52	0	52	0.3	0.0	0.2
County SE	13	0	13	0.1	0.0	0.1
County SW	11	0	11	0.1	0.0	0.0
County North Valley	92	8	100	0.5	0.2	0.4
County South Valley	342	104	446	1.9	2.1	2.0
County East Mountain	855	0	855	4.9	0.0	3.8
Total	17,577	5,050	22,351	100.0	100.0	100.0

allocated in each time period. Minor adjustments were made to approximate the target 25-year growth allocations. The methodology and percentage distributions for housing and employment are described below.

Once targets for areas were established, the project team allocated the growth to Data Analysis SubZones (DASZs), small geographic areas used for infrastructure planning. Allocations to DASZs were determined based on vacant and redevelopable land. DASZs that fell within ¼ mile of a designated corridor or center that is a redevelopment priority were allocated housing and/or employment at densities up to 25% higher than in surrounding areas. The growth emphasis in employment centers is employment; in population centers, housing; and in mixed-use centers both housing and employment. The growth emphasis in corridors is housing. The Preferred Alternative assumes that it is desirable for a significant portion of the commercial redevelopable properties along priority corridors be used for residential and mixed-use developments.

Table 35 New Non-residential Construction, 4/95 through 6/99

Area	Total (%)
City 1890–1959	35.6
City 1960–1979	20.1
City 1980–1999	29.4
City/County – Atrisco	6.7
City/County – North Alb	4.6
City/County – Pajarito	0.0
City/County – Volcano Cliffs/Horizon	0.0
County NE	0.0
County NW	0.0
County SE	0.0
County SW	0.0
County North Valley	1.2
County South Valley	1.4
County East Mountain	1.0
Total	100.0

Population projections are based on housing projections and the typical household size for the Planned Growth Strategy subarea.

Housing

The Planned Growth Strategy Management Committee collaborated to determine the percentage of total County growth in each subarea for each five-year increment from 2000–2025. The Committee reviewed the 1995–2000 historic trend and established a target for each subarea over the 25-year projection period. The Committee generally assumed a continuation of market trends in the short term. In later time periods, the allocation of growth shifted to be consistent with Town Hall results, survey findings, and adopted public policies. Growth in legally defined Planned Communities was considered separately.

The overall distribution and the distribution for each area were balanced to total 100% of projected growth in each time period and to approximate the preferred 25-year target for each subarea. Table 36 shows the results of the housing distribution for each subarea by five-year increment.

Most housing growth is projected to take place within the developing areas that have been annexed to the city of Albuquerque since 1980. This is where most development is occurring now. The newly annexed areas of the city are projected to have the largest share of the County’s growth through 2025. However, the rate of development in this area drops off as land is absorbed. At the same time, the rate of redevelopment increases as Planned Growth Strategy implementation policies are put in place and development also shifts to new growth areas in the County

Table 36 Preferred Alternative Distribution of Housing Growth to Subareas, 2000–2025

Area	Historic Trend (%)	Target 25-Year Distribution (%)	Housing Distribution, 2000–2025 (%)					
			2000	2005	2010	2015	2020	2025
City boundaries through 1959	7.6	16.0	7.8	14.5	16.0	16.3	16.3	16.5
City boundaries, 1960–1979	15.6	15.6	15.6	15.6	15.6	15.6	15.6	15.6
City boundaries, 1980 to Present	55.9	37.0	55.9	48.8	39.6	34.0	33.0	30.0
County, North Valley	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4
County, South Valley	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
County, Pajarito	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
City/County, Volcano Cliffs/Horizon	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
City/County, Atrisco	4.7	6.5	4.7	6.5	6.5	6.5	6.5	6.5
City/County, North Abq Acres	8.9	5.4	8.9	7.6	6.5	5.6	5.0	2.3
Planned Communities/Reserve Area	0.0	8.9	0.0	0.0	7.5	10.8	11.8	14.4
County other, NE	0.7	0.4	0.7	0.4	0.4	0.4	0.4	0.4
County other, SE	0.1	0.5	0.1	0.2	0.2	0.5	0.6	1.0
County other, NW	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0
County other, SW	0.0	4.0	0.0	0.3	1.8	4.7	5.3	7.9
County, East Mountains	3.8	3.2	3.8	3.6	3.4	3.1	3.0	2.9
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

and in the legally defined Planned Communities. The housing growth distribution reflects an increase in residential development within the 1960 City Limits and maintenance of growth in the 1960–1979 boundaries to fill in vacant land. The increased growth in the Planned Communities will be shared among those that have been approved or are in the development process.

Continued slow growth, consistent with past trends, is projected for the North Valley and South Valley. North Albuquerque Acres continues to grow, although the rate of growth slows as land is filled in. Growth on the Southwest Mesa is anticipated to increase, and growth in the East Mountain Area is projected to remain approximately the same. Minor growth is projected for other County subareas.

The subarea allocations of housing growth represent “target” totals for the DASZs within each subarea. The process of allocating housing to DASZs produced small modifications in the allocation targets. Adjustments at the DASZ level were based on available land, ongoing or planned development, and specific opportunities for development or redevelopment. Therefore, final totals for 2000–2010 and for 2010–2025 vary slightly from the target totals above.

Employment

Employment was allocated by the Management Committee in a manner similar to housing and population. The Committee reviewed recent construction trends and assumed that in the short-term growth would continue in a similar way. In later projection periods, the allocations change to reflect the input received during the Town Halls, survey findings, adopted public policies, and the Committee’s goal for balancing employment with housing east and west of the Rio Grande. Legally defined Planned Communities in the Comprehensive Plan Reserve and Rural Areas were allocated separately, and the original MRGCOG allocations to Sandia Pueblo, Isleta Pueblo, and Cañoncito were used here.

The overall distribution of new employment and the distribution for each area were balanced to total 100% of growth in each time period and to approximate the preferred 25-year target for each subarea. Table 37 shows the results of the employment distribution for each subarea by five-year increment.

Most employment growth is projected to occur within the city limits, with a decrease in the 1960 city boundary, and an increase in the 1960–1979 boundary. The Atrisco area and the County – Southeast area are targeted as areas of employment growth. Employment growth in Planned Communities is anticipated to be about 3.7% of total employment growth. Minor growth is anticipated in virtually all other areas, consistent with population growth.

As with housing, when employment was allocated to DASZs, specific adjustments were made to DASZs that affected the distribution of employment growth to subareas. Therefore, the final allocations are close to the target distribution but may not be the same.

Population

The population distribution was calculated as a function of the housing distribution. Population was determined by allocating population to housing units, taking into account vacant units. The initial estimates of population growth for each subarea were based on the MRGCOG projected average household size for the region. Because household size is projected by MRGCOG to decline in the region, the population totals were adjusted proportionally so that the Planned Growth Strategy projected population growth for the County approximated the growth projected in the MRGCOG control total.

As with both housing and employment, applying subarea household size estimates to DASZs produced a population total that differed by a small amount from the population growth targets.

Table 37 Preferred Alternative Distribution of Employment Growth to Subareas, 2000–2025

Area	Historic Trend (%)	Target 25-Year Distribution (%)	Employment Distribution, 2000–2025 (%)					
			2000	2005	2010	2015	2020	2025
City boundaries through 1959	35.6	25.0	35.6	29.0	25.0	24.7	24.2	24.2
City boundaries, 1960–1979	20.1	22.5	20.1	23.3	23.3	23.0	22.7	22.5
City boundaries, 1980 to Present	29.4	29.5	29.4	29.4	28.6	28.4	28.7	28.7
County, North Valley	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
County, South Valley	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
County, Pajarito	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
City/County, Volcano Cliffs/Horizon	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
City/County, Atrisco	6.7	9.2	6.7	7.9	9.7	9.8	9.8	9.8
City/County, North Abq Acres	4.6	2.8	4.6	4.2	3.8	3.3	3.2	2.8
Planned Communities/Reserve Area	0.0	2.0	0.0	0.5	1.8	3.0	3.2	3.6
County other, NE	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
County other, SE	0.0	4.0	0.0	0.9	3.0	3.0	3.4	3.6
County other, NW	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
County other, SW	0.0	1.4	0.0	1.4	1.4	1.4	1.4	1.4
County, East Mountains	1.0	1.0	1.0	0.8	0.8	0.8	0.8	0.8
County Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

3.3 Description of the Preferred Alternative

3.3.1 Statistical Description of the Preferred Alternative

The results of the analysis are shown in Table 38 (pg.142)

Table 39 (pg.143) shows the relationship between the Planned Growth Strategy Management Committee’s targets for housing and employment growth within the different subareas, and the final allocations to DASZs based on the vacant land inventories within these small areas.

3.3.2 Allocations of Housing, Population and Employment, 2000–2010 and 2010–2025 to Data Analysis Subzones (DASZs)

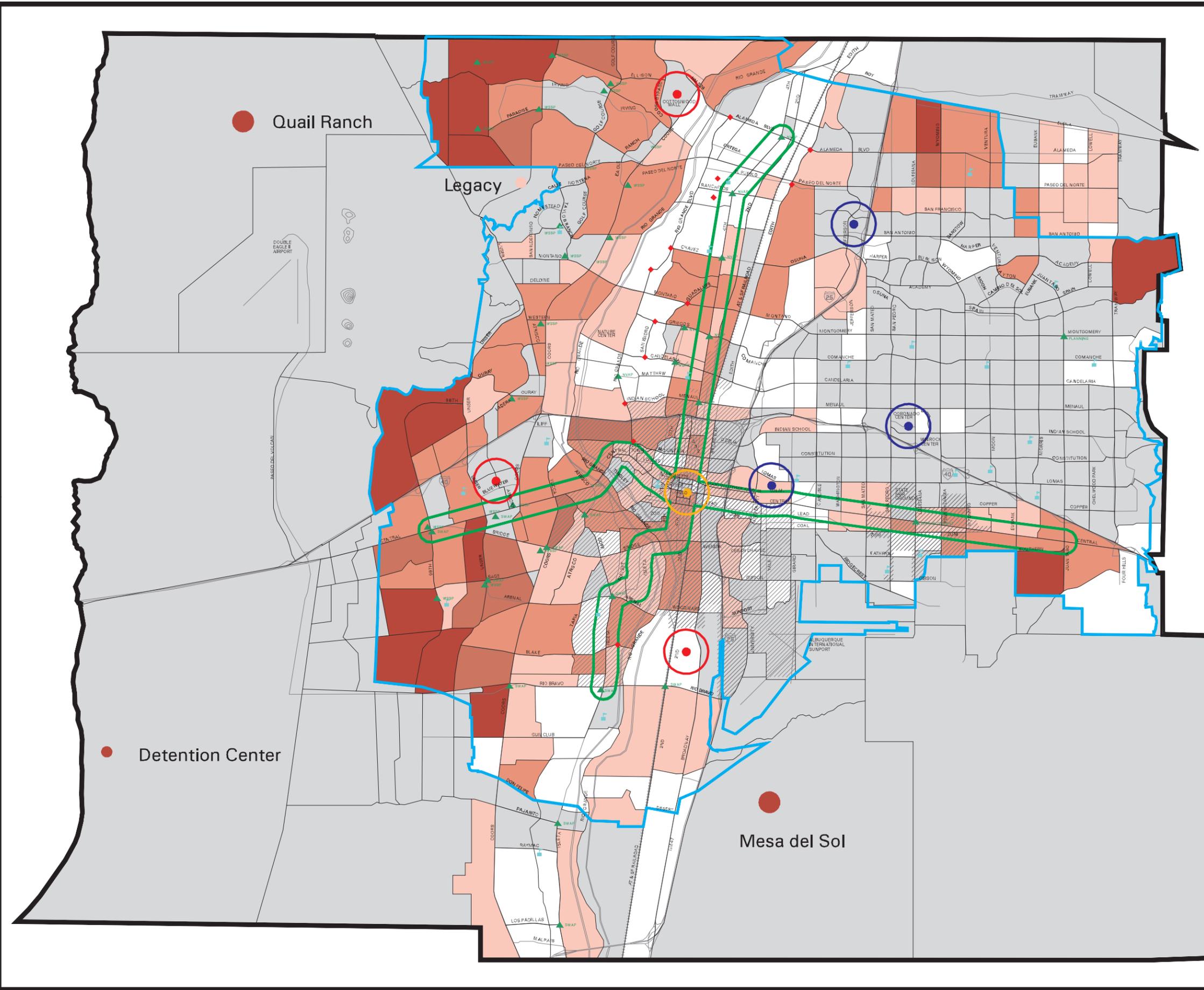
As described above, the key demographic factors were allocated to the DASZ level for two periods: 2000–2010 and 2010–2025. DASZs currently are used in the Capital Improvements Program infrastructure planning by the City, County, and MRGCOG. These distributions are presented in Figures 19–24. The allocations represent a short-term and medium-term land-use plan called for in the Planned Growth Strategy study. The Planned Growth Strategy recommends elsewhere that these allocations play important additional roles in establishing Impact Fees, Level of Service standards, and in other key implementation approaches.

Table 38 Distribution of Housing, Population and Employment, 2000 and 2025

Area	Housing (units)			Population			Employment					
	2000	2025	Growth (%)	2000	2025	Growth (%)	2000	2025	Growth (%)			
City boundaries through 1959	119,248	136,311	17,063	16.1	268,368	298,548	30,180	16.5	193,988	218,144	24,156	23.8
City boundaries, 1960–1979	54,471	71,084	16,613	15.6	127,124	154,907	27,783	15.2	61,540	83,313	21,773	21.5
City boundaries, 1980 to Present	26,350	66,118	39,768	37.4	58,617	125,292	66,675	36.4	25,852	52,862	27,010	26.6
County, North Valley	5,545	5,941	396	0.4	13,593	14,278	685	0.4	7,180	8,358	1,178	1.2
County, South Valley	11,641	13,694	2,053	1.9	33,567	37,156	3,589	2.0	5,776	8,896	3,120	3.1
County, Pajarito	499	602	103	0.1	1,529	1,706	177	0.1	34	34	0	0.0
City/County, Volcano Cliffs/Horizon	0	314	314	0.3	0	549	549	0.3	0	0	0	0.0
City/County, Atrisco	3,197	9,909	6,712	6.3	7,571	18,444	10,873	5.9	4,738	13,968	9,230	9.1
City/County, North Abq Acres	4,216	8,794	4,578	4.3	8,795	16,455	7,660	4.2	2,864	6,341	3,477	3.4
Planned Communities	0	9,538	9,538	9.0	0	17,045	17,045	9.3	8	3,756	3,748	3.7
County other, NE	1,295	1,295	0	0.0	2,883	2,729	-154	-0.1	551	551	0	0.0
County other, SE	2,117	2,643	526	0.5	6,022	6,724	702	0.4	19,768	23,319	3,551	3.5
County other, NW	1,280	1,586	306	0.3	2,776	3,358	582	0.3	1,156	1,159	3	0.0
County other, SW	327	4,585	4,258	4.0	1,001	10,856	9,855	5.4	140	767	627	0.6
County, East Mountains	7,019	10,287	3,268	3.1	16,582	22,269	5,687	3.1	1,547	2,528	981	1.0
Native American communities	1,305	2,033	728	0.7	4,065	5,506	1,441	0.8	1,944	4,454	2,510	2.5
Total	238,510	344,734	106,224	100.0	552,493	735,822	183,329	100.0	327,086	428,450	101,364	100.0

Table 39 Comparison of Planned Growth Strategy Subarea Targets and Final Allocations, Housing and Employment, 2000–2025

Area	Housing		Employment	
	Target 25 Year Distribution (%)	Final 25 Year Distribution (%)	Target 25 Year Distribution (%)	Final 25 Year Distribution (%)
City boundaries through 1959	16.0	16.1	25.0	23.8
City boundaries, 1960–1979	15.6	15.6	22.5	21.5
City boundaries, 1980 to Present	37.0	37.4	29.5	26.6
County, North Valley	0.4	0.4	1.2	1.2
County, South Valley	2.0	1.9	1.4	3.1
County, Pajarito	0.1	0.1	0.0	0.0
City/County, Volcano Cliffs/Horizon	0.0	0.3	0.0	0.0
City/County, Atrisco	6.5	6.3	9.2	9.1
City/County, North Abq Acres	5.4	4.3	2.8	3.4
Planned Communities	8.9	9.0	2.0	3.7
County other, NE	0.4	0.0	0.0	0.0
County other, SE	0.5	0.5	4.0	3.5
County other, NW	0.0	0.3	0.0	0.0
County other, SW	4.0	4.0	1.4	0.6
County, East Mountains	3.2	3.1	1.0	1.0
Native American communities	NA	0.7	NA	2.5
Total	100.0	100.0	100.0	100.0



**Population Change
by DASZ, 2000 to 2010**

Legend

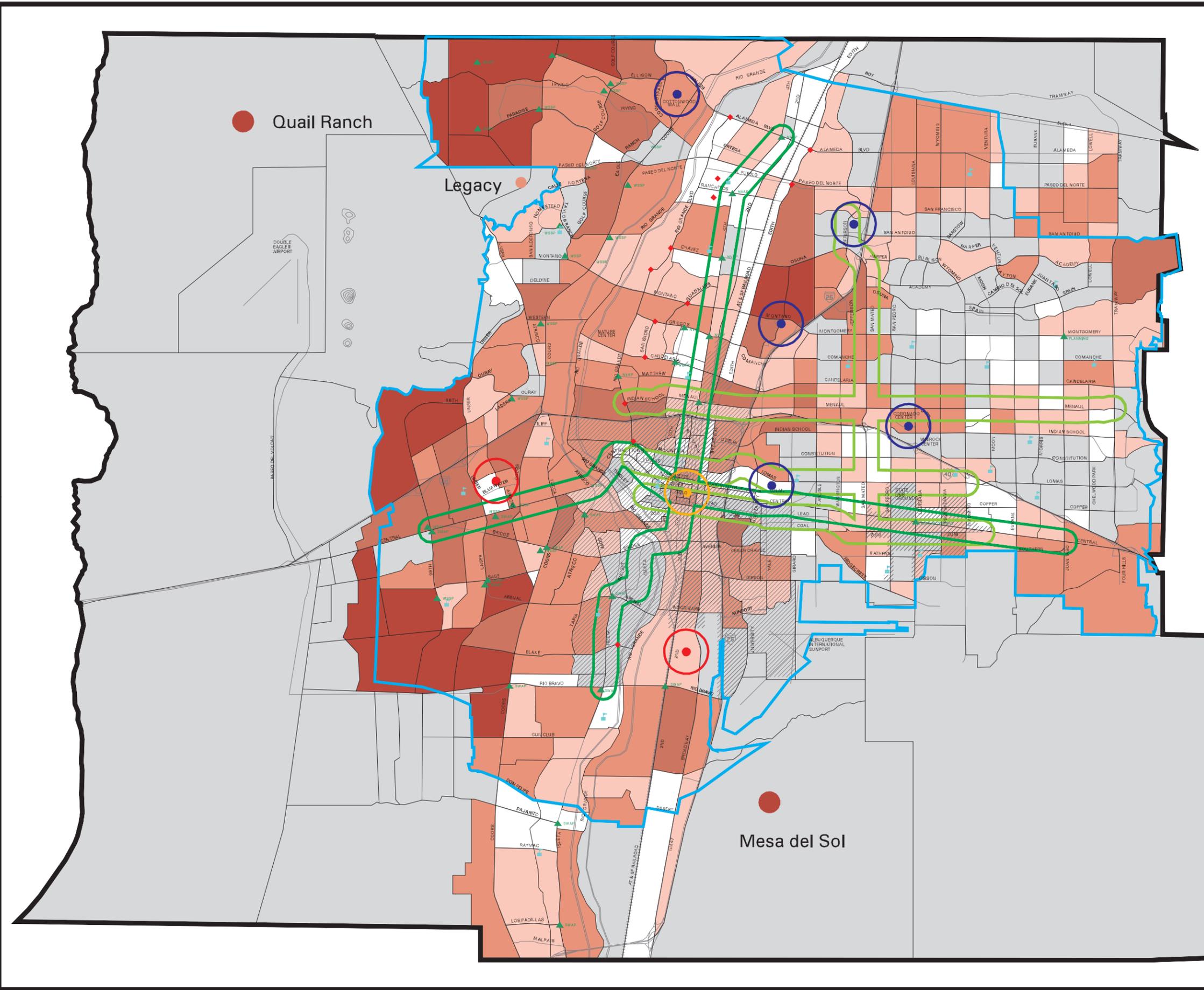
- Population Change**
- 0 or Less
- Between 1 and 20
- Between 21 and 100
- Between 101 and 500
- Between 501 and 1000
- Greater than 1001
- Metropolitan Redevelopment Areas
- 2000-2010 Corridors
- Employment Focused Centers
- Population Focused Centers
- Population/Employment Centers
- Village Centers
- Middle Schools
- Historic Plazas



Figure 19



Scale: 1 inch = 2 miles
Map Printed January 2001



Population Change by DASZ, 2010 to 2025

Legend

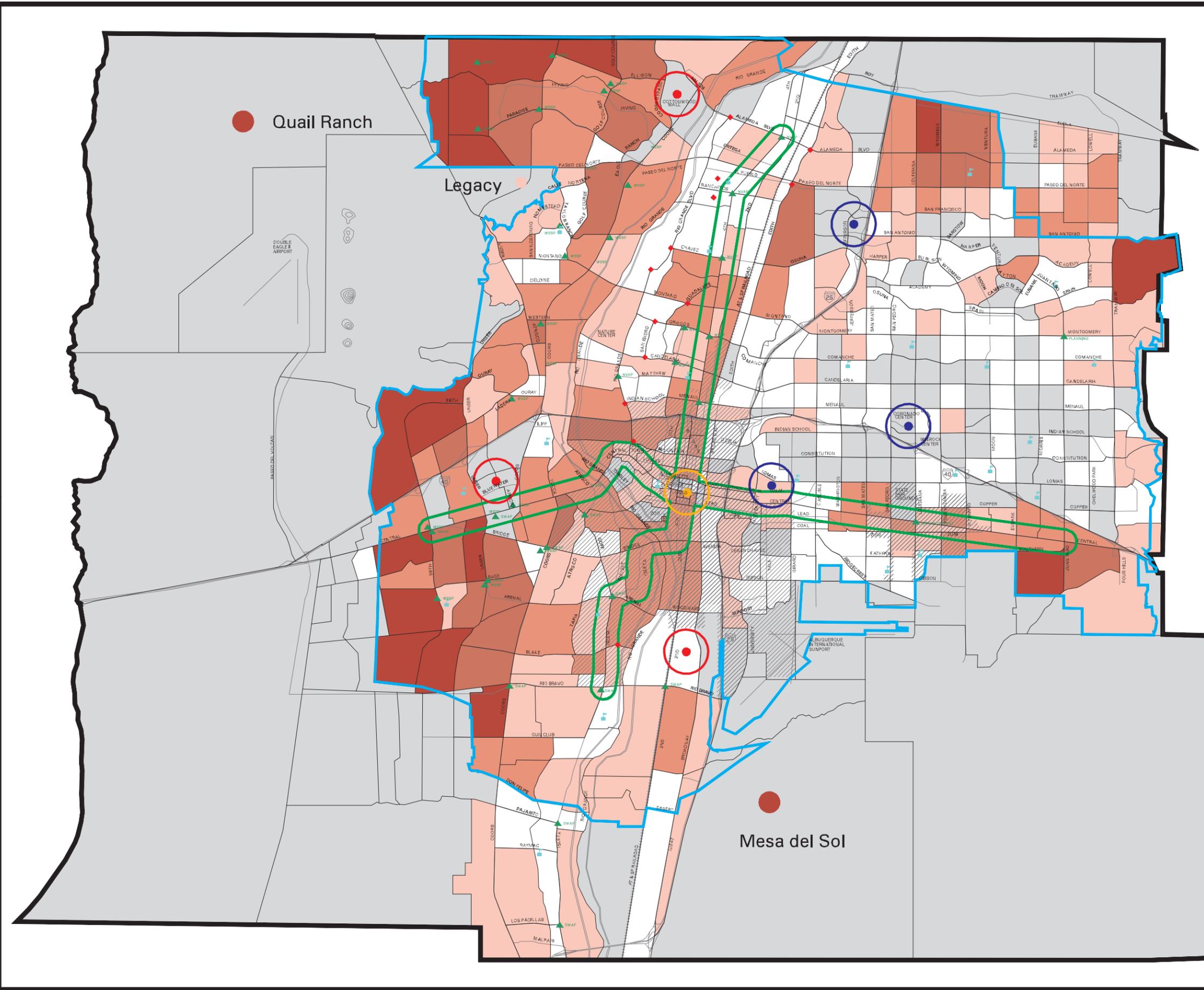
- Population Change**
- 0 or Less
- Between 1 and 20
- Between 21 and 100
- Between 101 and 500
- Between 501 and 1000
- Greater than 1001
- Metropolitan Redevelopment Areas
- 2000-2010 Corridors
- 2010-2025 Corridors
- Employment Focused Centers
- Population Focused Centers
- Population/Employment Centers
- Village Centers
- Middle Schools
- Historic Plazas



Figure 20



Scale: 1 inch = 2 miles
Map Printed January 2001



Housing Unit Change by DASZ, 2000 to 2010

Legend

- Housing Unit Change
- Between 1 and 10
- Between 11 and 40
- Between 41 and 200
- Between 201 and 500
- Greater than 501

- Metropolitan Redevelopment Areas
- 2000-2010 Corridors

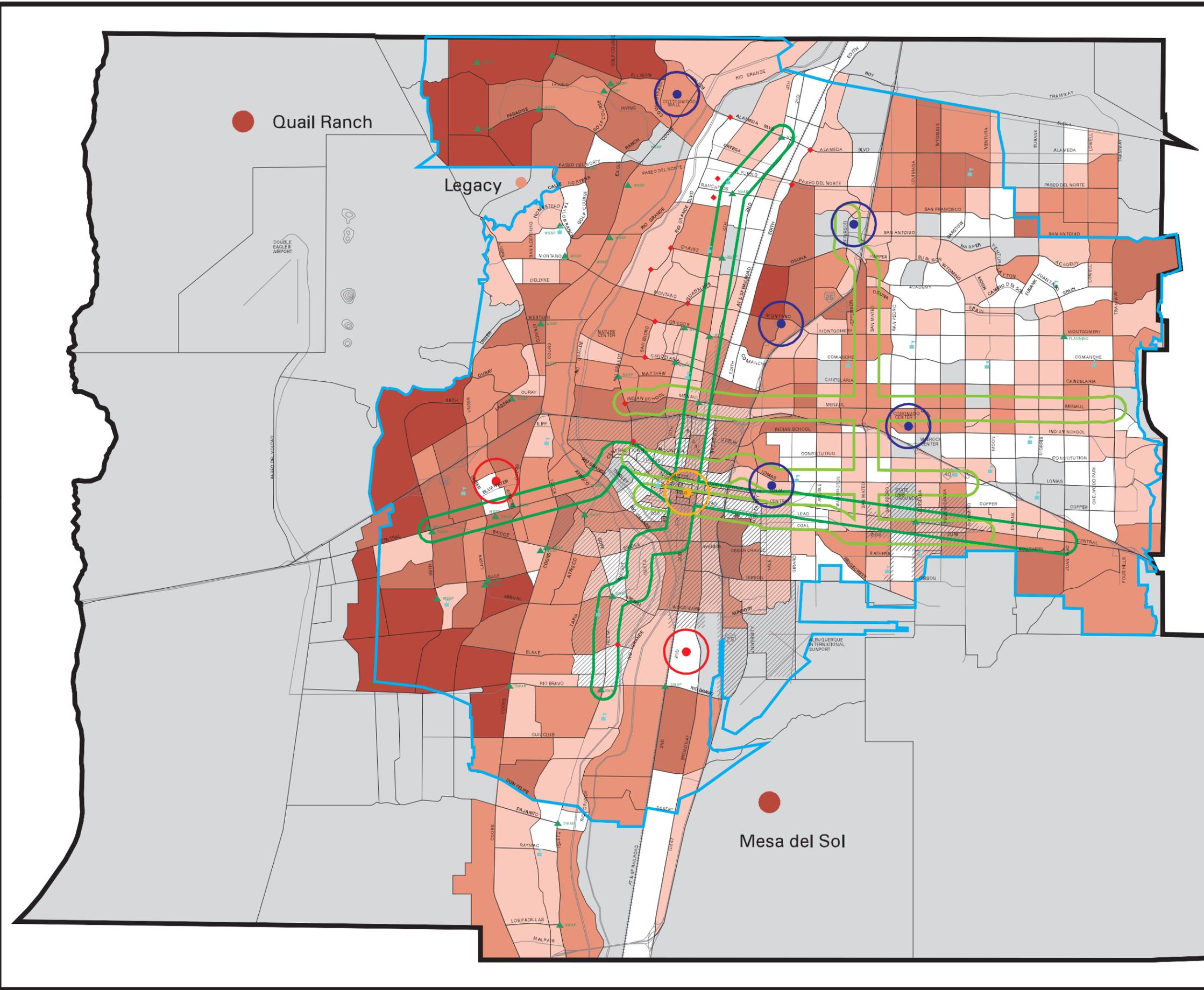
- Employment Focused Centers
- Population Focused Centers
- Population/Employment Centers
- Village Centers
- Middle Schools
- Historic Plazas



Figure 21



Scale: 1 inch = 2 miles
Map Printed January 2001



Housing Unit Change by DASZ, 2010 to 2025

Legend

- Housing Unit Change
- Between 1 and 10
- Between 11 and 40
- Between 41 and 200
- Between 201 and 500
- Greater than 501

- Metropolitan Redevelopment Areas
- 2000-2010 Corridors
- 2010-2025 Corridors

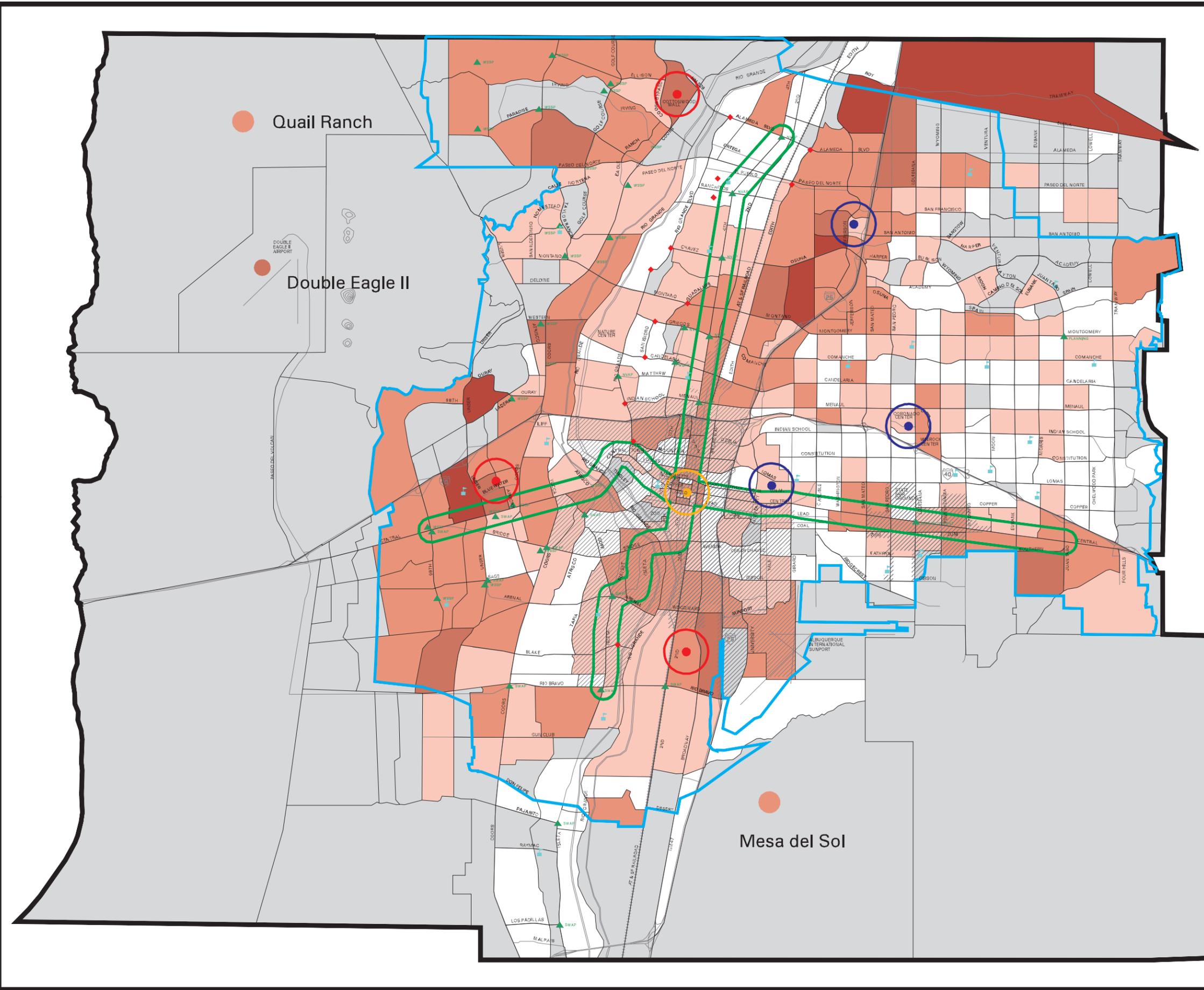
- Employment Focused Centers
- Population Focused Centers
- Population/Employment Centers
- Village Centers
- Middle Schools
- Historic Plazas



Figure 22



Scale: 1 inch = 2 miles
Map Printed January 2001



Employment Change by DASZ, 2000 to 2010

Legend

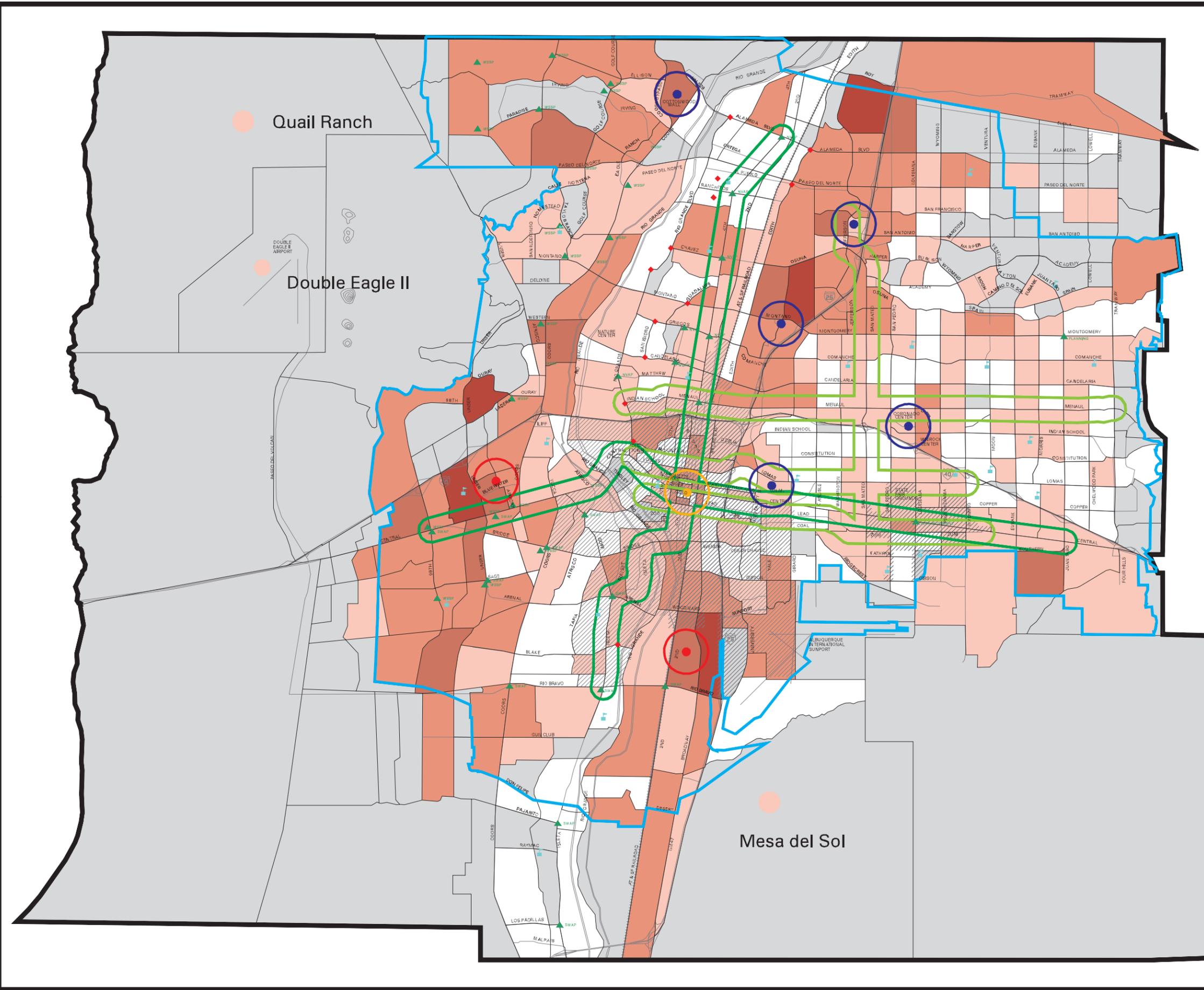
- Employment Change**
- 0 or Less
- Between 1 and 20
- Between 21 and 100
- Between 101 and 500
- Between 501 and 1000
- Greater than 1001
- Metropolitan Redevelopment Areas
- 2000-2010 Corridors
- Employment Focused Centers
- Population Focused Centers
- Population/Employment Centers
- Village Centers
- Middle Schools
- Historic Plazas



Figure 23



Scale: 1 inch = 2 miles
Map Printed January 2001



Employment Change by DASZ, 2010 to 2025

Legend

- Employment Change**
- 0 or Less
- Between 1 and 20
- Between 21 and 100
- Between 101 and 500
- Between 501 and 1000
- Greater than 1001
- Metropolitan Redevelopment Areas
- 2000-2010 Corridors
- 2010-2025 Corridors
- Employment Focused Centers
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- Population/Employment Centers
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- Middle Schools
- Historic Plazas



Figure 24



Scale: 1 inch = 2 miles
Map Printed January 2001

4.0 Examples of Mixed-Use Redevelopment Projects In Other Cities

The City’s redevelopment section, Albuquerque Development Services, conducted a scan of large-scale mixed-use redevelopment projects. Three projects were identified that can inform the implementation of the Planned Growth Strategy’s Preferred Alternative. These are the Lowry Redevelopment Project and the Stapleton Redevelopment Project in Denver, Colorado and the 500 West Park Blocks Project in Salt Lake City, Utah.

The projects were selected based on criteria involving large scale, proximity to Albuquerque, mixed-use future development, surrounding low to moderate income areas,

and public-private partnerships as an implementation vehicle. It also was important to understand how redevelopment took place on formerly contaminated sites.

The projects include a range of approaches and funding mechanisms that are appropriate especially to redevelopment activities in the County Southeast area and parts of the Atrisco area. These areas are important resources of the metropolitan area and should not be simply passed over for more easily developed parcels without platting, land assembly, and environmental contamination challenges. Such a turn of events is likely to result in lower quality

Table 40 Examples of Mixed-Use Redevelopment Projects

City	Project	Implementing Body	Size/Land Ownership	Use/ Surrounding Area	Environmental Issues	Public Sector Role	Funding
Denver	Lowry Air Force Base Redevelopment	Lowry Redevelopment Authority (LRA)	2,000+ acres; deeded to LRA in stages by U.S. Air Force	Mixed: residential (single & multifamily, affordable housing, transitional housing), commercial, retail, institutional, open space, and recreational; surrounded by primarily residential neighborhoods, some commercial	Former U.S. Air Force base; contamination related to jet fuel, residential landfill, coal-generated steam power plant, and gas station; known trichloroethylene groundwater plume.	Infrastructure investments (roads, sanitary and storm sewers, burying utility lines); open space and park development	\$309 million total development costs; 75% through revenue bonds, bank loans, real estate sales and leasing, 25% from federal, state, and local grants
Denver	Stapleton Redevelopment Project	Stapleton Development Corporation	7.5 square miles; owned by City and County of Denver	Mixed: residential (including affordable housing), urban wildlife habitats, park lands, open space, commercial, restaurant, and retail; surrounded by older (sometimes historic) neighborhoods, commercial, business, industrial, and institutional	Several areas of surface, subsurface, or groundwater contamination associated with former use as airport facility; also asbestos, PCBs, and lead-based paint associated with on-site buildings.	Sale of property; infrastructure improvements; environmental remediation; demolition of buildings and runways, zoning for entire site	Tax Increment Financing and metropolitan districts for funding infrastructure; developer advances; system development fees; state and federal grants, and General Obligation bonds
Salt Lake City	Gateway District/500 West Park Blocks Project	Salt Lake City Redevelopment Authority	650 acres total; some City-owned, some privately owned	Mixed: park and open space, commercial, retail, and residential; surrounded by Central Business District, economically deteriorated properties; low-income levels; high levels of under- or unemployed residents	Soil contamination related to former rail yard use and various industrial uses; primary contaminants were polynuclear hydrocarbons, arsenic, and lead	City’s implementation of Park Blocks project crucial to success of surrounding private development; land acquisition, environmental activities, park development, infrastructure improvements	Total development costs approximately \$11 million; Tax Increment Financing, municipal building authority bonds, City capital improvement funds, motor fuel excise bonds, special improvement district assessments, federal grants and assistance (Economic Development Administration, Housing and Urban Development, Environmental Protection Agency, Department of Transportation)

growth in the County Southeast and Atrisco areas and less efficient use of already built urban infrastructure.

The Planned Growth Strategy Preferred Alternative considers these two areas to be important locations for future urban growth, as described in Chapters 2 and 3 above. Realizing their potential will involve a new redevelopment partnership among the City, County, land owners, and the private sector.

4.1 Lowry Redevelopment Project, Denver, Colorado

Located in the heart of metropolitan Denver (6 miles east of the Central Business District), this project encompasses approximately 2,000 acres that was formerly Lowry Air Force Base. The Lowry Redevelopment Authority was formed by the cities of Denver and Aurora to serve as the master planner and developer of the former base. Lowry is being deeded over in stages by the U.S. Air Force to the Lowry Redevelopment Authority.

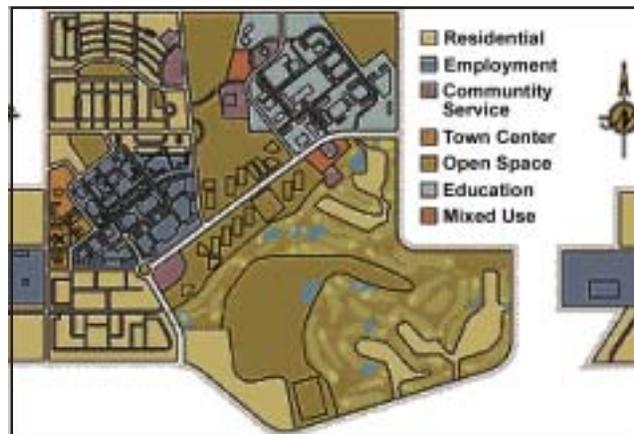


The Lowry Redevelopment Project

The area surrounding Lowry consists primarily of residential single- and multifamily, mixed-income neighborhoods. The master plan for Lowry includes residential development (single and multifamily, affordable, custom, and transitional), commercial development (bioscience, telecommunications, computer services, financial firms, and retail),

educational institutions (private and public primary schools, as well as a consortium of colleges and universities), and open space and recreational uses (urban trails, parks, playing fields, an ice arena, baseball diamonds, and public golf complex).

Total redevelopment costs are estimated at \$309 million. Approximately 75% of the total amount will be financed through revenue bonds, bank loans, real estate sales, and leasing. The remaining 25% will come from federal, state, and local grants. The Lowry Redevelopment Authority will spend approximately \$100 million to replace existing infrastructure, including over four miles of four-lane, median divided streets and 30 miles of local and secondary streets. Nearly 30 miles of water mains, 25 miles of sanitary sewers, and eight miles of storm sewers are being replaced. The entire electric and gas distribution systems are being replaced and all overhead utilities will be placed underground.



The United States Air Force is responsible for all environmental remediation at Lowry. Environmental issues at Lowry include a Trichloroethylene plume in groundwater, and other issues related to former uses, such as a coal-generated steam power plant, a gas station, and a residential landfill.

4.2 Stapleton Redevelopment Project, Denver, Colorado

The former Stapleton International Airport is a 7.5 square mile area that is currently undergoing redevelopment. Located 15 minutes from downtown Denver, the plan calls for a mixed-use, pedestrian-friendly, transit-oriented environment. The plan reinforces Stapleton's role as a regional employment center, through the creation of compact, accessible communities that integrate uses and create strong ties between the Stapleton site and the surrounding community. Uses encompass 12,000 residential units (including affordable housing), urban wildlife habitats, parks, open space, commercial, restaurant, and retail space. The project site is surrounded by older and sometimes historic residential neighborhoods; commercial, and industrial uses; large institutional uses (located at the former Lowry Air Force Base and Stapleton Airport); the 27-square mile Rocky Mountain Arsenal National Wildlife Area; the Denver County Jail; and a State Diagnostic Center.

Formed in 1995 by the City and County of Denver and the Denver Urban Renewal Authority, the Stapleton Development Corporation is a private, nonprofit organization that serves as the vehicle to lease and sell Stapleton property, which is owned by the City. Infrastructure improvements will be funded through the use of Tax Increment Financing. The Denver Urban Renewal Authority is the only entity in Denver with statutory power to fund redevelopment through the use of Tax Increment Financing.

A master developer, Forest City Enterprises, Inc., was selected in 1998 through a competitive process. Forest City Enterprises is a family-owned and publicly traded business with a commitment to mixed-use urban infill projects. The purchase agreement between Forest City and Stapleton Development Corporation

obligates Forest City to buy all developable land (approximately 2,900 acres, appraised value \$79.4 million) over a 15-year period (1,000 acres acquired every five years, with a minimum purchase of 200 acres in the first year). In addition to the purchase price, the developer is required to pay a \$15,000-per-acre system development fee totaling \$44 million to be used by the Stapleton Metropolitan District to construct and develop regional parks and open space. The City is required to accomplish all environmental remediation, demolition of buildings and runways, and zoning for redevelopment. Before Forest City is obligated to buy any land at Stapleton:

- the zoning for the entire Stapleton site must be complete;
- Tax Increment Financing mechanism must be established for funding infrastructure and Title 32 metropolitan district (independent political subdivision with the power to tax property within the district's boundaries) must be created;
- environmental remediation must occur on particular parcels; and
- structures on specific tracts must be demolished.

Environmental contamination associated with the site includes several areas of surface, subsurface, or groundwater contamination (5-10% of the entire site). A number of buildings on the site also contain asbestos, PCBs, or lead-based paint. The City Council has approved the new zoning and work on the balance of the activities is underway.

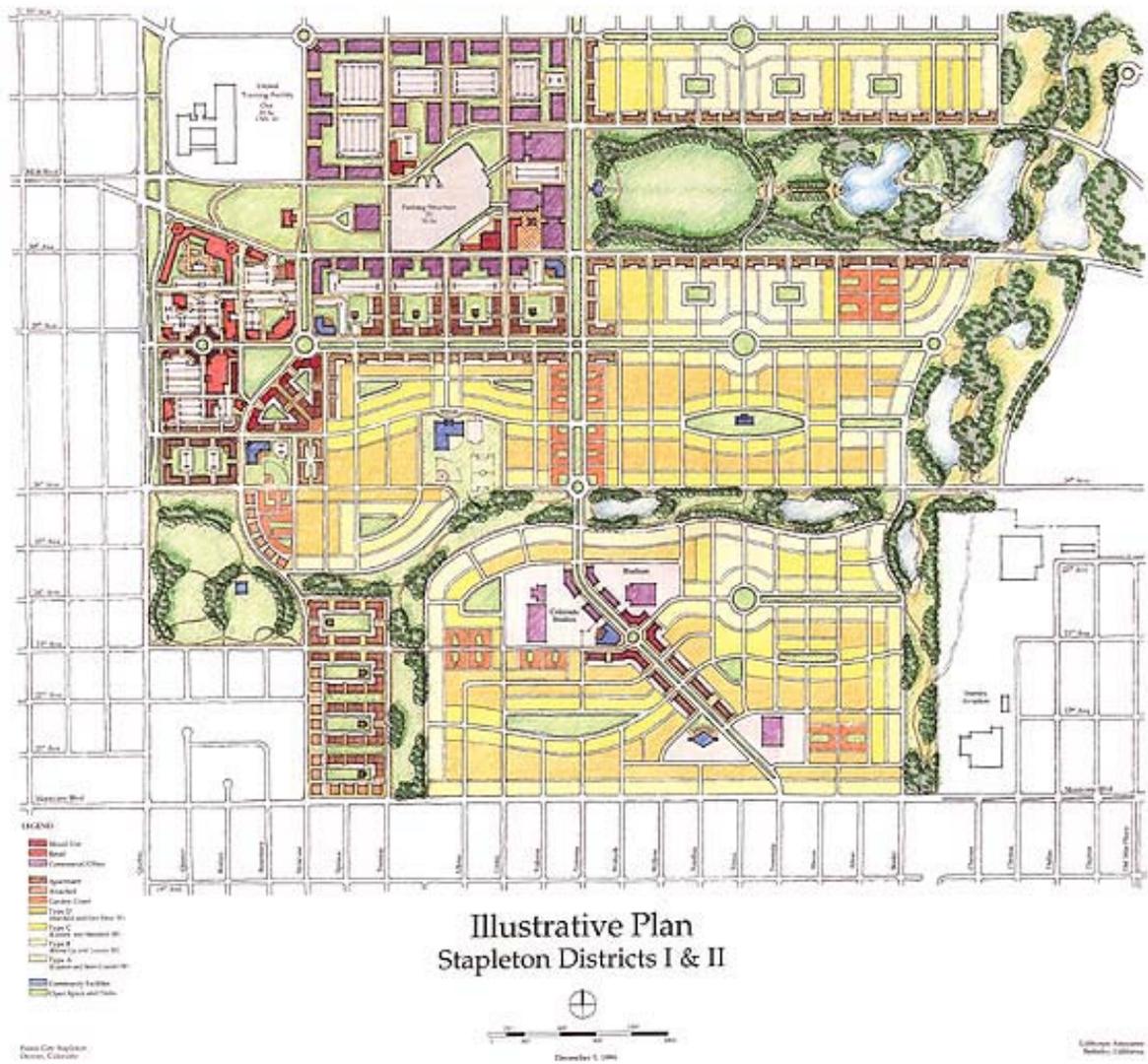
Infrastructure funding for the Stapleton project is divided into regional and local aspects. Most of the regional infrastructure needs will be funded through Tax Increment Financing, which will be funded by new property and sales tax revenues generated over 25 years. The funding will be used to directly pay for



East 29th Street Avenue - Stapleton



Town Square Building, Stapleton



4.3 500 West Park Blocks Project, Salt Lake City, Utah

infrastructure or to repay bonds or developers' advances used to build infrastructure. The system development fee (see above) is another funding source that will be used for infrastructure. Other sources include state and federal grants, metro district, private/public partnerships, and General Obligation bonds. Local infrastructure will be funded by developer advances and bonds, both of which will be repaid by a property tax mill levy imposed by the Title 32 Metropolitan District on all land at Stapleton.

The 500 West Park Blocks Project will involve the creation of a linear park with the reconstruction of 500 West Street, a major north/south street in the Gateway District of Salt Lake City. The 650-acre Gateway District is located just three blocks from the Central Business District of the city, but more than 50% of District properties are deteriorated. The Park Blocks project is expected to help stabilize the area and provide a catalyst for its revitalization.

Project activities include land acquisition; environmental assessment; removal of abandoned railroad tracks by Union Pacific Railroad; removal and replacement of street pavement; construction of curb, gutter, and sidewalk; installation of street lighting and traffic signals; and construction of widened, landscaped "Park Blocks." The project also will rebuild and upgrade water, sewer, and storm drainage lines; and upgrade other utilities in the area including the burial of overhead electric distribution lines. The total cost of the project is expected to be approximately \$11.3 million. The project design was completed, the construction contract awarded, and the project broke ground in year 2000. Project completion is expected in 2001.

The Park Blocks project is critical to the success of the \$250 million Gateway Associates mixed-use, mixed-income development that will occupy 30 acres adjacent to the project. In combination, the two projects will stabilize the area, build lender and investor confidence in the Gateway District and support significant job creation. Over 7,300 new jobs are expected to be created. The location of the project is only one block from the City's Intermodal Transit Hub (currently in the master planning process). Plans to create a park-like corridor west to the Jordan River greenway will provide regional transportation and recreational connections.

Environmental conditions at the site were investigated in Phase 1 and Phase 2 assessments prior to the purchase of the property. An Environmental Assessment was conducted for Gateway Associates before the purchase of land from Union Pacific Railroad, while a Targeted Brownfields assessment was conducted by the Environmental Protection Agency for the City on the remaining parcels. Primary contaminants of concern identified at the site included polynuclear organic hydrocarbons, lead, and arsenic in soil.

Soil concentrations exceeded residential and industrial screening levels in some areas but were not characterized as hazardous wastes. Concentrations were generally acceptable for expected adult recreational exposure. The entire project area will be covered with either pavement or landscaping and child play areas will be over-excavated and replaced with clean fill. Solids that cannot be reused on-site will either be sent to an asphalt batch plant or to the local landfill.

Financing for this project involves a combination of sources described below.

- **Tax Increment.** In 1999, the Utah legislature enacted a special two-year authorization that allows redevelopment agencies to use tax increment from an existing project area for cultural or recreational facilities in another project area. As a result, the City was able to use about \$1 million in tax increment funds collected in the Central Business District redevelopment project area for the Park Blocks project, which is located in an adjacent area.
- **Municipal Building Authority Bonds.** The City issued a total of \$4 million in Municipal Building Authority bonds for a variety of public improvements. Municipal Building Authority bond funding is being used to acquire a portion of the land and to finance the design and construction of the park for the project.
- **City Capital Improvement Funds.** City capital improvement funds were made available for the project through an exchange of funds between the Redevelopment Authority and the City. The Redevelopment Authority had sold tax-exempt bonds to finance a portion of public improvements projects in the Central Business District project area.
- **Motor Fuel Excise Bonds.** A portion of the state gasoline tax is returned to the City. \$1.5 million was set aside for the streets work in the Park Block projects using these funds.

- **Special Improvement District Assessment.** A \$1.3 million Special Improvement District was created to construct the streets and sidewalks and a portion of the other public utility improvements needed for the project. The remainder of these utility costs will be funded by the City.
- **Federal Grants and Assistance.** This project is supported by the Environmental Protection Agency which conducted the Phase 2 environmental assessment of the property; the Economic Development Administration which provided \$1.3 million in funding for street construction; and Housing and Urban Development which made available \$500,000 to acquire a portion of the land for future project expansion.



500 West Park Blocks Existing Conditions



Conceptual Drawing 500 West Park Blocks and Gateway District Projects

Notes Section 1

1. Research & Polling, Inc., City of Albuquerque, 1999 Citizens' Perceptions of Community Conditions (October 1999), 31.
2. Aside from requirements for phasing within new Planned Communities in the Reserve and Rural categories.
3. "Agreed to City of Albuquerque Urban Infrastructure Public/Private Percentage Responsibilities" developed for the Planned Growth Strategy; Growth Management Analysts, Inc.; James Nicholas, Ph.D., James Duncan and Associates, *Water and Wastewater Utility Expansion Charge Study*, City of Albuquerque, New Mexico, draft final report (February 14, 1995); and Growth Management Analysts, Inc., James Nicholas, Ph.D., James Duncan and Associates, *Water and Wastewater Utility Expansion Charge Study Supplemental Study* (City of Albuquerque, New Mexico, May 8, 1995).
4. Memo, Morris Huling, Director Albuquerque Fire Department, to Alan Armijo, Chairman, City Council Capital Improvement Program Committee of the Whole, February 23, 1999.
5. Memo, Morris Huling, Director, Albuquerque Fire Department, to Mike McEntee, Chairman, City Council Budget Committee of the Whole, April 14, 2000.
6. A software system known as FISCALS evaluates the fiscal impact of different growth scenarios. Developed by Tischler & Associates, Inc., Bethesda, Maryland.
7. Mel Scott, *American City Planning Since 1890* (Chicago: American Planning Association, 1995 edition), 238-239.
8. Laurence Gerckens, Historical Development of American City Planning. In *The Practice of Local Government Planning*, by Frank So, (Washington, D.C.: International City Management Association, 1979 edition), 36.
9. Gerckens, 38.
10. Shared Vision, *Report on Planned Communities Forum*, August 13, 1999:4.
11. Shared Vision, *Creating a Sustainable Future through Quality Growth: Strategy and Action Plan: Consensus Report on the Shared Vision Town Hall*. October 16 and 17, 1998:7.
12. Research & Polling, Inc., xviii.
13. Research & Polling, Inc., 24.
14. Institute for Social Research, University of New Mexico, Albuquerque Citizen Satisfaction Study 1997, Assessment of Policies and Services, 1997:32.
15. Shared Vision, *Planned Communities Forum*, 2, 5, 29.
16. Shared Vision, *Planned Communities Forum*, 5.
17. Shared Vision, *Creating a Sustainable Future*, 12.
18. Shared Vision, *Planned Communities Forum*, 3.
19. Shared Vision, *Planned Communities Forum*, 17.
20. In City Bill No. C/S R-149, Enactment No. 151-1990, and County Resolution AR 158-90.
21. Shared Vision, *Creating a Sustainable Future*, 7.
22. Shared Vision, *Planned Communities Forum*, 1.
23. Shared Vision, *Planned Communities Forum*, 2.
24. Shared Vision, *Planned Communities Forum*, 4.
25. Shared Vision, *Creating a Sustainable Future*, 7, 15; *Planned Communities Forum*, 1-5, 11, 12, 18-20, 28-33.
26. Shared Vision, *Creating a Sustainable Future*, 1.
27. Shared Vision, *Creating a Sustainable Future*, 8.
28. Shared Vision, *Creating a Sustainable Future*, 1, 8, 14.
29. Shared Vision, *Creating a Sustainable Future*, 12; *Planned Communities Forum*, 3.
30. Shared Vision, *Creating a Sustainable Future*, 1, 8, 11, 12, 14, 15.
31. Albuquerque/Bernalillo County, Comprehensive Plan, 1991.
32. Albuquerque/Bernalillo County, 159.
33. Shared Vision, *Creating a Sustainable Future*, 8.
34. Shared Vision, *Planned Communities Forum*, 22-25.
35. Shared Vision, *Creating a Sustainable Future*, 17.
36. Shared Vision, *Creating a Sustainable Future*, 9, 14.
37. Albuquerque/Bernalillo County, 97, 159.
38. Shared Vision, *Creating a Sustainable Future*, 9, 15.
39. Shared Vision, *Planned Communities Forum*, 3, 30.

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40. Shared Vision, *Planned Communities Forum*, 3, 34.
41. Shared Vision, *Planned Communities Forum*, 32.
42. See Section 1.1 Planned Growth Goals for Albuquerque.
43. Shared Vision, *Creating a Sustainable Future*, 15.
44. Shared Vision, *Planned Communities Forum*, 3, 18, 30, 32, 34.
45. Shared Vision, *Creating a Sustainable Future*, 10, 15.
46. Notification of Decision, Bernalillo County Board of County Commissioners, February 23, 1994, SPR-90-1-2.
47. Bill No. F/S R-199 (2), Enactment No. 60-1999, p. 22.
48. Shared Vision, *Creating a Sustainable Future*, 7, 9, 13.
49. Shared Vision, *Planned Communities Forum*, 4.
50. Shared Vision, *Creating a Sustainable Future*, 10; *Planned Communities Forum*, 6.
51. Shared Vision, *Planned Communities Forum*, 4, 6.
52. Shared Vision, *Creating a Sustainable Future*, 9.
53. Shared Vision, *Creating a Sustainable Future*, 12.
54. Shared Vision, *Creating a Sustainable Future*, 12, 16.
55. Shared Vision, *Planned Communities Forum*, 3, 4, 17, 32, 34.
56. Shared Vision, *Creating a Sustainable Future*, 16, 17.
57. Shared Vision, *Creating a Sustainable Future*, 10.
58. Shared Vision, *Creating a Sustainable Future*, 15.
59. Shared Vision, *Creating a Sustainable Future*, 10.
60. Shared Vision, *Creating a Sustainable Future*, 16, 17.
61. Shared Vision, *Creating a Sustainable Future*, 16.
62. Shared Vision, *Planned Communities Forum*, 5.
63. Shared Vision, *Creating a Sustainable Future*, 17.
64. Shared Vision, *Planned Communities Forum*, 6.
65. Shared Vision, *Creating a Sustainable Future*, 13.
66. Shared Vision, *Creating a Sustainable Future*, 13.
67. Shared Vision, *Creating a Sustainable Future*, 14.
68. Shared Vision, *Creating a Sustainable Future*, 14.
69. Shared Vision, *Creating a Sustainable Future*, 14.
70. Shared Vision, *Creating a Sustainable Future*, 14.
71. Shared Vision, *Creating a Sustainable Future*, 14.
72. Shared Vision, *Creating a Sustainable Future*, 14.
73. Shared Vision, *Creating a Sustainable Future*, 15.
74. Shared Vision, *Creating a Sustainable Future*, 14.
75. Shared Vision, *Creating a Sustainable Future*, 12.
76. Shared Vision, *Planned Communities Forum*, 16, 27.
77. Shared Vision, *Planned Communities Forum*, 5, 16, 18.
78. Shared Vision, *Planned Communities Forum*, 5.
79. Shared Vision, *Planned Communities Forum*, 3, 4, 34.
80. Shared Vision, *Planned Communities Forum*, 3, 17, 32.
81. Shared Vision, *Creating a Sustainable Future*, 12.
82. Shared Vision, *Creating a Sustainable Future*, 11.
83. Shared Vision, *Creating a Sustainable Future*, 12.
84. See Section 1.3.4 Preferences for Albuquerque's Growth and Development.
85. See Section 1.1 Planned Growth Goals for Albuquerque.
86. See "Support Infill Development and Redevelopment" in Section 1.3.4.
87. *Albuquerque Journal*, "AMREP Out, Housing Up," August 7, 1999.
88. Institute for Social Research, Citizen Satisfaction Survey, Q.71, p. 104.
89. See "Infrastructure Rehabilitation and Maintenance Needs" in Section 1.3.4.
90. Telephone conversation, Nancy Musinski, Wilson & Company, December 5, 2000.
91. James Duncan and Associates, Capital Improvements Plan for Road Impact Fees, May 1995, p. 9; and Memo, Sheryl Azar, Program Manager, OMB/Capital Improvements Program to Steve Gallegos, Chairman, City Council Finance Committee, "Impact Fees," November 16, 1994.
92. Parsons Engineering Science, Inc., City of Albuquerque Water and Wastewater Utility Program Assessment (March 1997).
93. Memo, Larry Blair, Director, Public Works Department, to Mike McEntee, Chairman, Budget Committee of the Whole, May 18, 2000, p. 7.
94. Memo, George Selvia, Director, City of Albuquerque Public Works Department, to Ken Balizer, City Council Budget and Systems Coordinator, December 23, 1988, pp. 4-7.
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95. Note that the Transportation Tax has a 10-year sunset.
96. As discussed later, the Planned Growth Strategy recommends evaluating the City's street rehabilitation need level given widely varying reports.
97. City of Albuquerque and County of Bernalillo, "Request for Proposals: Planned Growth Strategy," pp. 15-16.
98. See "Support Infill Development and Redevelopment" in Section 1.3.4.
99. See "Combining Development Inducements and Constraints - Class 1 and 2 Vacant Land" in Section 1.3.6.
100. Memo, Larry Blair, Director, City of Albuquerque Public Works Department, to Mike McEntee, Chairman, City Council Budget Committee of the Whole, March 30, 2000, p. 19.
101. See "Infrastructure Rehabilitation and Maintenance Needs" and "Support Infill Development and Redevelopment," both in Section 1.3.4.
102. Planned Growth Strategy, Part 1 - Findings Report, Section 4.5.1 Transportation System Findings, Summary.
103. See Part 1, Section 2 - The Benefits of Growth to the Bernalillo County Economy, 2000-2020.
104. Parsons Engineering Science, Inc., Water and Wastewater Utility Program Assessment, 5-1.
105. See Part 1, Section 4.3.3 Drainage System Findings, Cost Analysis for Drainage System, and "Projects to Provide New Infrastructure" in Section 4.3.3.
106. See "Infrastructure Rehabilitation and Maintenance Needs" and "Fostering Community" in Section 1.3.4.
107. Shared Vision, *Planned Communities Forum*, 6.
108. Shared Vision, *Creating a Sustainable Future*, 14.
109. See Section 1.3.4 Preferences for Albuquerque's Growth and Development and "Support Infill Development and Redevelopment" within Section 1.3.4.
110. Please refer to "Constraints on Development" in Section 1.3.6 above for a discussion of the reasons for classifying these as separate areas.
111. Note that the blue cross hatching indicating Recently Approved Subdivision turns a blue-green color when printed on top of the yellow color of residential vacant parcels.
112. See "Infrastructure Rehabilitation and Maintenance Needs" in Section 1.3.4. and Shared Vision, *Creating a Sustainable Future*, 14.
113. Shared Vision, *Planned Communities Forum*, 6.
114. Shared Vision, *Creating a Sustainable Future*, 14, 16.
115. See "Combining Development Inducement and Constraints - Class 1 and 2 Vacant Land" in Section 1.3.6 for the meaning of these terms.
116. Please refer to "Development Inducements - Recent Construction Activity" in Section 1.3.6 for a discussion of the subareas.
117. See "Wastewater system infrastructure" in Section 1.3.6.
118. The 900 acre per year figure was derived in a manner consistent with the Downtown and Balanced Scenarios, i.e., that development intensities would increase somewhat. The Part 1 - Findings Report of the Planned Growth Strategy indicates that average single family residential densities are 5.7 units/acre within the 1960 City Boundary, 4.5 units/acre in the Water Service Area, and 2.6 units/acre outside the Water Service Area. The density increase assumption was endorsed in principle by Shared Vision Town Hall participants. It suggests that average future development (not all development) should be approximately at the current levels within the 1960 City Boundary. (See "Infrastructure Rehabilitation and Maintenance Needs" and "Fostering Community" in Section 1.3.4.) The Preferred Alternative focuses mainly on increased densities along plan-designated corridors and in activity centers. The Planned Growth Strategy also recommends that any increase in development intensity be based upon adopted area, sector, corridor, etc. plans created through the participation of area residents, developers, and other stakeholders. Such policy should result from community participation in a strengthened planning process.
119. Blueprint for Action, City of Albuquerque Planning Department, 1998. North Valley, Foothills, West Side, East Gateway, Central Albuquerque, Near Heights, Mid-Heights Human Services Needs Assessment, City of Albuquerque Department of Family and Community Services, April, 1999.
120. Traditional Neighborhood Development principles are summarized below in "Building New Communities on the Fringe" in Section 2.1.3.
121. Traditional Neighborhood Development principles are summarized below in "Building New Communities on the Fringe" in Section 2.1.3.

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122. Design Collaborative Southwest Architects, Westside Community Center and Village Center Design Guidelines and How to Create Village and Community Centers, 1998.
123. Consensus Planning, Inc., and Kell + Craig Architects, Long Range Plan for Community Facilities, April 1999.
124. Traditional Neighborhood Development principles are summarized below in "Building New Communities on the Fringe" in Section 2.1.3.
125. For the purposes of the Planned Growth Strategy, Mesa del Sol is considered in Section 2.1.9 dealing with legally defined Planned Communities in the Comprehensive Plan Reserve and Rural Areas although it was annexed during this period.
126. Design Collaborative Southwest Architects.
127. Traditional Neighborhood Development principles are summarized below in "Building New Communities on the Fringe" in Section 2.1.3.
128. Donald Jackson (ed.), The Journals of Zebulon Montgomery Pike, Vol. 1 (Normal: University of Oklahoma Press, 1966), 40.
129. Adobe Acres is an exception to this situation.
130. Angela Acosta, El Vocero del Valle Sur, 1995.
131. South Valley Study Groups, Summary Public Meeting: Report to Bernalillo County Commission. E.O.B. Community Center, Centro Familiar, S.W., January 6, 1982.
132. These principles have been described above in "Building New Communities on the Fringe" in Section 2.1.3.
133. These projects are presented in Chapter 4.
134. This term has been discussed above in "Constraints on Development" in Section 1.3.6.
135. These projects are summarized in Chapter 4.
136. These principles have been described above in "Building New Communities on the Fringe" in Section 2.1.3.
137. A summary of the Town Hall participants' comments are provided in Section 1.3.4 and in the Town Hall reports in Appendix A.
138. See Figure 8 in Part 1.
139. Transfer of Development Rights is described in Section 7.6.
140. See Part 1, Section 2.3.1 Historic Land Absorption, 1990–1997.
141. These areas are described and identified in Chapter 2.0 Preferred Alternative – Subarea Descriptions and on Figures 3 and 18.
142. For a more complete discussion, please refer to "Constraints on Development" and "Combining Development Inducements and Constraints – Class 1 and 2 Vacant Land" in Section 1.3.6.