What is the Planned Growth Strategy?

Implementable and effective

- Town halls
- Citizens’ surveys
- Consultants
- Policies adopted by the City & Bernalillo County
- Growth management in other communities
What the Growth Strategy is NOT.

- Not “No Growth” or “Slow Growth”
- No Growth Boundary
- Incentives for development consistent with plans
What the Public Told Us They Wanted

7 Basic Ideas

- Local government should play a proactive role
- Whether in new or older areas, not just development, but community
What the Public Told Us They Wanted

7 Basic Ideas

• The existing community – neighborhoods, schools and businesses – comes first in vitality and development

• Maintain, rehabilitate & improve infrastructure in existing neighborhoods
What the Public Told Us They Wanted

7 Basic Ideas

- Grow efficiently – develop first where infrastructure exists
- Don’t just plan – implement
- Keep us involved
The Existing Community Should Come First in Vitality and Development

“In your neighborhood have you noticed in the last year a decline in the appearance of properties, or that owner-occupied homes are turning into rentals?”

30% of Albuquerqeans said “yes”
The Existing Community Should Come First in Vitality and Development

Resale values of houses declined relative to inflation in many areas

<table>
<thead>
<tr>
<th>1960 City Boundaries</th>
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<tbody>
<tr>
<td>Downtown</td>
<td>-2.31</td>
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<tr>
<td>Near Heights</td>
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<tr>
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<th>Water Service Area</th>
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<tbody>
<tr>
<td>Far Northeast Heights</td>
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<tr>
<td>North Valley</td>
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<tr>
<td>Northwest Heights</td>
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<td>Southwest Mesa</td>
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<tr>
<td>Paradise Hills</td>
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<tr>
<td>Sandia Heights</td>
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<tr>
<td>North Albuquerque Acres</td>
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<td>Subtotal</td>
<td>1.30</td>
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<tr>
<td>Total</td>
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Rehabilitate and Improve Infrastructure in Existing Neighborhoods

- Back-log of rehabilitation and deficiency needs
  - $1.9 billion dollars for rehab
  - $750 million for deficiencies
Build Community in New and Older Areas

Increased dependence on the automobile
Provide Infrastructure in a Timely Way to Support Growth.

Under current plans, congestion increases from 320 lane miles to over 1,100 in 25 years.
Provide Infrastructure in a Timely Way to Support Growth

- Middle Rio Grande Connections Report
  - 50% decline in road system over next 25 years
- Travel Speed Decreases by 35%
- Distances Increase by 15%
Build Community in New and Older Areas

- Building Bedroom Subdivisions at the Fringe
Infrastructure Costs – 25 Years

Planned growth saves $355 million in infrastructure costs compared to Trend.

Private Transportation Costs – 25 years

Planned growth saves $1 to $1.4 billion in private transportation costs.
Benefits of Growth Management
Bernalillo County Economic Analysis

- 2,500 more jobs in local economy
- $57 million per year in additional earnings
- $153 million per year in economic activity
- Trend has a negative economic impact
How Does Planned Growth Strategy Protect Open Space and the Environment?

- More compact development – saves 5,900 acres over next 25 years
- Water conservation goal increased to 150 gallons per person / day
- Development standards to conserving water, air, energy resources, etc.
- Improve air quality by reducing car travel and increasing transit
Environmental Pollution & Asthma Problems at Elementary Schools
Implementation

- Preferred Alternative
- Zoning and Design Standards
- Revitalize Older Neighborhoods
- Capital improvement Program
- Impact Fees
- Concurrency
- Development Agreements
- Coordinated City, County, APS, Regional Planning
Preferred Alternative Employment Growth 2000-2025

2000 to 2010

2010 to 2025
Principles of Preferred Alternative

- Growth within the area served with urban water and sewer service
- Use existing road capacity in South & Southwest area
- Jobs closer to housing on the West side.
- Housing growth distributed from north to south on the West side.
- Community centers from West Side Area Plan, Southwest Area Plan, North Valley Area Plan.
- Use Middle School and Elementary Schools as neighborhood centers
Principles of Preferred Alternative

• Priority Centers
  • Downtown – housing priority
  • Uptown, UNM, Renaissance, Cottonwood – balanced employment & housing
  • Atrisco and Sunport – employment priority

• Priority Corridors
  • 2000-2010: Central and 4th Street & Isleta
  • 2010-2025: San Mateo, Lomas, and Menaul.
Principles of Preferred Alternative

- Volcano Cliffs / Horizon in Northwest
- Pajarito in Southwest
- Low growth in East Mountain Area
How Does the Planned Growth Strategy Build Communities?

Traditional Neighborhood Development Principles

- Build neighborhoods
- 7,000 to 10,000 residents
- Neighborhood Center:
  - Elementary school
  - Neighborhood park / plaza
  - Stores and public facilities
How Does the Planned Growth Strategy Build Communities?

Traditional Neighborhood Development Principles

- Most homes are within a 10 minute walk of center and school
- School as community center
- Tree-shaded, pedestrian & bicycle-friendly streets and trails
- Open space integrated into neighborhood
Traditional Neighborhood Development
How Does the Planned Growth Strategy Prioritize Existing Neighborhoods?

In terms of vitality and development

- Focus on human resources in older neighborhoods through
  - Community education
  - Community policing
  - Neighborhood economic development
  - Helping networks

- Stabilize older neighborhoods so investing there makes good economic sense
How Does the Planned Growth Strategy Prioritize Existing Neighborhoods?

In terms of vitality and development:

- Foster new mixed-use development along selected corridors and centers
- Provide sufficient funding for aging infrastructure
Transit-Oriented Corridor
Transit-Oriented Corridor
Neighborhood Centers
Infill Development Zone

Carlisle Village Neighborhood

City of Albuquerque

Carlisle Village

Thaxton

Gibson
Infill Development Zone
Conservation Subdivision
Implementation through Capital Improvement Program

- Link Capital Improvement Programs to population & employment growth
- Provide infrastructure to support growth
- Program for rehabilitation and deficiencies
Implementation through Capital Improvement Program

- Capital facilities guided by Traditional Neighborhood Development, e.g.
  - parks,
  - community centers,
  - libraries,
  - police substations,
  - schools

- Resources prioritized to fund basic needs
Implementation through Impact Fees

- Charges to developers to build improvements needed to support growth
- Impact fees reflect market, initially set at full marginal cost
Marginal Costs Vary by Area
Water Service Example

Legend

- Partially Served
- Fully Served
- Unserved
Concurrency is a review of infrastructure, either built or in the Capital Improvement Program, to insure that adequate capacity exists.
## Implementation through Concurrency

### How Does Strategy Compare to Current Practice?

<table>
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<tr>
<th>Infrastructure</th>
<th>Link to CIP</th>
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<tbody>
<tr>
<td>Water, Sewer</td>
<td>Now required</td>
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<tr>
<td>Streets, Storm Sewer, Parks, Schools</td>
<td>Recommended</td>
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</tbody>
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Urban Growth in Unserved Areas

- Development agreements provide urban infrastructure
- Public facilities based “no net expense”
  - Developer guaranteed self-sufficiency in revenues generated to support facilities and infrastructure
  - Operating costs roughly on par with existing locations
  - Sufficient public funding to meet infrastructure and facility rehab and deficiency needs in existing community.
  - Sequenced approvals for housing, jobs, services
  - Existing neighborhoods stable or improving
Implementation through Development
Incentives & Inducements

- No concurrency review in fully served areas and priority centers and corridors
- Reduce impact fees to reflect lower costs to the public:
  - Jobs close to housing
  - Mixed-use development
  - Transit and pedestrian amenities
- “Waive” or reduce impact fees for desired development
Development Incentives & Inducements

- Simplify development approval process based on approved plans
- Public program to correct deficiencies
- $10 million set aside annually from City’s general fund to support growth management objectives
How Does Planned Growth Strategy Involve the Community in Planning for the Future?

- Refine approach at neighborhood, area, corridor & center levels
- Involve key stakeholders
- Implement design standards, incentives, regulatory relief, based on plans
Copies of Planned Growth Strategy Report are Available On CD-Rom at $5 each

For Information, Contact:

City of Albuquerque
City Council Office
City/County Government Center
One Civic Plaza NW
Room 9087
Albuquerque, NM 87102
(505) 768-3100
www.cabq.gov/council