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## 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 4<sup>th</sup> 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-4<sup>th</sup> 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).<sup>141</sup> (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.<sup>142</sup>

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

\* 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
<b>Total</b>	<b>765</b>	<b>13,935</b>	<b>74,504</b>	<b>189,267</b>

**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).

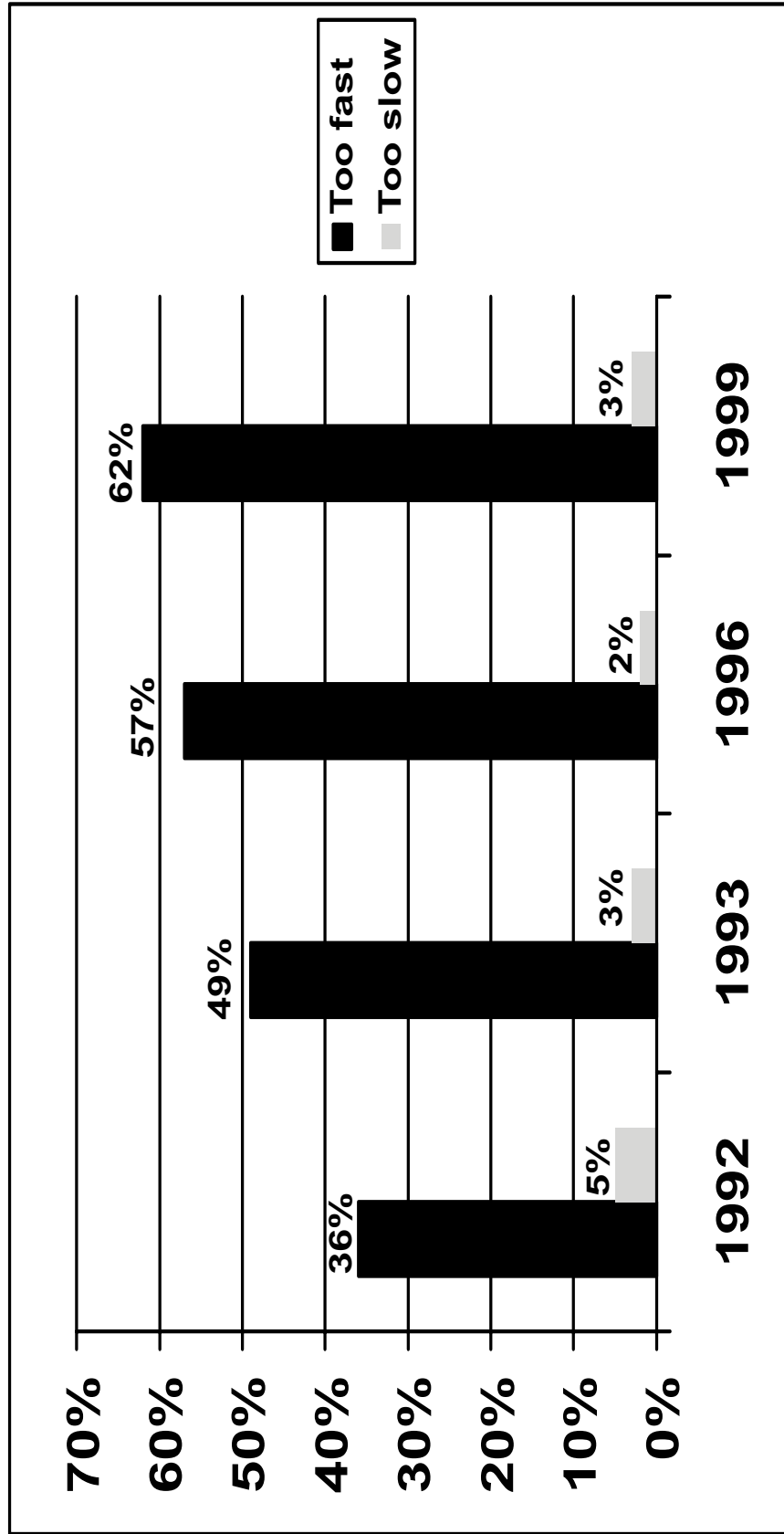
### 3.2.5 Historic Development Trends

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
<b>Total</b>	<b>17,577</b>	<b>5,050</b>	<b>22,351</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

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
<b>Total</b>	<b>100.0</b>

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
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

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
<b>County Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

### 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)

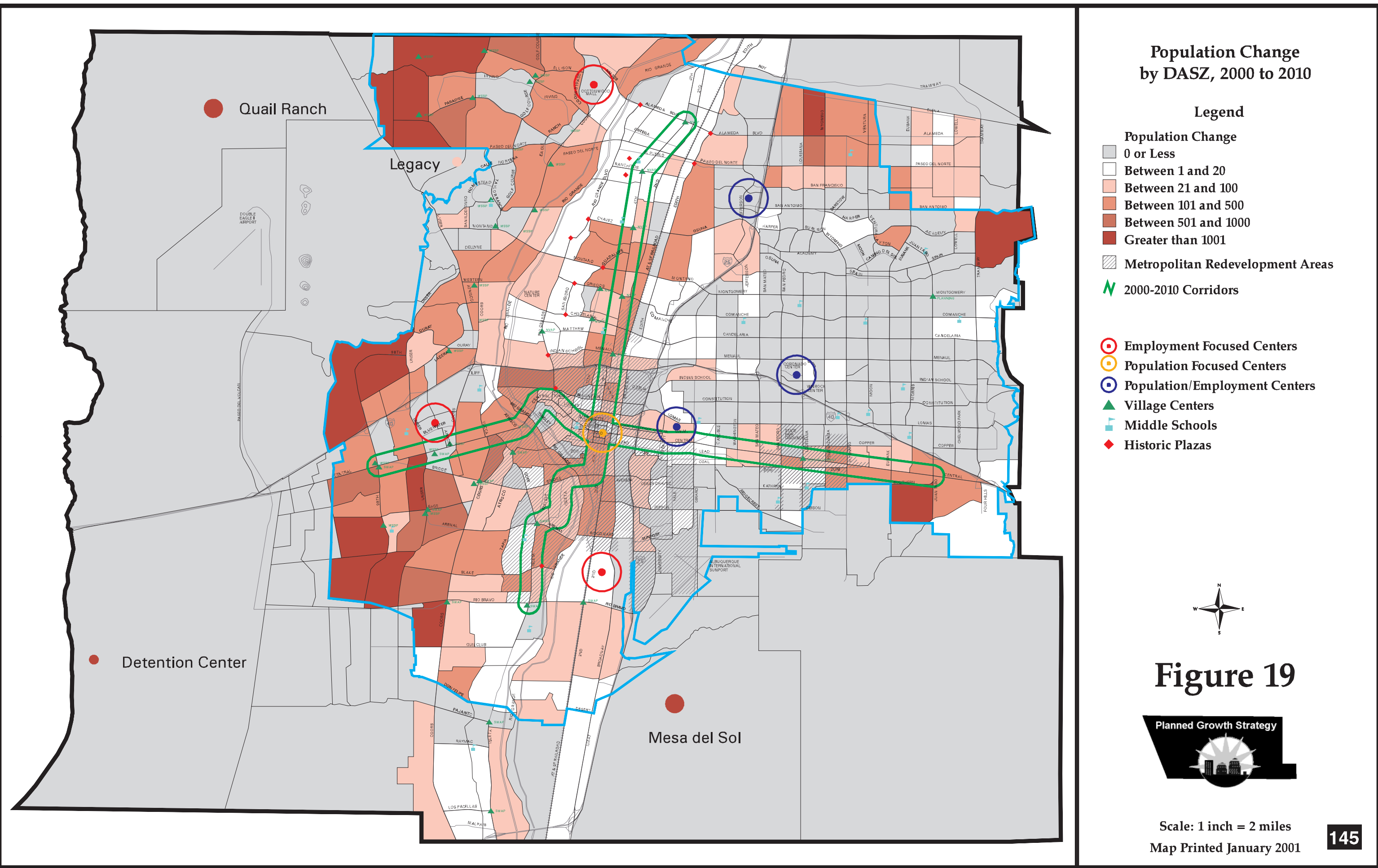
As described above, the key demographic factors were allocated to the DASZ level for two periods: 2000–2010 and 2010–2025. DASZs currently are used in the Capital Improvements Program infrastructure planning by the City, County, and MRGCOG. These distributions are presented in Figures 19–24. The allocations 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.

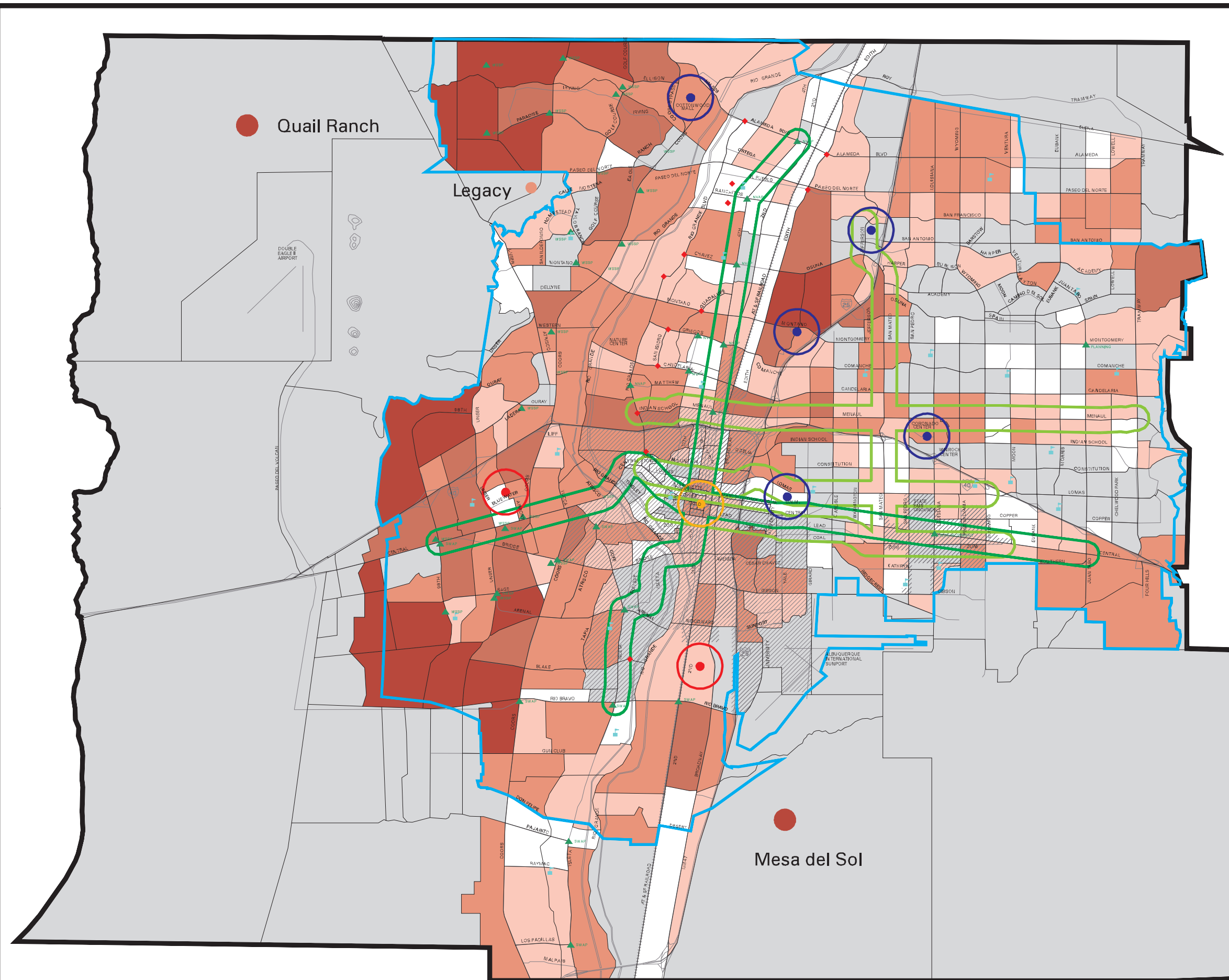
**Table 38 Distribution of Housing, Population and Employment, 2000 and 2025**

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
<b>Total</b>	<b>238,510</b>	<b>344,734</b>	<b>106,224</b>	<b>100.0</b>	<b>552,493</b>	<b>735,822</b>	<b>183,329</b>	<b>100.0</b>	<b>327,086</b>	<b>428,450</b>	<b>101,364</b>	<b>100.0</b>

**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
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>





## Population Change by DASZ, 2010 to 2025

### Legend

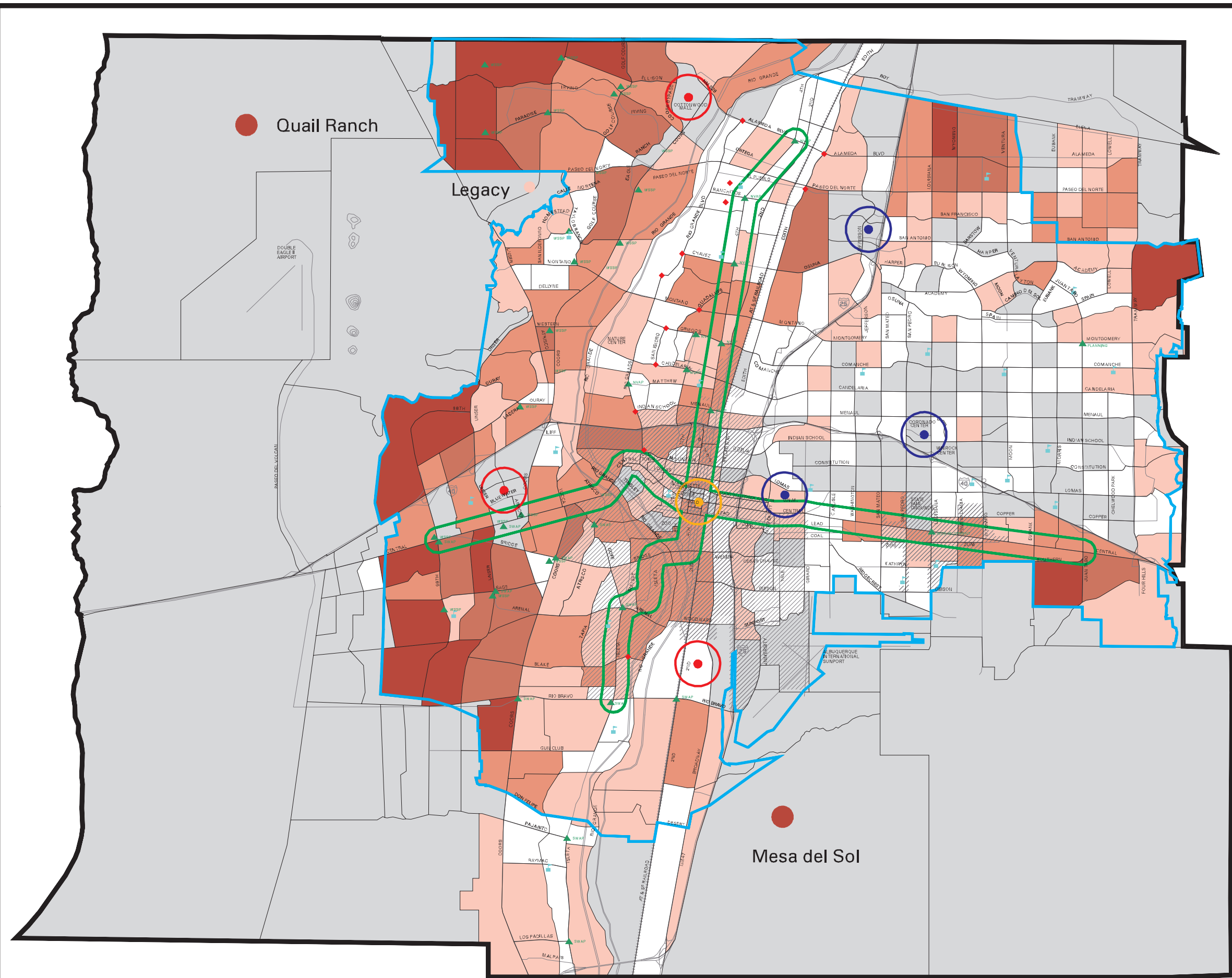
- Population Change**
- 0 or Less
  - Between 1 and 20
  - Between 21 and 100
  - Between 101 and 500
  - Between 501 and 1000
  - Greater than 1001
- Metropolitan Redevelopment Areas**
- 2000-2010 Corridors**
- 2010-2025 Corridors**
- Employment Focused Centers**
- Population Focused Centers**
- Population/Employment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

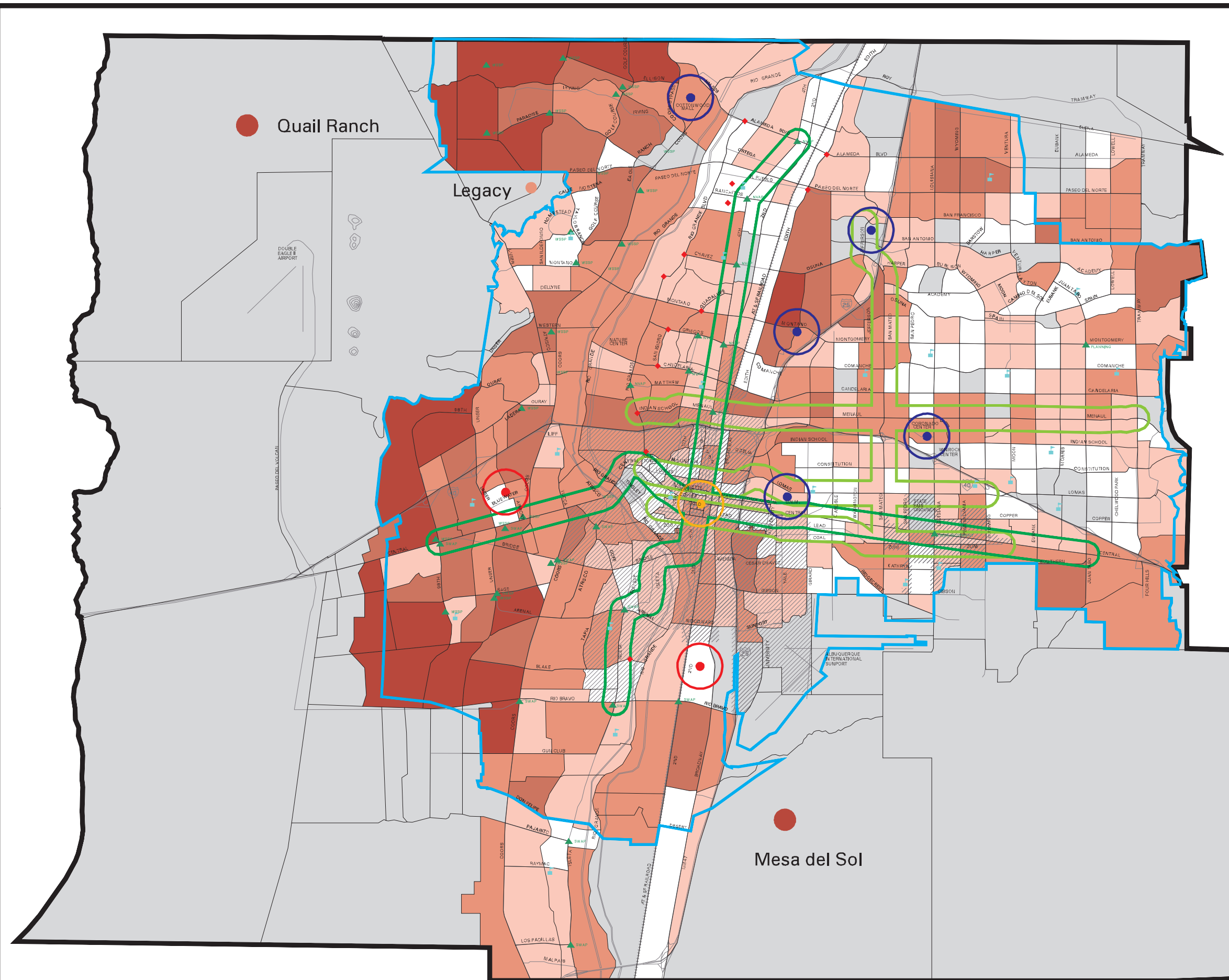


# Figure 21

Planned Growth Strategy



Scale: 1 inch = 2 miles  
Map Printed January 2001



## Housing Unit Change by DASZ, 2010 to 2025

### Legend

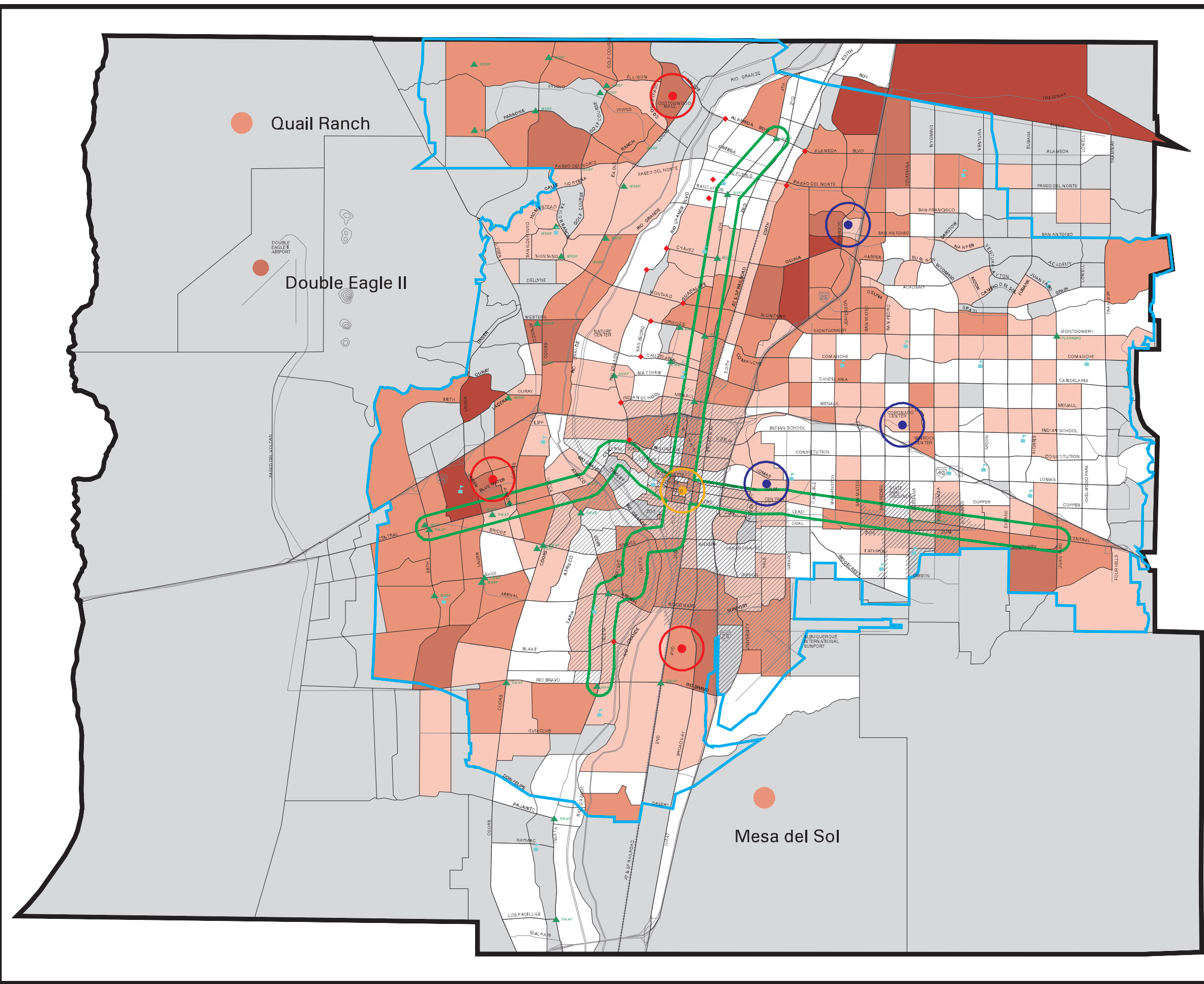
- Housing Unit Change**
  - Between 1 and 10
  - Between 11 and 40
  - Between 41 and 200
  - Between 201 and 500
  - Greater than 501
- Metropolitan Redevelopment Areas**
- 2000-2010 Corridors**
- 2010-2025 Corridors**
- Employment Focused Centers**
- Population Focused Centers**
- Population/Employment 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

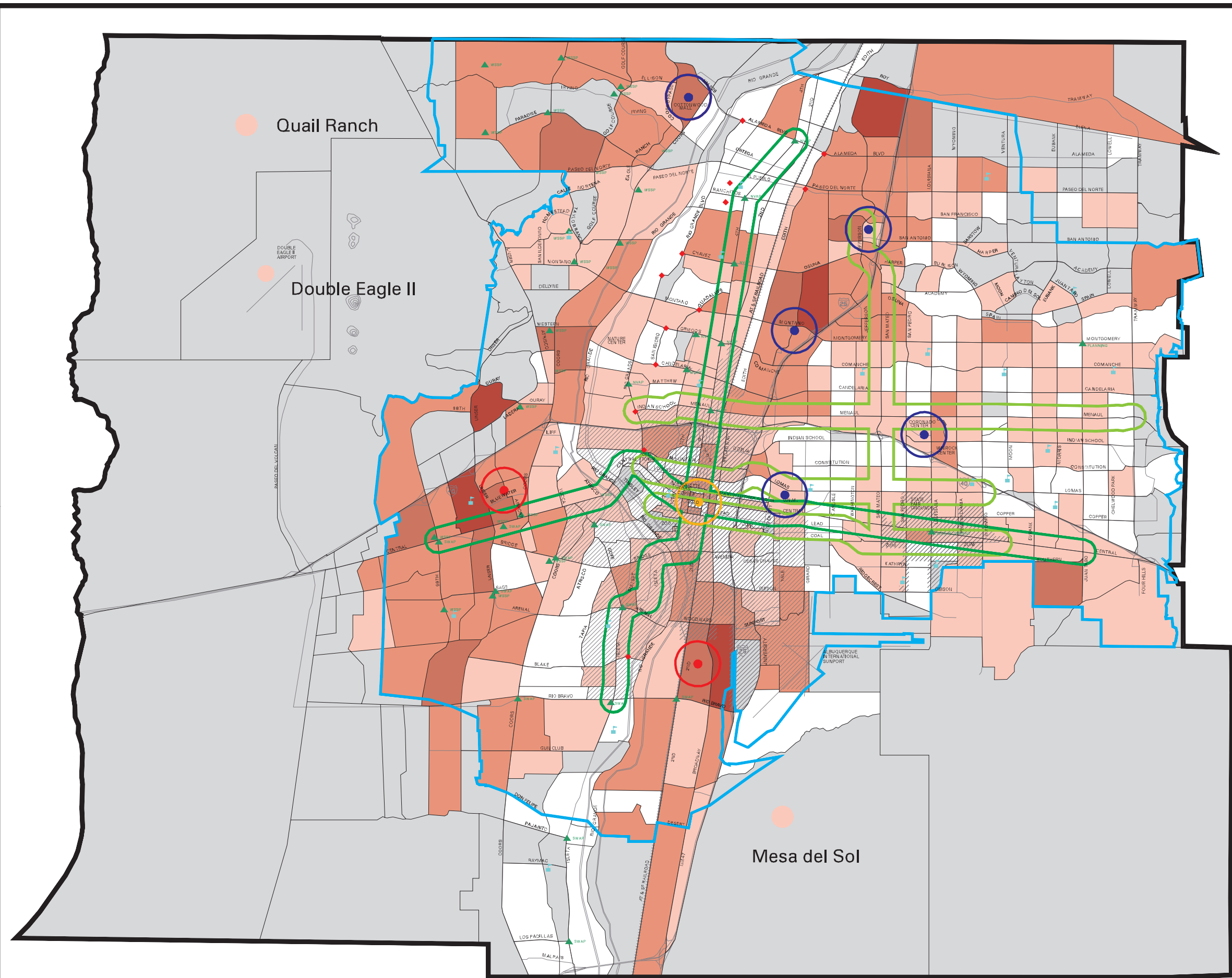
- Employment Change**
- 0 or Less
  - Between 1 and 20
  - Between 21 and 100
  - Between 101 and 500
  - Between 501 and 1000
  - Greater than 1001
- Metropolitan Redevelopment Areas**
- 2000-2010 Corridors**
- Employment Focused Centers**
- Population Focused Centers**
- Population/Employment Centers**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



Figure 24

Planned Growth Strategy



Scale: 1 inch = 2 miles  
Map Printed January 2001