

# PLANNED GROWTH STRATEGY



# 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



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# What the Growth Strategy is NOT.

- Not “No Growth” or “Slow Growth”
- No Growth Boundary
- Incentives for development consistent with plans



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# 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

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# 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**

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# 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 Albuquerqueans  
said “yes”**



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# The Existing Community Should Come First in Vitality and Development

Resale values of  
houses declined  
relative to  
inflation in many  
areas

1960 City Boundaries	
Downtown	-2.31
Near Heights	2.23
Northeast Heights	1.06
Southeast Heights	4.28
Four Hills	0.38
<i>Subtotal</i>	<i>1.68</i>
Water Service Area	
Far Northeast Heights	1.21
North Valley	5.45
Northwest Heights	2.04
Southwest Mesa	2.73
<i>Subtotal</i>	<i>3.45</i>
Outside Water Service Area	
Paradise Hills	2.20
Sandia Heights	1.02
North Albuquerque Acres	4.67
<i>Subtotal</i>	<i>1.30</i>
<b><i>Total</i></b>	<b><i>3.02</i></b>



# Rehabilitate and Improve Infrastructure in Existing Neighborhoods

- Back-log of rehabilitation and deficiency needs
  - \$1.9 billion dollars for rehab
  - \$750 million for deficiencies



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# Build Community in New and Older Areas

Increased dependence on the automobile



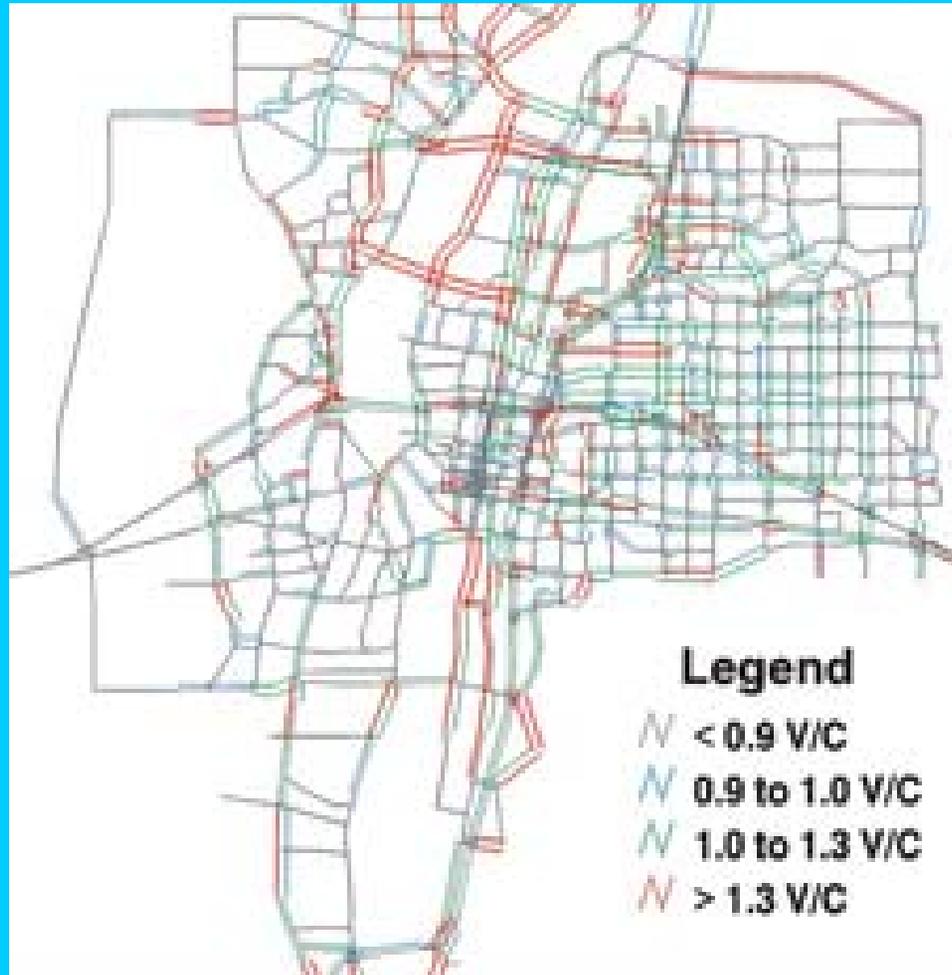
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# Provide Infrastructure in a Timely Way to Support Growth.



**Under current plans, congestion increases from 320 lane miles to over 1,100 in 25 years**



**2020**



# 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%

**MIDDLE RIO GRANDE CONNECTIONS**

A Strategy for the Region's Transportation Future

**Revised Draft Final Report**

**Sponsoring Agencies**

- New Mexico State Highway and Transportation Department
- City of Albuquerque Transit Department
- Middle Rio Grande Council of Governments

**In cooperation with**

- U. S. Department of Transportation, Federal Transit Administration and Federal Highway Administration

**Consulting Engineers and Planners**

- PARSONS BRINCKERHOFF
- TRANS CORE
- Planning Technologies
- Manuel Padron & Associates

April 2001

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# Build Community in New and Older Areas

- Building Bedroom Subdivisions at the Fringe



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# How Does the Planned Growth Strategy Support Growth Efficiently?



## 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.

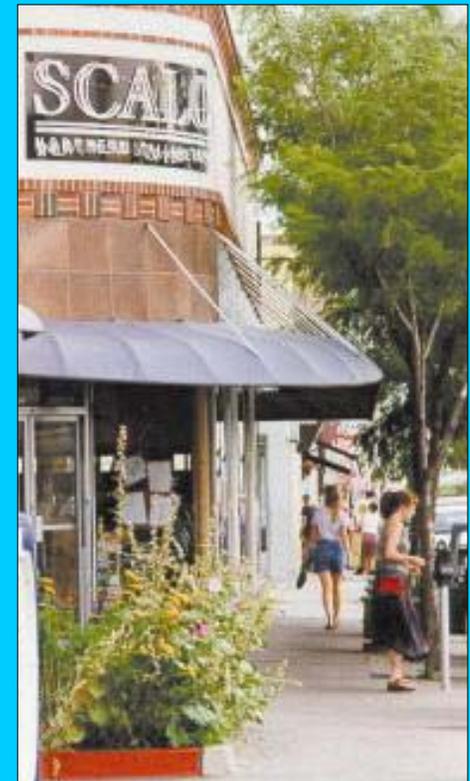




# Benefits of Growth Management

## 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

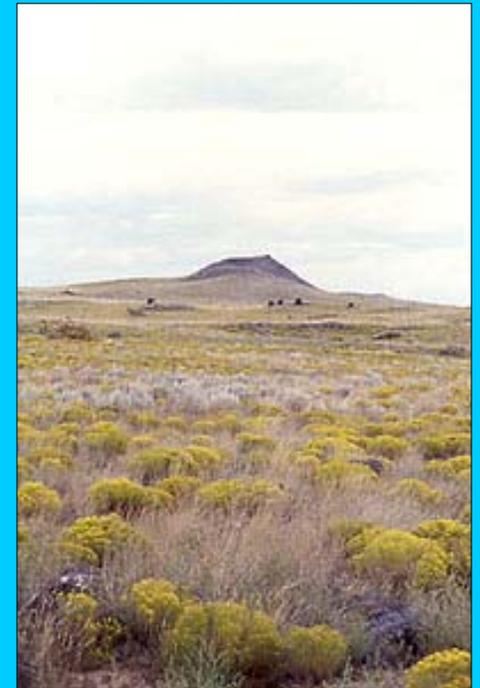


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# How Does Planned Growth Strategy Protect Open Space and the Environment?

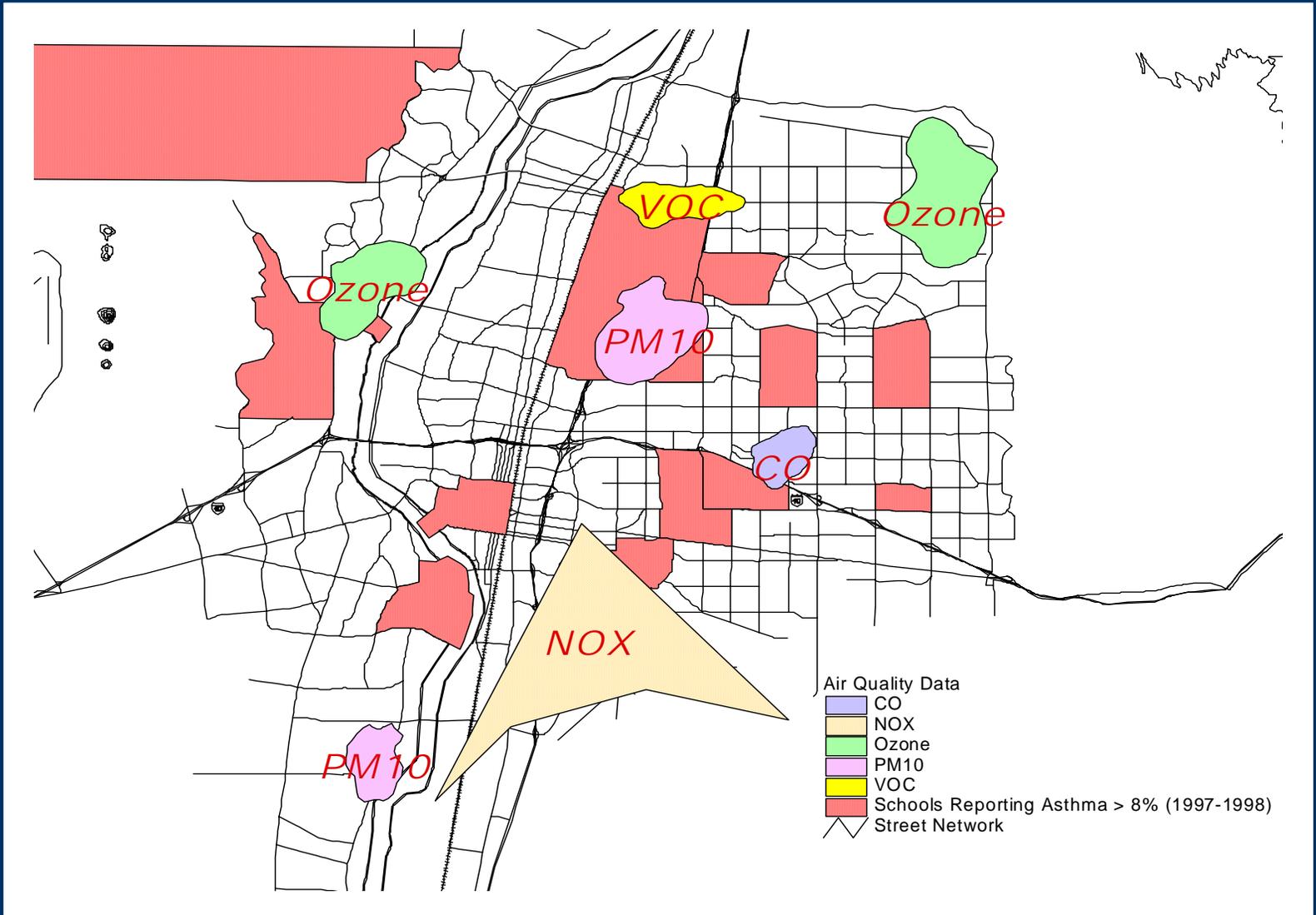
- More compact development – saves 5,900 acres over next 25 years
- Water conservation goal increased to 150 gallons per person / day
- Development standards to conserving water, air, energy resources, etc.
- Improve air quality by reducing car travel and increasing transit



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# Environmental Pollution & Asthma Problems at Elementary Schools



# Implementation

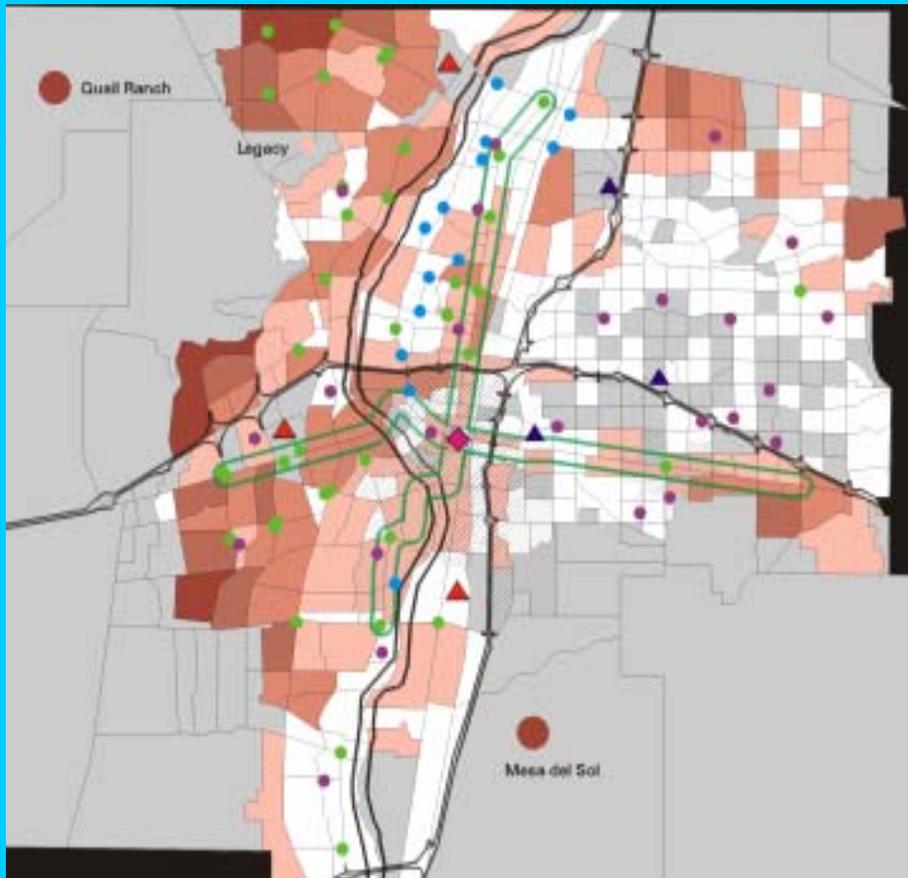
- Preferred Alternative
- Zoning and Design Standards
- Revitalize Older Neighborhoods
- Capital improvement Program
- Impact Fees
- Concurrency
- Development Agreements
- Coordinated City, County, APS, Regional Planning



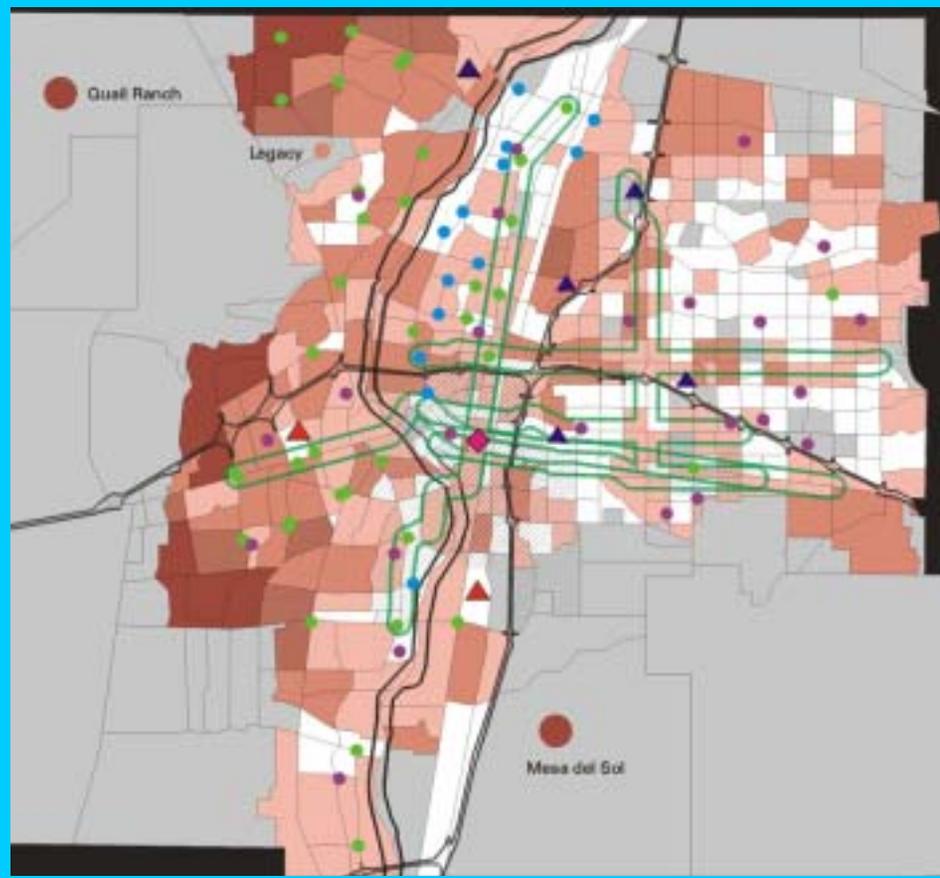
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# Preferred Alternative Housing Growth 2000-2025

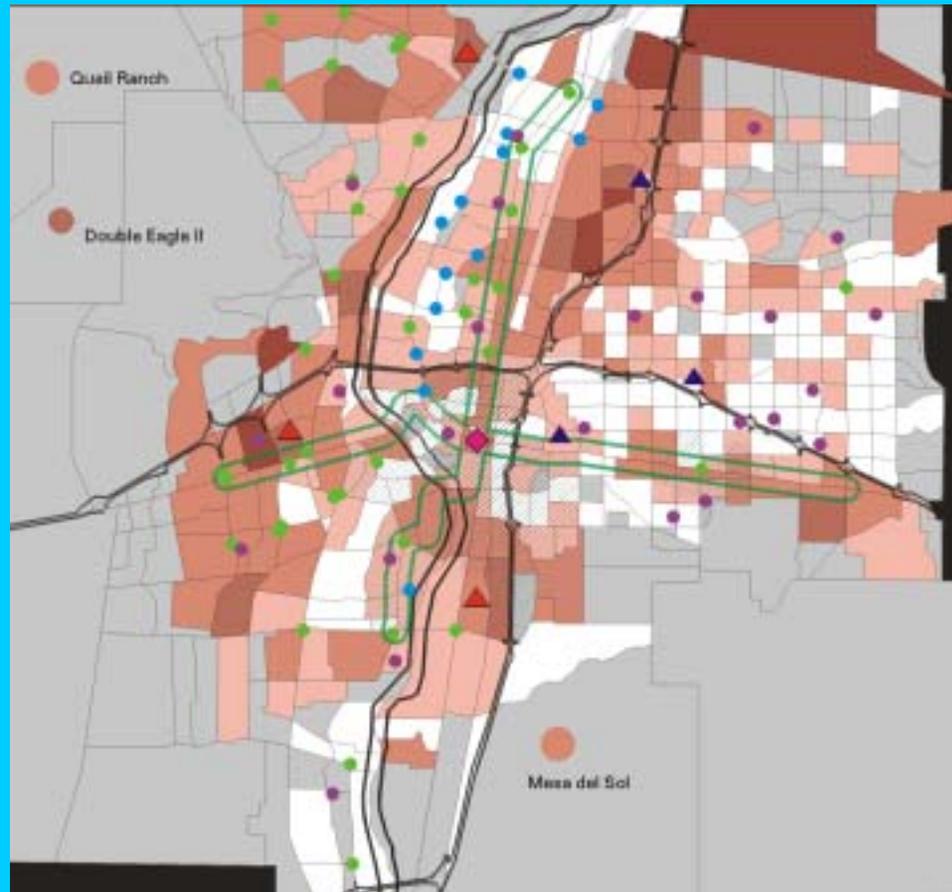


2000 to 2010



2010 to 2025

# 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 4<sup>th</sup> 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

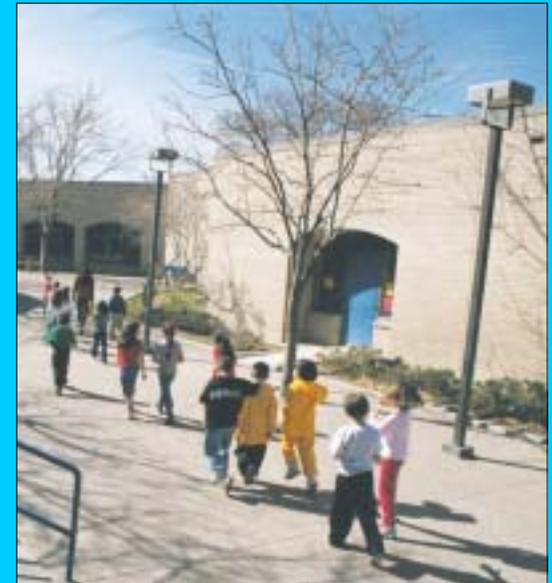




# How Does the Planned Growth Strategy Build Communities?

## Traditional Neighborhood Development Principles

- Build neighborhoods
- 7,000 to 10,000 residents
- Neighborhood Center:
  - Elementary school
  - Neighborhood park / plaza
  - Stores and public facilities



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# How Does the Planned Growth Strategy Build Communities?

## Traditional Neighborhood Development Principles

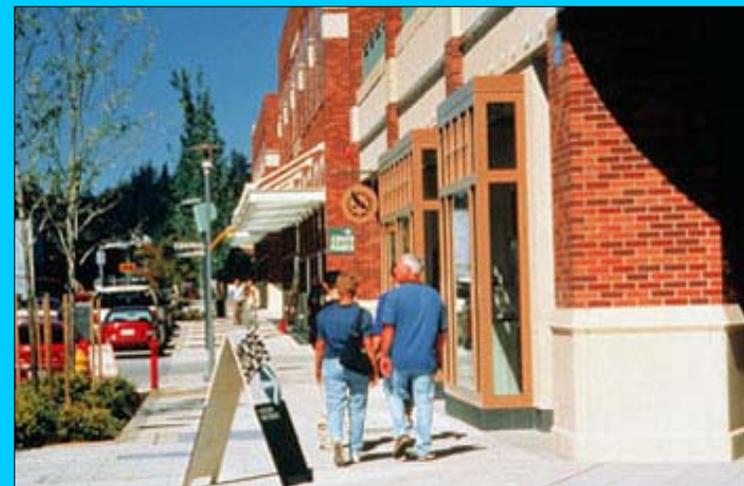
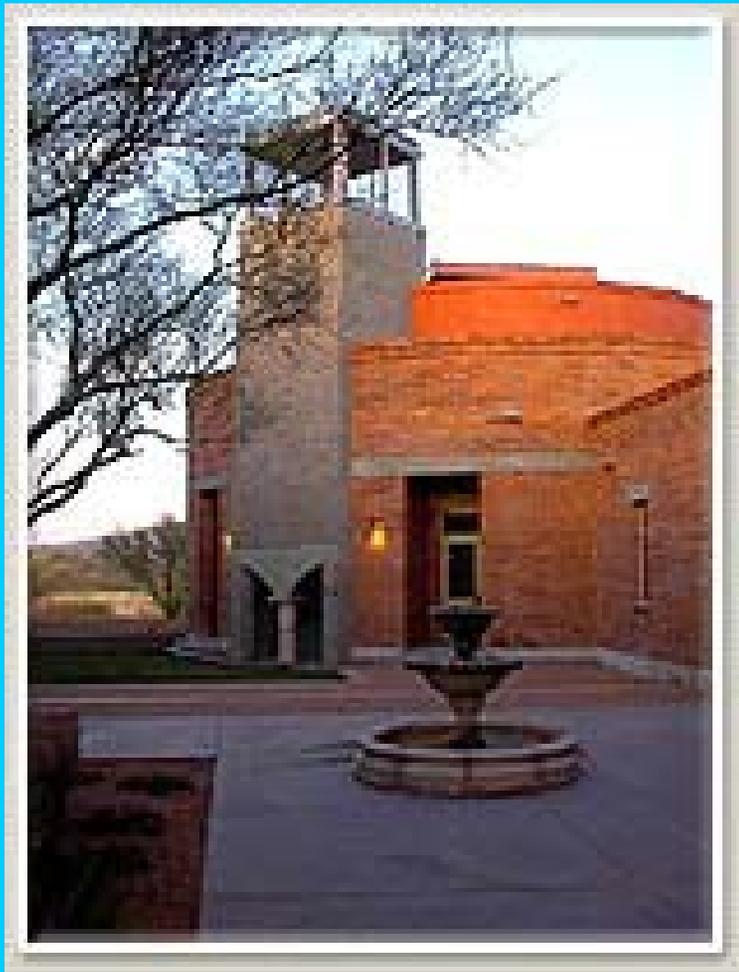
- Most homes are within a 10 minute walk of center and school
- School as community center
- Tree-shaded, pedestrian & bicycle-friendly streets and trails
- Open space integrated into neighborhood



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# 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



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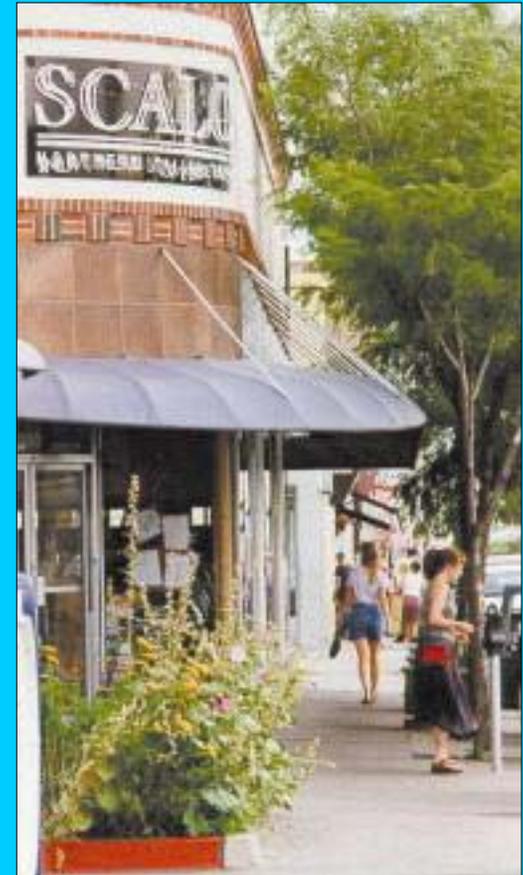




# How Does the Planned Growth Strategy Prioritize Existing Neighborhoods?

In terms of vitality and development

- Foster new mixed-use development along selected corridors and centers
- Provide sufficient funding for aging infrastructure



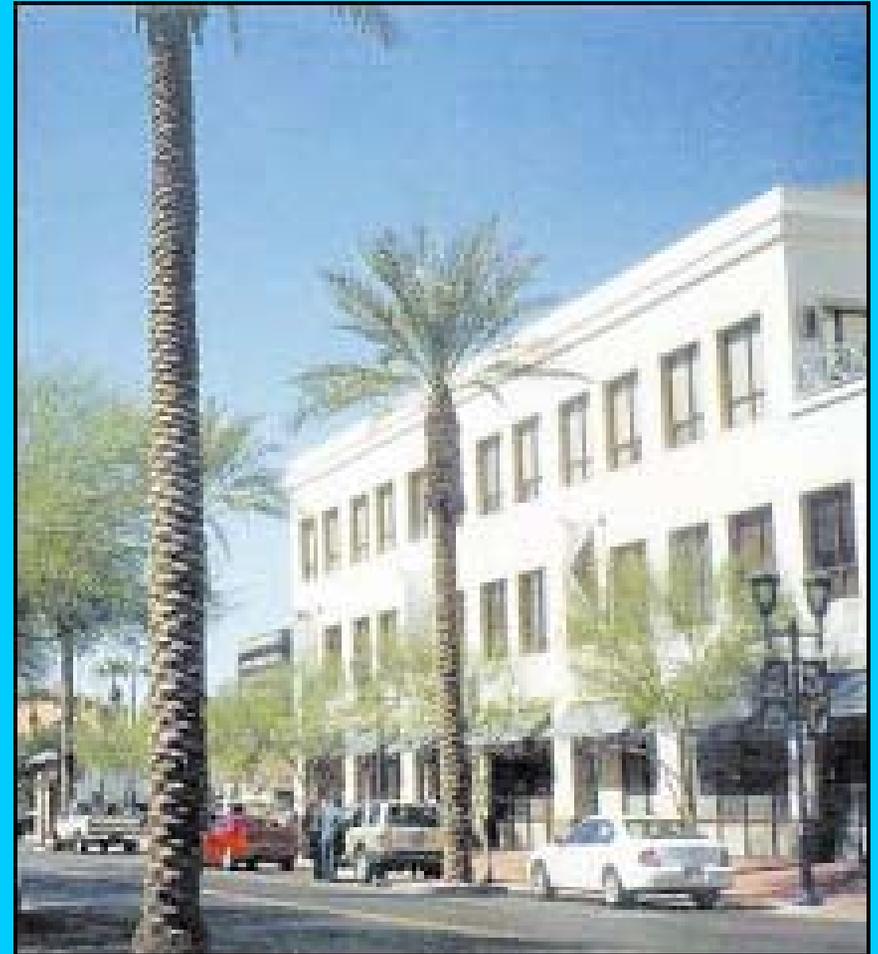
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# Transit-Oriented Corridor



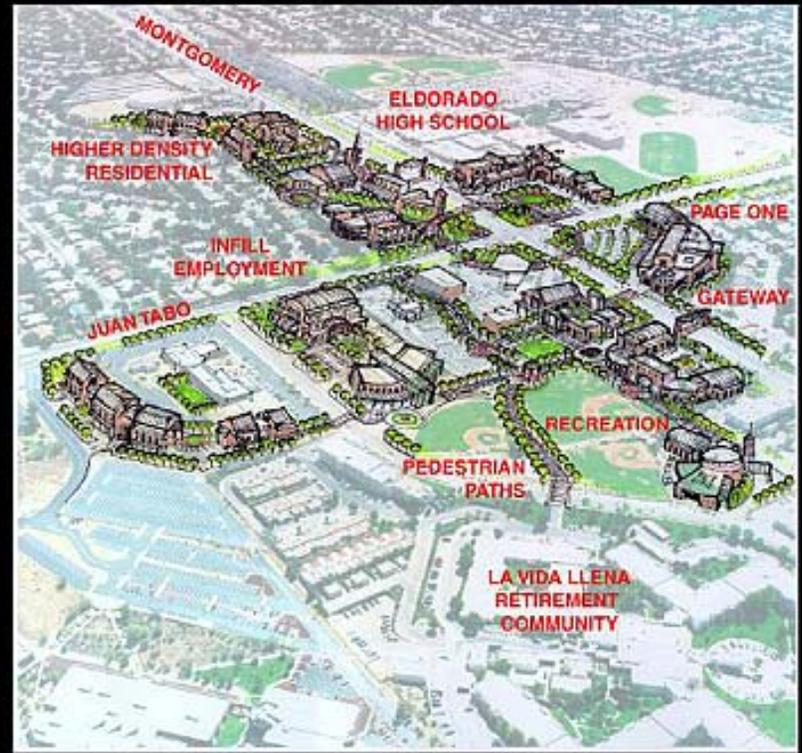
# Transit-Oriented Corridor



# Community Centers



Juan Tabo / Montgomery Intersection Aerial

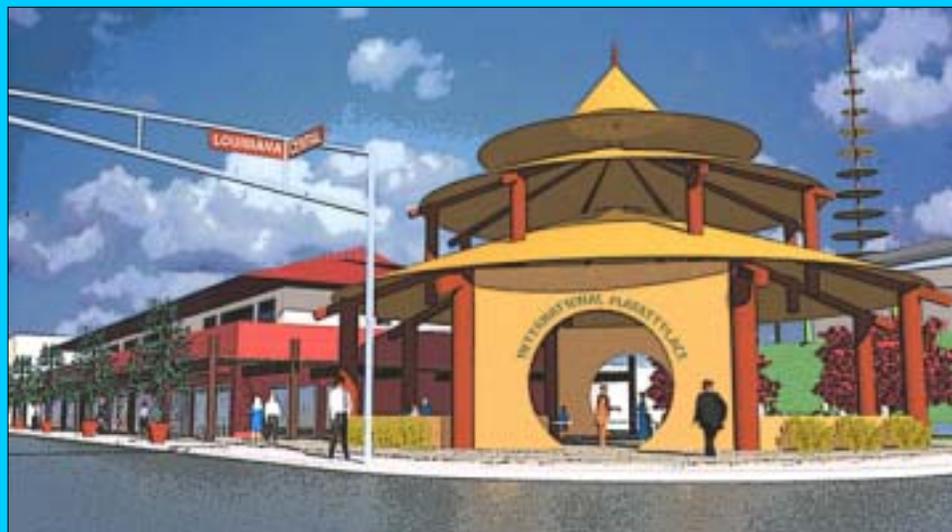


An Infill / Redevelopment Concept



Prepared by: The City of Albuquerque Planning Department for City Councilor Greg Payne

# Neighborhood Centers



# Infill Development Zone



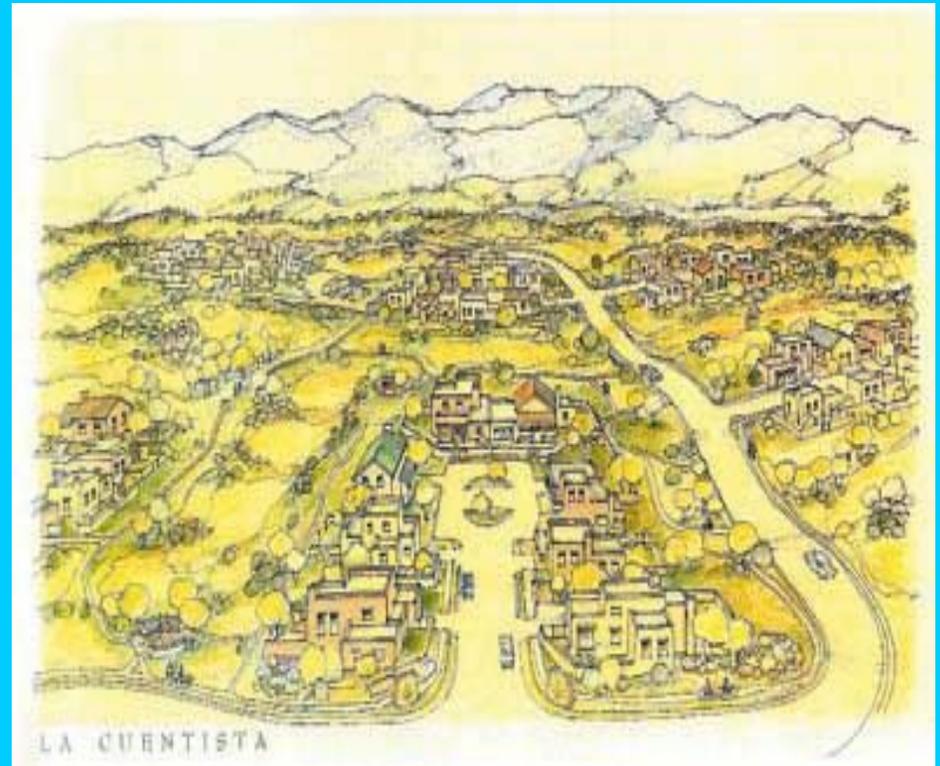
## Carlisle Village Neighborhood



# 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



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# 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



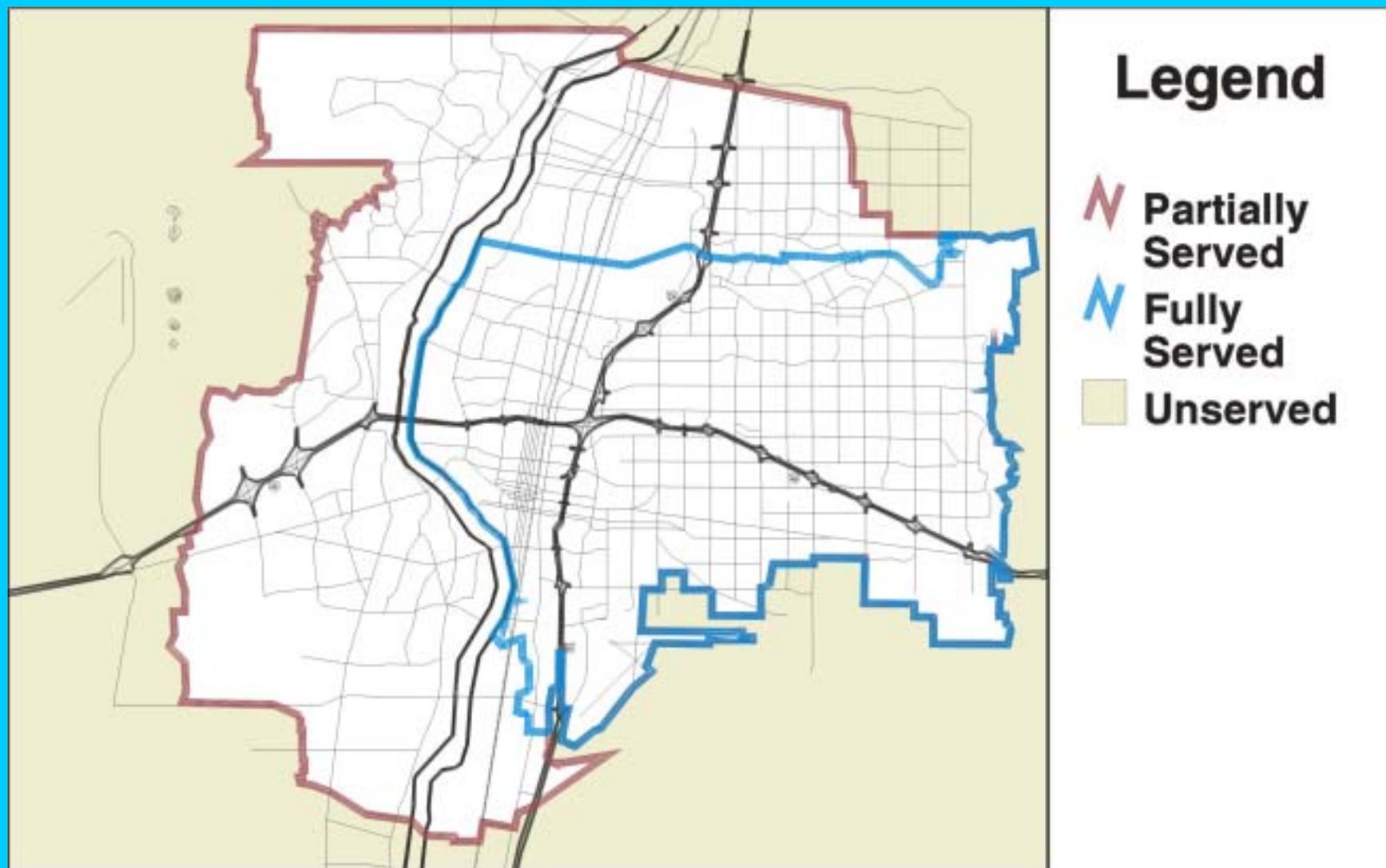
# Implementation through Impact Fees

- 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



# Implementation through Public Facility Concurrency

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?

<b>Infrastructure</b>	<b>Link to CIP</b>
Water, Sewer	Now required
Streets, Storm Sewer, Parks, Schools	Recommended

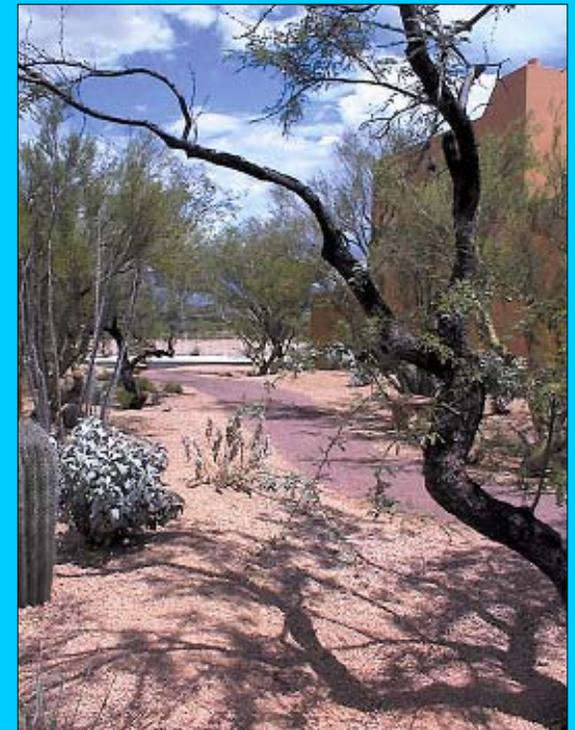
# Urban Growth in Unserved Areas

- 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



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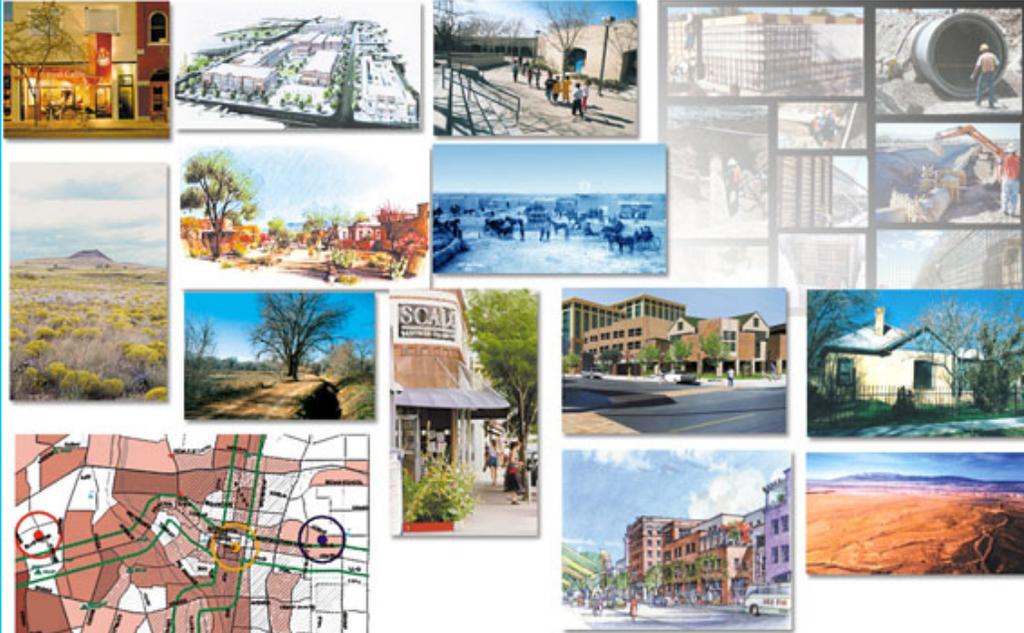


# How Does Planned Growth Strategy Involve the Community in Planning for the Future?

- Refine approach at neighborhood, area, corridor & center levels
- Involve key stakeholders
- Implement design standards, incentives, regulatory relief, based on plans



# PLANNED GROWTH STRATEGY



**For Information,  
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[www.cabq.gov/council](http://www.cabq.gov/council)**

**Copies of Planned Growth Strategy  
Report are Available  
On CD-Rom at \$5 each**