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

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Abq.</td>
<td>20,346</td>
<td>29,906</td>
<td>19,247</td>
<td>31,650</td>
<td>19,232</td>
<td>37,208</td>
</tr>
<tr>
<td>E Gateway</td>
<td>48,669</td>
<td>10,390</td>
<td>52,007</td>
<td>14,478</td>
<td>55,327</td>
<td>20,294</td>
</tr>
<tr>
<td>Foothills</td>
<td>40,122</td>
<td>6,410</td>
<td>45,431</td>
<td>8,656</td>
<td>52,324</td>
<td>12,538</td>
</tr>
<tr>
<td>Mid-Heights</td>
<td>81,998</td>
<td>51,135</td>
<td>82,276</td>
<td>64,812</td>
<td>80,863</td>
<td>79,577</td>
</tr>
<tr>
<td>N Abq.</td>
<td>34,536</td>
<td>8,329</td>
<td>40,887</td>
<td>14,231</td>
<td>56,755</td>
<td>19,019</td>
</tr>
<tr>
<td>N Valley</td>
<td>49,193</td>
<td>40,918</td>
<td>49,999</td>
<td>55,887</td>
<td>57,342</td>
<td>91,361</td>
</tr>
<tr>
<td>Near Heights</td>
<td>75,517</td>
<td>55,446</td>
<td>77,991</td>
<td>63,700</td>
<td>77,606</td>
<td>79,616</td>
</tr>
<tr>
<td>S Valley</td>
<td>41,258</td>
<td>8,195</td>
<td>43,009</td>
<td>9,278</td>
<td>46,350</td>
<td>16,458</td>
</tr>
<tr>
<td>SW Mesa</td>
<td>31,219</td>
<td>5,016</td>
<td>33,887</td>
<td>6,101</td>
<td>60,395</td>
<td>17,263</td>
</tr>
<tr>
<td>West Side</td>
<td>32,970</td>
<td>5,783</td>
<td>47,322</td>
<td>10,634</td>
<td>106,244</td>
<td>40,717</td>
</tr>
<tr>
<td>SW Outside</td>
<td>0</td>
<td>35</td>
<td>11</td>
<td>90</td>
<td>28</td>
<td>194</td>
</tr>
<tr>
<td>NW Outside</td>
<td>1,199</td>
<td>94</td>
<td>1,311</td>
<td>86</td>
<td>6,784</td>
<td>6,926</td>
</tr>
<tr>
<td>SE Outside</td>
<td>8,594</td>
<td>20,979</td>
<td>8,717</td>
<td>20,350</td>
<td>20,558</td>
<td>26,238</td>
</tr>
<tr>
<td>Total</td>
<td>465,621</td>
<td>242,636</td>
<td>502,095</td>
<td>299,862</td>
<td>639,808</td>
<td>447,409</td>
</tr>
<tr>
<td>East Mountains</td>
<td>12,480</td>
<td>1,008</td>
<td>15,391</td>
<td>1,553</td>
<td>30,198</td>
<td>4,139</td>
</tr>
<tr>
<td>Isleta Reserv</td>
<td>2,171</td>
<td>366</td>
<td>323</td>
<td>807</td>
<td>3,069</td>
<td>2,784</td>
</tr>
<tr>
<td>Sandia Reserv</td>
<td>305</td>
<td>297</td>
<td>383</td>
<td>399</td>
<td>659</td>
<td>850</td>
</tr>
<tr>
<td>County Total</td>
<td>480,577</td>
<td>244,307</td>
<td>520,201</td>
<td>302,702</td>
<td>673,734</td>
<td>455,182</td>
</tr>
</tbody>
</table>

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.
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.
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.

#### 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.
• 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.

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 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
Figure 19
Difference between Downtown & Trend Scenarios
Projected Employment Growth by DASZ, 1995 to 2020
Figure 20
Difference between Downtown & Trend Scenarios
Projected Population Growth by DASZ, 1995 to 2020

Scale: 1 inch = 3 miles
Map Printed May 1999