

3.0 Alternative Scenarios

Two alternatives to the Trend Scenario, as represented by MRGCOG population and employment projections, were developed to test the impact of growth patterns on infrastructure requirements. The methodology for distribution of population and employment growth within Bernalillo County for each of the three scenarios is described below. Figures 10–15 in Chapter 2 show the scenarios spatially. Table 41 summarizes population and employment growth by Community Planning Area for the three scenarios—Trend, Balanced, and Downtown—while Table A.1 in Appendix A details the allocations according to Data Analysis SubZones (DASZ) shown in Figure 16 (pg.75).

Table 41 Population and Employment Growth by Community Planning Area

CPA	1990		1995		2020					
	Pop.	Emp.	Pop.	Emp.	Trend Scenario		Balanced Scenario		Downtown Scenario	
					Pop.	Emp.	Pop.	Emp.	Pop.	Emp.
Central Abq.	20,346	29,906	19,247	31,650	19,232	37,208	29,756	38,084	25,343	52,561
E Gateway	48,669	10,390	52,007	14,478	55,327	20,294	55,327	19,353	55,352	20,340
Foothills	40,122	6,410	45,431	8,565	52,324	12,538	52,114	11,950	52,649	11,057
Mid-Heights	81,998	51,135	82,276	64,812	80,863	79,577	83,863	76,383	82,009	89,176
N Abq.	34,536	8,329	40,887	14,231	56,755	19,019	54,986	17,820	58,447	18,445
N Valley	49,193	40,918	49,999	55,887	57,342	91,361	60,318	82,343	60,147	88,212
Near Heights	75,517	55,446	77,991	63,700	77,606	79,616	88,606	80,396	81,893	83,108
S Valley	41,258	8,195	43,009	9,278	46,350	16,458	51,652	16,320	46,509	15,275
SW Mesa	31,219	5,016	33,887	6,101	60,395	17,263	45,182	37,785	55,000	13,782
West Side	32,970	5,783	47,322	10,634	106,244	40,717	93,196	34,222	104,862	37,500
SW Outside	0	35	11	90	28	194	27	94	9	90
NW Outside	1,199	94	1,311	86	6,784	6,926	1,545	3,225	1,099	86
SE Outside	8,594	20,979	8,717	20,350	20,558	26,238	29,758	30,548	18,659	19,620
Total	465,621	242,636	502,095	299,862	639,808	447,409	646,330	448,523	641,978	449,252
East Mountains	12,480	1,008	15,391	1,553	30,198	4,139	23,698	3,054	28,025	3,178
Isleta Reservation	2,171	366	2,332	888	3,069	2,784	3,069	2,784	3,069	2,077
Sandia Reservation	305	297	383	399	659	850	638	822	659	677
County Total	480,577	244,307	520,201	302,702	673,734	455,182	673,735	455,183	673,731	455,184

3.1 Trend Scenario

The Trend Scenario is the 25-year socioeconomic forecast developed by the MRGCOG for use in transportation modeling. This scenario emphasizes a continuation of established trends toward development on the West Side and in the far northeast portion of the urban area.



Westside development

3.1.1 Employment

- Employment growth in the Trend Scenario is dispersed. The North I-25 area is projected to grow the most, with nearly 10,000 new jobs along the Interstate, and an additional 22,000 adjacent to the corridor. Other areas projected to add more than 5,000 jobs each include Uptown, the Seven Bar Area, and the Airport. Only 1,500 new jobs are projected in the Central Business District.
- New employment centers are projected to develop at Mesa del Sol (7,700 jobs), Westland (5,966 jobs), and Quail Ranch (2,702 jobs).

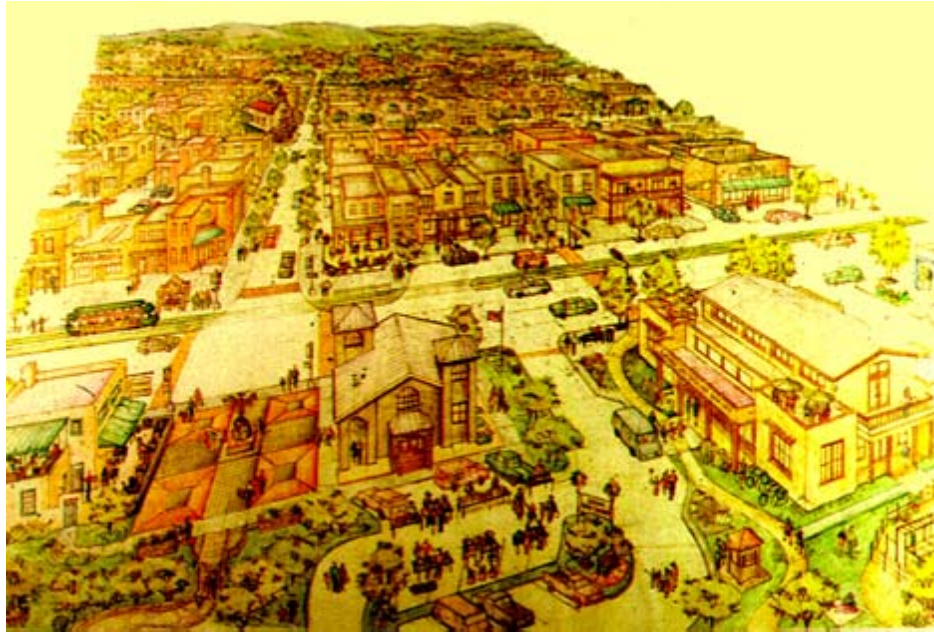
3.1.2 Population

- Population growth in the Trend Scenario is also more dispersed than in the Balanced and Downtown Scenarios. Approximately 15% of County population growth is projected in planned communities at the fringe of the urban area, including an increase of 4,216 in Quail Ranch, 11,588 in Mesa del Sol, and 7,342 in Westland.
- The West Side Community Planning Area, excluding Westland, is projected to absorb 32% of projected growth; and the Southwest Mesa Community Planning Area is projected to absorb 17% of projected growth. This means an additional 51,000 people in the West Side and 26,500 in the Southwest Mesa by 2020.
- In contrast to the projected growth on the West Side, population decreases are projected for Central Albuquerque, the Near Heights, the Mid-Heights, and older portions of the Foothills, East Gateway, and the North Valley—approximately the areas within the 1960 City Boundary.

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- Outside the urban area of Bernalillo County, a population increase of 14,807 is projected for the East Mountain Area.

3.2 Balanced Scenario

This scenario presents a more compact distribution of population and employment than the Trend but concentrates infill along key corridors rather than in the Downtown area. Employment distribution is balanced with population. Key employment growth areas are the Atrisco Business Park and Mesa del Sol. This scenario proposes that Central Avenue and a north/south corridor extending along Isleta to 4th Street become transit-oriented, higher density corridors.



Mesa del Sol conceptual drawing

3.2.1 Employment

- This scenario has less population growth west of the river and more employment growth there to create a balance between population and jobs and reduce the need for West Side residents to cross the river for work. See Figure 17 (pg.77).
- Atrisco Business Park is considered a major employment area by 2020, with total employment of about 30,000 in the area. This scenario places about 20,000 more jobs at Atrisco Business Park than the Trend. Such dramatic employment growth is counter to current trends. Strategies to improve the corporate image of this area, infrastructure improvements, and drainage improvements will be needed to make this a reality. Because warehousing is not labor intensive, other types of businesses must be located in the area to achieve this level of employment growth. For the analysis, employment was redistributed from the Quail Ranch area, Westland North, and North I-25 to Atrisco Business Park.
- Employment in Mesa del Sol is increased to 13,000 jobs, approximately 5,200 jobs more than the Trend. These jobs were redistributed from the Airport area and North I-25.

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- This scenario assumes redevelopment of the State Fairgrounds, with the addition of 5,000 jobs. These jobs are redistributed from all areas south of I-40 and east of the river.
 - Population serving employment was moved into areas with population growth from areas with reduced population growth.

3.2.2 Population

- Mesa del Sol population is assumed to reach over 21,000 by 2020. This represents an increase of 9,200 above Trend projections. Population was redistributed from the Quail Ranch area and the west end of Paradise Hills.
- Population in the Central Avenue corridor from Atrisco Business Park to Uptown increased by 25,000 above the MRGCOG projection. This is considered to be an affordable corridor with transit service. Population was added to the Central Avenue corridor and the major centers along the corridor: the Central Business District, Uptown, and University of New Mexico. Population is redistributed from the Far Southwest Mesa, East Mountain area, South I-25 corridor, Seven Bar area, and Far Northeast. See Figure 18 (pg 79).
- The population of the Bridge-Isleta-4th Street corridor increased by 9,000. Population was redistributed from elsewhere in the Valley.

3.3 Downtown Scenario

This scenario emphasizes higher densities in selected centers and corridors, with a major concentration in the Downtown, University of New Mexico, and Uptown areas to create an employment center sufficient for successful transit. This scenario modifies the land use concept presented in the Transportation Evaluation Study by better balancing population and employment in the Uptown and Central Business District employment centers. The Planned Growth Strategy will test the impact of significant infill in older areas on existing water, sewer, and drainage infrastructure.



Downtown infill development

3.3.1 Employment

- Major concentrations of employment are in the Central Business District, the University area, and Uptown. Jobs in these centers were redistributed from Mesa del Sol and the far West Side. Research conducted during the prior Transportation Evaluation Study transportation/land use studies shows that communities with Downtown employment of 40,000 or more have more successful transit systems

than communities with smaller downtowns. The Transportation Evaluation Study land use alternative concentrates employment in the Downtown–University of New Mexico area in a manner that will support transit. See Figure 19 (pg. 81).

3.3.2 Population

- The Downtown Scenario creates a more compact distribution of population in the County than the Trend Scenario. Less development is shown in fringe areas of the far northwest and far southwest than in the Trend. See Figure 20 (pg.83).
- A total of 5,000 population would be added to the Central Business District and the fringe of the Downtown core. Population was redistributed from Mesa del Sol, rural portions of the Valley, and the East Mountain area.

The population of Uptown increased 1,000 above the Trend. Population was redistributed from the Airport area.

3.4 Implementation

Implementing any of these scenarios involves coordinating comprehensive planning for land use and public facilities. In particular, implementing the Downtown and Balanced Scenarios will require the integration of annexation policy; Capital Improvements Programs; Comprehensive, Area, and Sector plans; impact fees; and other policies and programs. Special emphasis will be required on the ways in which redevelopment can be encouraged, such as through revisions to the City’s Development Procedures Manual, which would reduce the difficulty of infill and redevelopment. To achieve the anticipated increases in densities associated with the compact development in the Downtown and Trend Scenarios, the City and County will need both to revise their approach to impact fees and reduce the number of new acres served annually. Increases in land use efficiency of the kind assumed in the Balanced and the Downtown Scenarios would result from such actions with a minimum of other policy intervention.

In the Part 2 Report on the Preferred Alternative, which will be submitted as part of this Planned Growth Strategy, we will address the set of policies, ordinances, and actions that would be required to implement the final Preferred Alternative.

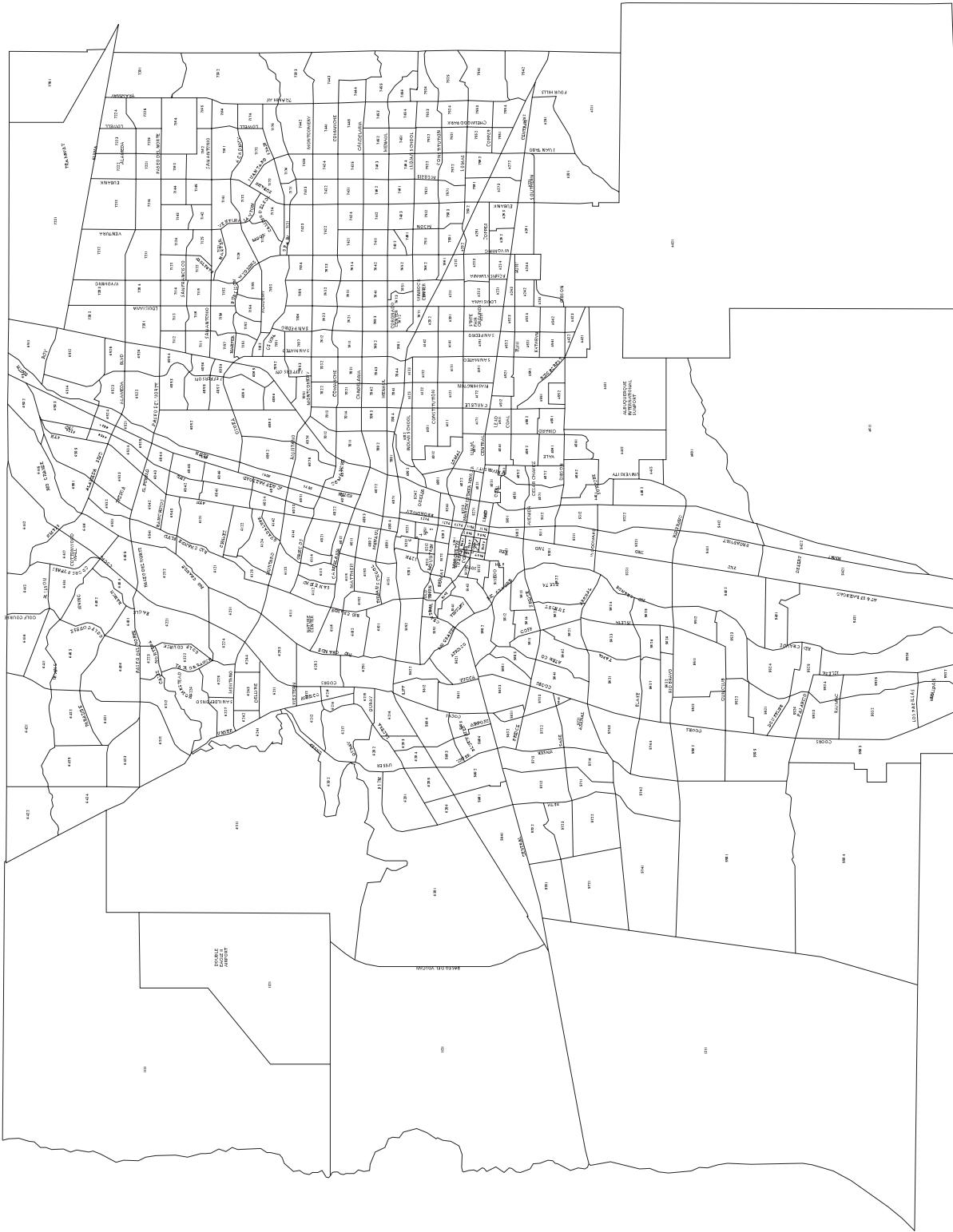
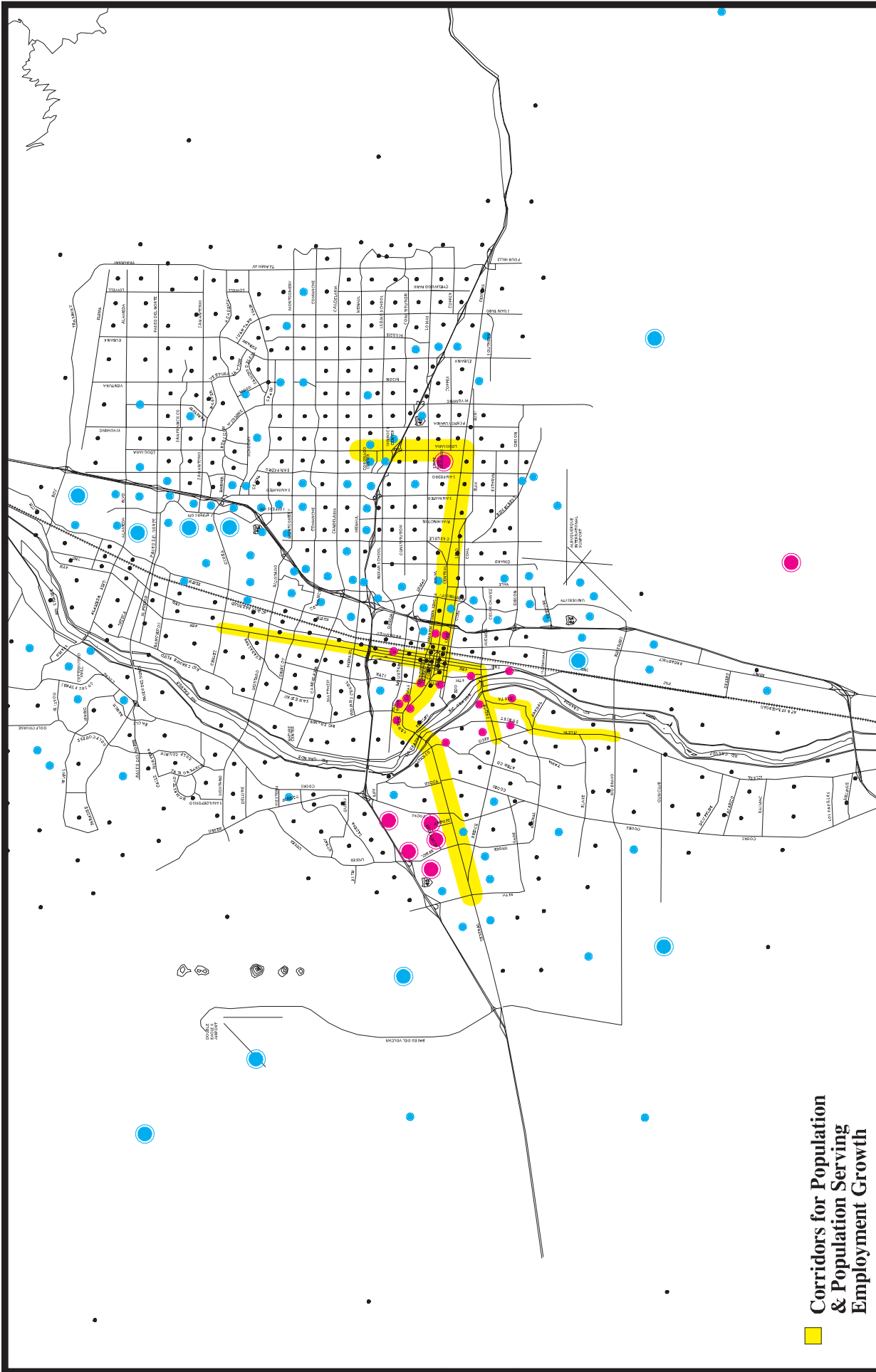


Figure 16
Data Analysis SubZones

Scale: 1 inch = 3 miles
 Map Printed November 30, 1998

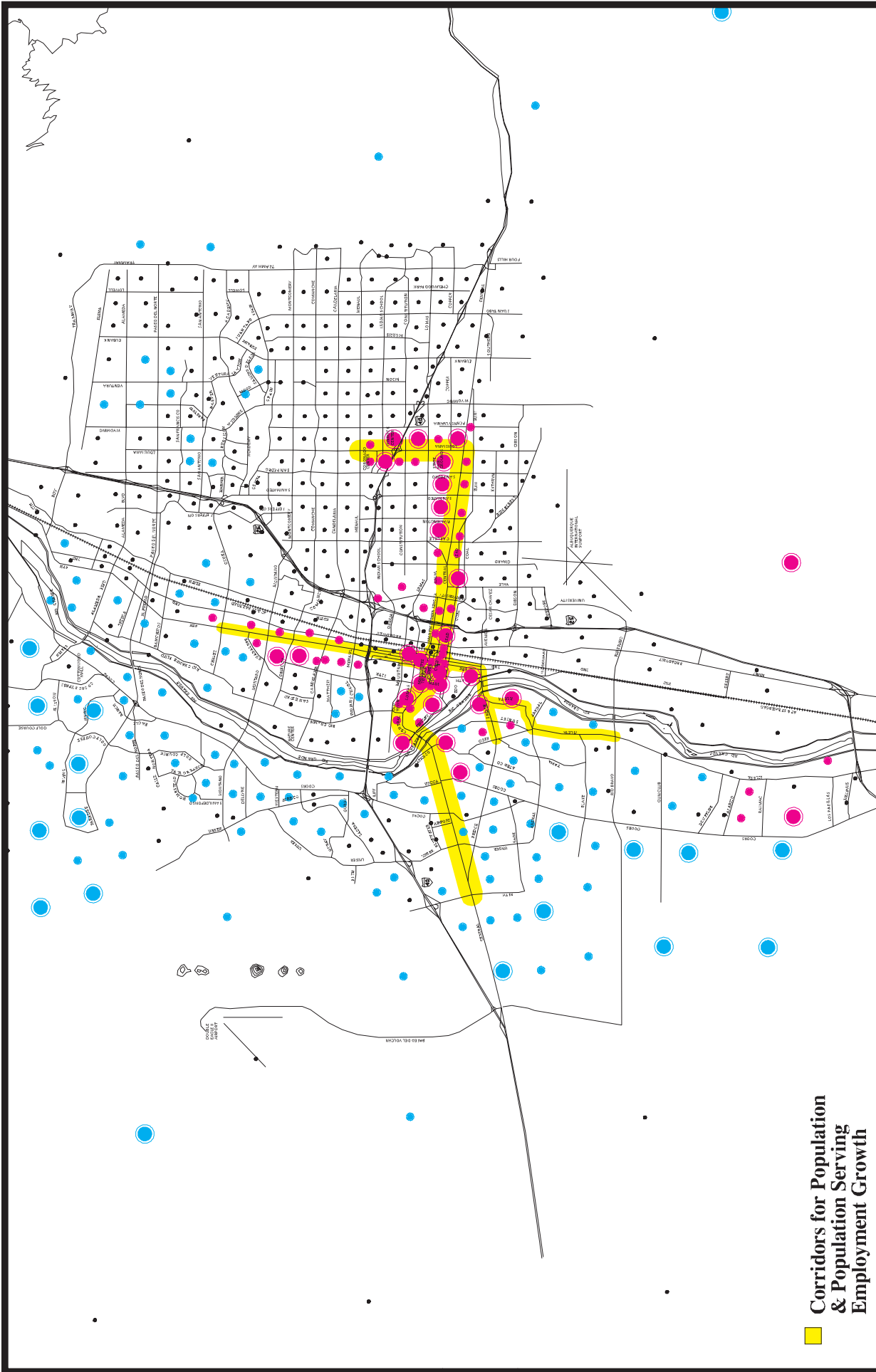


- Corridors for Population & Population Serving Employment Growth
- Greater than -501
- Between -51 and -500
- Between -50 and 50
- Between 51 and 500
- Greater than 501



Scale: 1 inch = 3 miles
 Map Printed May 1999

Figure 17
Difference between Balanced & Trend Scenarios
Projected Employment Growth by DASZ, 1995 to 2020



Scale: 1 inch = 3 miles
Map Printed May 1999

Figure 18
Difference between Balanced & Trend Scenarios
Projected Population Growth by DASZ, 1995 to 2020

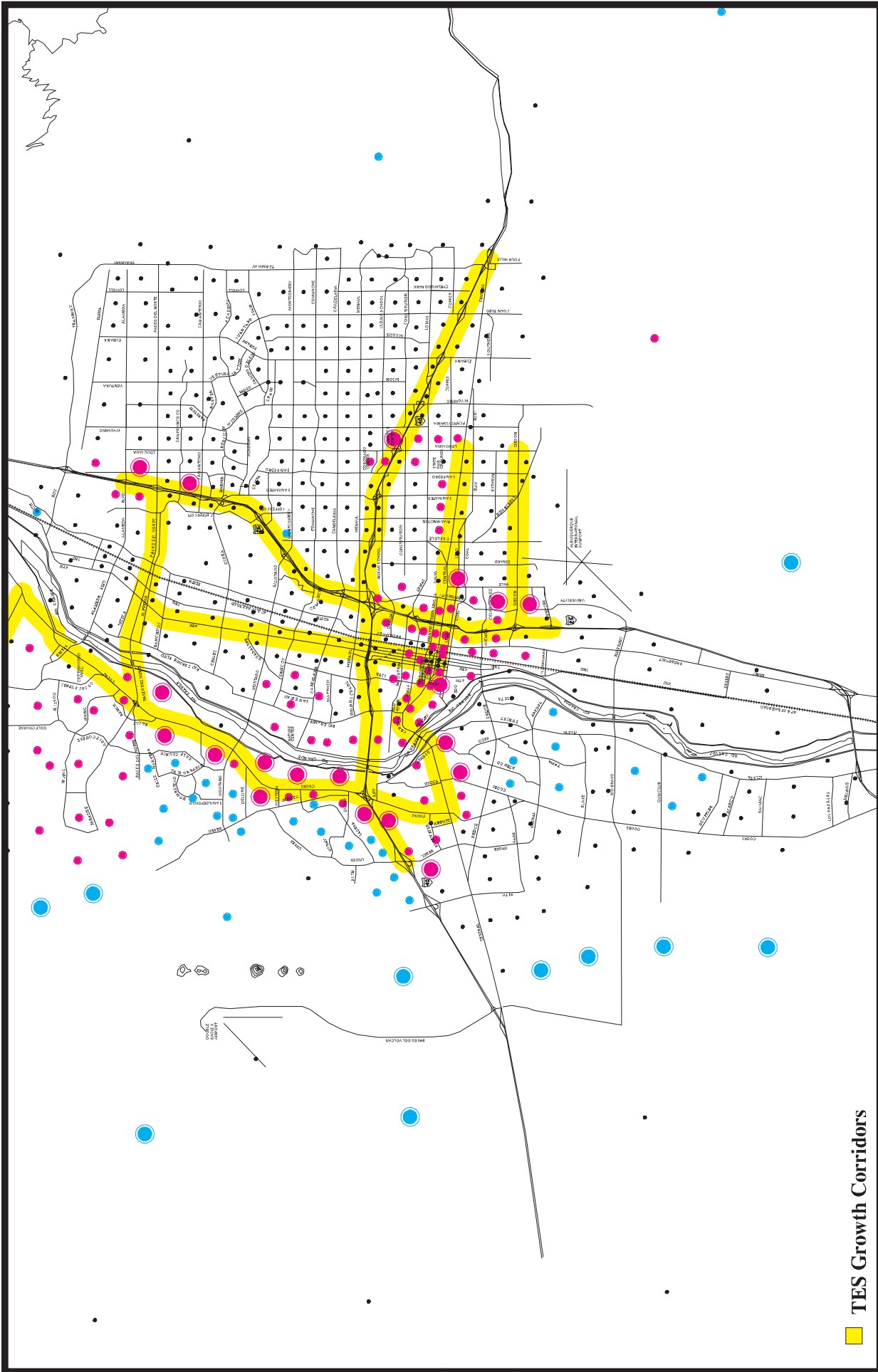
- Corridors for Population & Population Serving Employment Growth
- Greater than -501
- Between -51 and -500
- Between -50 and 50
- Between 51 and 500
- Greater than 501



Scale: 1 inch = 3 miles
 Map Printed May 1999

Figure 19
Difference between Downtown & Trend Scenarios
Projected Employment Growth by DASZ, 1995 to 2020

- TES Growth Corridors
- Greater than -501
- Between -51 and -500
- Between -50 and 50
- Between 51 and 500
- Greater than 501



Scale: 1 inch = 3 miles
 Map Printed May 1999

Figure 20
Difference between Downtown & Trend Scenarios
Projected Population Growth by DASZ, 1995 to 2020

- TES Growth Corridors
- Greater than -501
- Between -51 and -500
- Between -50 and 50
- Between 51 and 500
- Greater than 501