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Planning in the South Valley: Previous Planning Efforts, Obstacles, & Plan Implementation Strategies

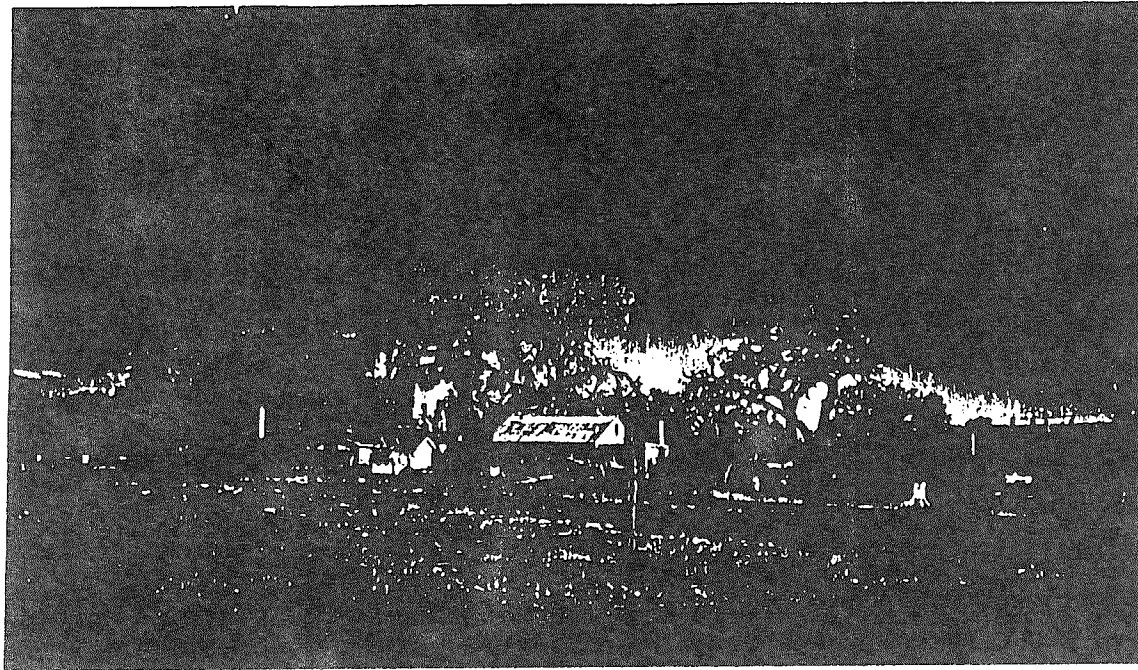
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PLANNING IN THE SOUTH VALLEY: PREVIOUS EFFORTS, OBSTACLES, & PLAN IMPLEMENTATION STRATEGIES

BY ANGELA G. ACOSTA

MAY, 1996

PLANNING IN THE SOUTH VALLEY: PREVIOUS PLANNING
EFFORTS, OBSTACLES, & PLAN IMPLEMENTATION
STRATEGIES

A GUIDE FOR THE RIO GRANDE COMMUNITY DEVELOPMENT CORPORATION

PROFESSIONAL PROJECT

PARTIAL FULFILLMENT OF DEGREE
OF
MASTERS IN COMMUNITY & REGIONAL PLANNING

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SCHOOL OF ARCHITECTURE & PLANNING,
UNIVERSITY OF NEW MEXICO
MAY, 1996

DEDICATION

I especially want to dar gracias a mis apas por todo su apoyo. Mom, thank you for giving me the strength to continue when I felt like I couldn't go on. Dad, thank you for encouraging orgullo en nuestra raza y por todas las practicas sobre quien somos, adonde vamos y por que. To my brother, Larry, thank you for your smile, no words could capture the warmth that fills me with your silly grin. Ray, thanks for your unique understanding of life and your faith in me as a person. Valerie, thanks for just being you, may you go on to experience all that life and love have to offer. Juanita Acosta, usted es la fuerza that keeps me going.

Thank you Teresa and Miguel and Jose Miguel for taking me in as part of your familia. Teresa, you have been the most inspirational person I have met who talks the talk and walks the walk. Thanks to Paul Lusk for his knowledge and continuing courage to fight for integrity of planning and community activism in the South Valley. Arturo Vazquez, thank you for sharing your knowledge and skills as an organizer, community activist, and friend. LAS COMADRES, your support and inspiration has made this difficult road worth finishing.

To all my friends, you have all made life so much easier, thanks for your guidance, support, and especially for your understanding when times got tough.

Thanks to the Rio Grande Community Development Corporation for doing meaningful work in the community. Thanks to the Center for Regional Studies for providing funding and administrative support for this project.

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DOCUMENT HIGHLIGHTS

This document was created for the Rio Grande Community Development Corporation (CDC) and provides information and guidance relating to planning and economic development issues in the South Valley. The information is provided to assist this organization in reaching its goals and mission as a non-profit, community service organization.

This professional project is a compilation and analysis that draws conclusions and then recommends community action regarding plans developed by the City of Albuquerque, the County of Bernalillo, the University of New Mexico, School of Architecture & Planning, and various agencies and individuals from 1970 to 1995. The plans used in this document were developed to facilitate the planning process in regards to the regulation of land use, address issues of water rights, address agriculture preservation, transportation and other environmental and development decision making

issues. The focus of this work, in degree of emphasis, is on the Atrisco, South Valley, and Bernalillo County areas.

This document includes the following:

- A community vision statement made by South Valley residents identifying their concerns
- An assessment of planning efforts from 1973 to 1995 which support the community vision especially in the areas of agricultural preservation, historical and cultural importance, and economic development
- An analysis of planning efforts as they relate to supporting the concerns of the South Valley residents
- A few reasons why the implementation of these plans have not been realized based on the results of the assessment
- An analysis of obstacles to plan implementation
- A demonstration of how the approval of zone changes and special use permits disregard plan policies.
- A few strategies and alternatives for community action to overcome plan implementation obstacles

INTRODUCTION

This professional project was developed based on work done in areas of revitalization and economic development by the Rio Grande CDC and the South Valley residents. In the process of addressing the issues of unplanned growth residents have become frustrated with the pressures placed on existing resources and infrastructure. It is apparent that economic and political forces influence and facilitate haphazard growth therefore straining the efforts, such as participation in the plan process, by the Rio Grande CDC and residents alike.

Decisions made by the Board of County Commissioners in the areas of zone changes and special use permits indicate that speculative development is occurring. Bankers and developers are working with County Commissioners to invest in primarily residential development for profit. The availability of land in the South Valley and the cost of

land has made it a prime target for profit making opportunities for developers, bankers, and elected officials. They are creating a market driven strategy in which they build solely for the sake of profit. The problem for South Valley residents and the Rio Grande CDC is the collusion of these actors proceeding with their economic endeavors while ignoring and violating adopted plan policies and approving special use permits to provide optimal flexibility for developers causing, unplanned, haphazard growth.

These decisions made by elected officials are obstacles to the implementation of adopted plans. There must be a connection between the planning process and plan implementation by residents, the County staff and elected officials, agencies, and other community organizations to create and maintain a quality of life in the South Valley that is healthy and safe.

Project Scope

The intent of this Professional Project is to explore the issues listed above, review past planning efforts, provide an analysis and to recommend actions for overcoming the obstacles for plan implementation. Over the last year, residents participating in various community meetings facilitated by the Rio Grande CDC identified the following concerns:

- **What have been the planning efforts in the South Valley?**
- **Do they support the community's vision?**
- **Of the existing plans, what has been implemented?**
- **What are the current growth pressures facing the South Valley?**
- **What can the Rio Grande CDC do to carry out the community's vision for the future?**

This document attempts to answer these questions by outlining and assessing the planning

efforts in the South Valley/Bernalillo County over the past 25 years. Information is presented in the form of summary charts, documenting studies and plans that have been created, issues addressed, and recommendations that have been suggested. Significant patterns and characteristics are discussed based on these efforts. Exploration of obstacles hindering plan implementation are considered emphasizing 1995 county zone changes and special use permit applications approved by the Board of County Commission. Finally, alternatives and recommendations are provided to assist the Rio Grande CDC in their efforts to pursue ways in which to reach the community's vision and overcome plan implementation obstacles.

This project is intended to assist the Rio Grande CDC to better understand issues and concerns in existing plans, documents, and studies. This information can be used as baseline data for future planning efforts

or when writing proposals. A planning library for the Rio Grande CDC can be established and provide interested parties with the resources collected, such as the Atlixco coalition and the South Valley Library.

In addition, this project can be used by other community based organizations and neighborhood associations to make informed decisions concerning new development and future planning efforts. Ultimately, this project will provide the needed information for the Rio Grande CDC, other community organizations, and citizens who wish to begin to implement their community vision in an effective manner, through participation, representation, and community-based development in the South Valley.

THE SOUTH VALLEY

The South Valley's Community Vision

"We would like to leave our grandchildren and their grandchildren a South Valley that is semi-agricultural, where the acequias are used for irrigation, are kept clean, and safe so that the elderly, women and families can walk along them.

In the residential and commercial areas we would like physical infrastructure to demonstrate a clean Valley, with potable water and clean streets.

We would like social infrastructure for protection of our families: better schools, more parks, clinics, centers for the elderly, child care centers, police and fire protection.

We would like, commercial and industrial development that does not hurt the environment or change the socio-historical character of the South Valley. We want this so that our children will have the opportunity to live and work in the same area, and families can purchase what they need in their own community.

And we would like the built environment to demonstrate and show our history and culture." ¹

¹ My translation, El Vocero Del Valle Sur, Rio Grande CDC Newsletter 1995.

This mission statement was created by seventy to eighty South Valley residents and small business owners at a community meeting held in July, 1995, at the Rio Grande High School. The Rio Grande (CDC) arranged and facilitated this meeting as part of establishing community participation in the revitalization planning efforts for the Bridge/Isleta commercial corridor. Before planning the revitalization project, however, residents felt that articulating their vision for the future was a necessary step in the process towards obtaining the quality of life they desire for themselves, their children, and the generations that follow. Although this statement was created by the residents and small business owners attending this particular meeting, one of many that have been held in the South Valley over the last 25 years, it says so clearly and succinctly what has been said by many South Valley citizens over many years as shown in this research. It is used here as a prototypical statement of essence.

The Client

The Rio Grande CDC was formed in 1986 to address issues of unplanned growth, haphazard development, and continuing economic distress in the South Valley area of Bernalillo County². A goal of the Rio Grande CDC has been to promote the involvement of local citizens in public decision-making. By doing so, it is expected that development decisions will benefit the residents of the South Valley, raising the economic and social standards of the area. Their role is to serve as an active vehicle in which they identify, advocate and plan for meeting the needs of the community in ways which preserve the community's values and integrity. "We know that the Valley must begin to blend qualities of the past with our emerging future," states Frank Baca, President, of the Rio Grande CDC.

The Rio Grande CDC is a non-profit organization, whose primary focus is to attract and shape public and

² See Appendix A for Rio Grande CDC Profile & CDC Functions

private investments to improve the economic and social conditions of the Southwest County area. The Rio Grande CDC is a community based organization with a board made up of volunteer residents and small business owners.

The following chart summarizes statements made in a series of community meetings and in a Small Business Survey completed in 1995. Listed below are reasons why people like living in the South Valley, what they would like to see happen, and present concerns.

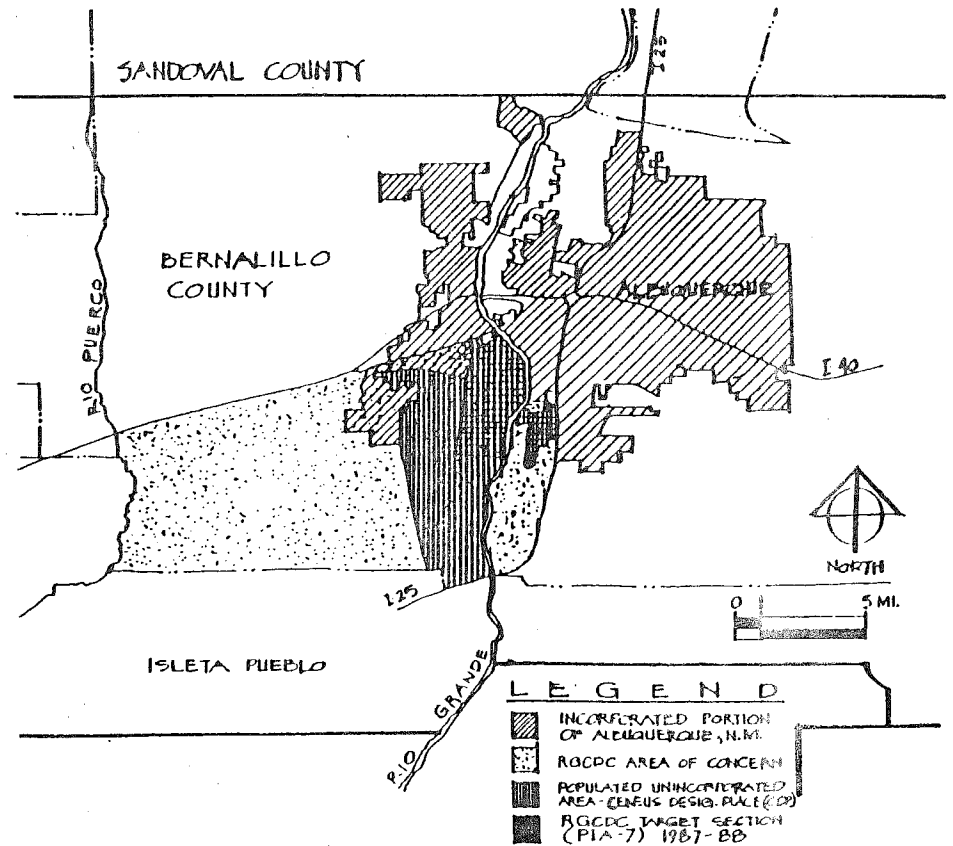
Reasons people like living in the South Valley	What people want to see happen in the South Valley	Present Concerns
<ul style="list-style-type: none"> • Born & raised in the area • Like the area • Like the people • Like the rural character of area • Low land costs • Low property tax costs 	<ul style="list-style-type: none"> • Want large retail stores • Want large shopping centers • Want a variety of services • Want entertainment & recreation facilities • Want area cleaned up 	<ul style="list-style-type: none"> • Traffic congestion • Crime • Graffiti • Cleanliness of area • Water quality • Unpaved or eroded roads • City actions in the South Valley: <ul style="list-style-type: none"> -Sewage facility -Detention Center -Annexation history

Based on the chart above it is apparent that the desires and needs of the residents conflict with the community vision. For example, many residents want large retail stores or large shopping centers. If unplanned, this type of development could potentially change the semi-rural character of the area. The Rio Grande CDC would like to address these needs and practical realities expressed by the residents while considering the community vision. This challenge is especially important because large scale development could increase urbanization.



South Valley residents meeting at the local community center to discuss revitalization on Isleta & Bridge, March 1996

Project Area



Growth and Planning Issues

The South Valley is made up of historical villages, consisting of the four plazas of Atrisco and the Pajarito, and Los Padillas plazas. These settlements go back hundreds of years, and are strategically located in the southwest quadrant of the ancient Atlixco region of the Rio Grande. Traditionally this area was supported by an agricultural economy. Development unplanned has deviated from existing adopted plans causing haphazard construction. Keeping this development from affecting water quality, traffic congestion, and land use intensity has been a struggle. Examples of this situation is changing agricultural land to manufacturing use or approving the construction of large subdivisions in designated semi-rural areas. Because some "outsiders" such as, city officials and developers have variously considered the area a community at the urban fringe or a declining rural community, they do not value, understand, or recognize resident concerns, therefore

making decisions otherwise. These attitudes coupled with poor economic conditions, disinvestment, high unemployment rates, and physical blight have been a challenge for the Rio Grande CDC.

Despite these problems and conditions, residents express the desire to maintain the historical, cultural, and agricultural character of the South Valley. A typical resident is, Diego Gallegos, who states, "The valley a semi-rural area, was a wonderful place to grow up and continues to be a wonderful place to live. Those of us who live there cherish it as our home and community" (Project Change, 1993: 11). In a recent survey, small business owners stated what they liked about doing business in the South Valley: "(I) like the neighborhood, and the people, most are Spanish speaking and have been here for many years." and "(I like the) location, (the) laid back and rural atmosphere." The majority of the responses identified personal relationships, the neighborhood feel, and the sense of belonging as

reasons for doing business in the South Valley (South Valley Business Survey, 1995).

Rapidly increasing growth in New Mexico has prompted new development in and around the Albuquerque area. The population of Albuquerque increased nearly 16% from 1980 to 1990 (US Census Data 1980 & 1990). This growth translated into demands on the workforce, housing, and social services. The growth in Albuquerque has impacted the South Valley. From 1990 to 1995 the South Valley population increased by 10% and is projected to increase a total of 20% by the year 2000. This growth projection is more than double the growth rate between 1980 to 1990, which was 8% (1990 Census Tracts/Planning Information Areas, 1993). This growth has caused increased traffic, land use changes, increased development and deterioration of existing infrastructure. Regardless of the cause, the social and

community problems generated as a result of growth bring up a series of complex issues.

New construction of mobile home parks, industrial and manufacturing businesses have had an impact on the area. These projects generally require zone changes or special use permits to operate, transforming the agriculture land to industrial, residential and commercial use. Granting these requests for development, construction, and new subdivisions can lead to permanent or semi-permanent changes altering the character of the area and possibly creating the need for expansion of basic services. Dense new development in semi-rural areas creates a demand for water, sewage and other infrastructure services, it can also pose a threat to water and soil purity.

While some residents support any kind of development because they believe it brings in more jobs and increased economic activity, others, prefer to forgo

some types of development to preserve a desired quality of life.

Moreover, growth policies formulated by the City of Albuquerque and other jurisdictions outside of the control of residents of the South Valley can compound existing problems. Much of the City of Albuquerque's undesirable development such as, the Southwest landfill, the sewage treatment facility, the detention center, and heavy manufacturing facilities are located in the South Valley and larger Southwest area.

Developers of these facilities enjoy the benefits of cheap land and low property taxes, while residents are left to deal with subsequent pressures on existing resources and infrastructure. Some of these decisions have been made based on the notion that people in the South Valley do not care. For example, when the City was looking for a site to locate the interim jail, it was noted that, ". . . a new interim jail on the West Mesa - the most costly of the sites proposed but deemed least prone to

protests from neighbors" (County OKs Site for Jail," Albuquerque Journal, 11/95). When questioned about this decision, the response from elected officials has been that jobs are being created for County residents. It appears that policies have been made to attract and facilitate development but unfortunately, policies have not been created to secure these jobs for County residents.

The South Valley possesses many unique characteristics including, a strong sense of cultural identity, a large population who retain historical ties to the area, a large portion of agricultural land, the use of acequias, a large number of family owned and operated small businesses, and a strong sense of community. These feelings and attitudes can be attributed to a settlement history of over 300 years. Many residents living in the Valley have a strong social, cultural, and historical ties to the land, either through land grant membership, farming, or the desire of a rural lifestyle.

Demographic Description

The area served by the Rio Grande CDC is the entire Southwest area of Bernalillo County, which runs on both sides of the river from, Central Avenue in the North, I-25 in the East, to the Isleta Indian Reservation in the South, and to the Laguna Pueblo in the West. The majority of this area lies within the unincorporated part of the County. The target area is made up of historical Villages: The four Atrisco Plazas, Pajarito, and Los Padillas, although many residents think of themselves as all one community³. Frank Baca, President of the Rio Grande CDC indicates, "All projects center around Bridge and Isleta Boulevards, and south of Rio Bravo. Bridge and Rio Bravo are main concerns because of the high drop out rates, unemployment and lack of access, drainage, lighting, and other landscaping concerns" (1995). The South Valley population in 1990 was

³ See Project Area Map on page 6

64,851, representing 20% of the County's total population (US Census Data, 1990).

The following is information taken from 1980 and 1990 US Census data. (See Appendix B for the Census tracts used for the demographic description)

Population Information 1990

US	248,709,873
New Mexico	1,515,069
Bernalillo County	480,577
City of Albuquerque	384,736
RGCDC Project Area	64,851

The Project Area has approximately 564 people per square mile

- The Range of population densities must be noted because they are significant. The Village of Atrisco, south of Central, is the most densely populated. The southern area, toward Isleta pueblo, is sparsely populated with large parcels of open space and agricultural land.
- The villages of Atrisco & Armijo comprise just over 50% of the total project area population.
- The South Valley includes the following designated areas based on densities: Establish Urban (Central Ave. to Bridge Blvd. area) a Semi-Urban area (Bridge Blvd. just past Rio Bravo) and Rural (Rio

Bravo to Isleta Pueblo) (Bernalillo/Albuquerque Comprehensive Plan, 1988). (See Map of Designated Areas, Pg. 89)

- The rate of population growth for the entire project area between 1980 and 1990 was approximately 8%.
- In 1990, the population for the City of Albuquerque was 80% of Bernalillo County's total. The South Valley was 15% of the remainder 20% of unincorporated area.

Income Levels

- The Project Area residents living at or below the poverty level was 23% in 1990. Some of the census block groups in the Project Area have percentages as high as 37.8% of people living at or below the poverty level.
- In 1990 the Project Area has 3 census tracts that have over 25% of the families living below poverty level with one tract having 35% of families below poverty level.
- The households making \$24,999 or below, a year, in the Project Area was 56%, while for the City of Albuquerque it was 35%, in 1990 and those individuals earning less than \$14,999 is 32% in the Project Area whereas, it is 26% for both the City of Albuquerque and Bernalillo County in 1990.

- The per capita income of residents in the various tracts fell between \$6,160-\$11,707, as opposed to \$14,013 for Albuquerque residents in 1990.

Social Characteristics

- The percentage of Hispanic Origin residents in the various census tracts, in 1990, is between, 64%-87%.
- The percent of Spanish speakers for the 1990 census tract in the Project Area range from, 37%-69%, both percentages higher than for the City of Albuquerque and Bernalillo County.
- The percent of native born residents in the Project Area, was 94% in 1990, twice that of the City of Albuquerque or Bernalillo County.
- In the Project Area residents younger than 15 were 29% for both 1990 and 1980.

Housing

- In 1990, every census tract in the Project Area had over 65% owner occupied housing and 4 of the 13 tracts had over 80% of the homes occupied by owners.
- In 1990 the highest percent of renter occupied housing was 24%, which is nearly 10% lower than the City of Albuquerque.

Labor Information

The population in the 25-54 age category is the most likely to participate in the labor market.

- In 1990, approximately 43% of the Project Area residents fell between the ages of 25 and 54, while this percentage was 36% in 1980.
- In 1990 34% of the Target Area residents participated in the service industry followed by 22% participating in the whole/retail trade industry.
- The Albuquerque Metropolitan Statistical Area has had the largest growth in the areas of Service, Construction and Manufacturing (94' Sunwest Bank Economic Report).
- The unemployment rate for the Project Area, in 1990 was approximately 10%, with some areas having as high as 12% and 13% unemployment rates. The unemployment rate for Bernalillo County was 6%.

TABLE I. DEMOGRAPHIC DESCRIPTION

		RGCDC Project Area	Bernalillo County	Albuquerque City
Area in Square Miles		115	1,169	137
Population				
	1980	60,000	419,700	332,336
	1990	64,851	480,577	384,736
Population Growth Rate	1980-1990	8%	15%	16%
Households	1980	17,674	151,319	124,032
	1990	19,312	185,445	153,818
Population Hispanic	1980	70%	37%	34%
	1990	73%	37%	34%
Born in New Mexico	1980	70%	48%	44%
	1990	94%	51%	48%
Bilingual in Spanish	1980	50%	23%	20%
	1990	49%	23%	21%
Education Attainment				
High School Graduates, Persons 25 Years or Older	1980	56%	77%	79%
	1990	64%	82%	84%
Completed 4 or More Years of College	1980	8%	23%	25%
	1990	8%	27%	28%

Source: 1980 & 1990 US Census Data

DEMOGRAPHIC DESCRIPTION

RGCDC Project Area Bernalillo County Albuquerque City

		RGCDC Project Area	Bernalillo County	Albuquerque City
Income				
Median Household Income	1980	\$12,439	\$19,294	\$20,061
	1990	\$20,893	\$27,382	\$27,555
Per Capita Income	1980	\$4,688	\$7,136	\$7,439
	1990	\$8,009	\$13,594	\$14,013
Earn Less Than \$15,000	1980	54%	46%	45%
	1990	32%	26%	26%
Population at or Below Poverty Level	1980	27%	13%	12%
	1990	23%	15%	14%
% of Households With Incomes Below Poverty Level	1980	16%	10%	9%
	1990	20%	11%	10%
Work Force				
Labor Force Participation	1980	61%	71%	72%
	1990	69%	68%	68%
Unemployment Status	1980	10%	7%	6%
	1990	10%	7%	6%
Housing				
Owner Occupied Housing	1980	70%	64%	62%
	1990	76%	52%	50%
Renter Occupied	1980	13%	36%	38%
	1990	24%	39%	43%

Source: 1980 & 1990 US Census Data

PLANS & DOCUMENTS

This section includes:

- A brief description of the planning efforts in the South Valley/Bernalillo County
- A table listing plans and documents and issues referred to in each
- A summary chart listing: Community Participation, Community Benefits, Issues, Goals, Objectives, Recommendation, and What Has Been Implemented
- An analysis of planning efforts
- An observation of obstacles to plan implementation

Plan Summary

This section takes an in-depth look at a selected bibliography of the past planning efforts in the South Valley. These plans were chosen based on content, availability, and focus on the South Valley and/or Bernalillo County⁴. Plans and studies were developed by the City and County Planning Department, initiated by community organizations and assisted by the

⁴ See Appendix C for plans not included in this study

University of New Mexico's Community and Regional Planning Program (CRP), or created by individuals. A range of general Comprehensive Plans are included, as well as, specific studies covering land use, water rights, agricultural preservation, transportation, and incorporation issues. Many of the studies were initiated by or included the participation of the Rio Grande CDC and the Atrisco Land Rights Council, as well as, other community representatives and residents.

The first planning efforts documented here represent work done in the early seventies. A draft of the Bernalillo/Albuquerque Comprehensive Plan was facilitated by City Planning staff in 1972 in response to a federal mandate. This draft addressed growth issues and long term planning suggestions, sustainability, and accountability of all residents and elected officials. The premise of this draft plan was,

"... to explore and evaluate the reasons for Albuquerque's growth and compatibility of such growth with the total environment. (And) ... to establish and maintain the highest

possible quality of life in Albuquerque today" (1972: 2).

This plan was not adopted because it was "politically unacceptable" to the City Council and the Board of County Commissioners (King, 1996). Subsequent studies were done and in 1975, the Albuquerque/Bernalillo Comprehensive Plan was adopted. This Comprehensive Plan was used until revised and re-adopted as the 1988

Albuquerque/Bernalillo County Comprehensive Plan.

This is a rank one plan with which all lower ranking plans must be compatible.

In the early eighties, community members and organizations began initiating projects. With the assistance of the UNM, Community and Regional Planning Studio the following studies were completed: Bridge Improvements Project (1982), the South Valley Study Group Land Use Committee (1982) and the South Valley Workbook Toward an Area Plan (1983). Two students conducted a study on change agents in the

South Valley, titled, "Power Structure, Change Agents and the Prospects for the Socio-Economic Development of Albuquerque's South Valley" (1984). These planning documents identify similar concerns in regards to growth and development issues. Examples of shared concerns include, preservation of agriculture and the rural environment, maintaining the cultural and historic integrity of the area, community, and economic development. Ideas and recommendations generated in these early plans are reflected in subsequent plans.

Other plans address specific issues, such as, incorporation, water, agriculture, small business needs, and transportation. The Atrisco Strategies for Empowerment (1988) study looked at options for the South Valley to incorporate into its own municipality. During this period, individual students in the UNM, CRP Program completed two studies: 1. historical water use, current use of the acequia system, and water law, and 2. existing farmland conditions, benefits for irrigated

lands, development impacts on agriculture, and strategies to maintain agriculture.

Further, the documents also include historical descriptions of the area, historic and cultural resources, landmarks, resources and agencies able to assist in the implementation of recommendations provided.

Table 1. Issues Addressed Throughout Planning Efforts: Patterns and Concerns

This table lists fifteen planning documents and studies. Issues are categorized and marked if the plan addresses that particular issue. This table was used to determine the main concerns voiced by the South Valley residents throughout the planning efforts.

Major concerns identified by Planning committees, residents, students, City/County Planning include the following:

- **Maintain Rural Character**
- **Economic Development**
- **Preserve Cultural and Historical integrity**
- **Maintain healthy environment and current land use**

Table 2. Issues Addressed in Planning Efforts

Table 2 is a graph of Table 1, Issues Addressed Throughout Planning Efforts: Patterns and Concerns

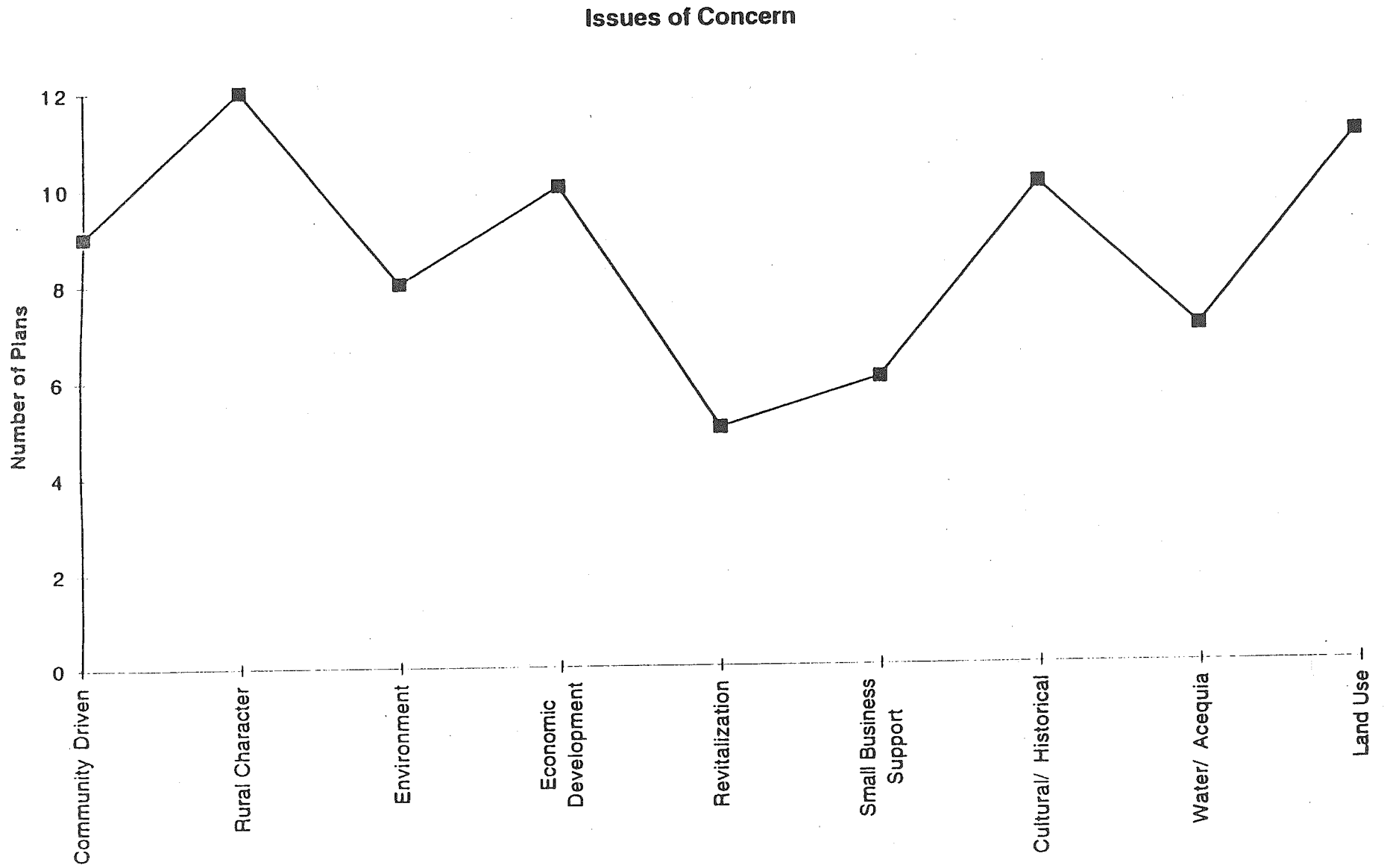
Table 1. Issues Addressed Throughout Planning Efforts: Patterns & Concerns

Plan	Year & Rank	Community/ Organization Driven	Maintain Rural Character	Cultural & Historic Preservation	Economic Development Strategies	Revitalization	Small Business Support	Environment	Water/ Acequia System	Additional Concerns
Benalillo/Albuquerque Draft Comprehensive Plan	1972 Rank 1 Not Adopted	†	†	†	†		†	†	†	Growth
Albuquerque/Bernalillo Comprehensive Plan	1975 Rank 1 Adopted		†	†	†			†	†	
South Valley Study Group Land Use Committee	1982 Individual Study	†	†	†	†	†				
Bridge Boulevard Improvement Project	1982 Individual Study	†	†	†	†	†		†		
South Valley Workbook Toward an Area Plan	1983 CRP Studio	†	†	†	†					Maintain Comprehensive Plan
Power, Structure, Change Agents and the Prospects for the Socio-Economic Development of Albuquerque's South Valley	1984 Individual Study		†				†	†		Annexation
Southwest Area Plan: Volume I - Existing Conditions	1985 Rank 2		†					Sensitive soils, drainage, land use	†	Social Services Transportation
* Southwest Area Plan, Volume IV The Plan	1988 Rank 2 Adopted		†	†	†		†	Land Use	†	Growth
* Albuquerque/ Bernalillo Comprehensive Plan	1988 Rank 1 Adopted		†	†	†			Land Use	†	
Atrisco: Strategies for Empowerment	1988 CRP Studio	†	†	†	†		†			Annexation Incorporation
Student Briefing Paper for the South Valley Action Coalition on Water Strategy	1995 Individual Study	†	†	†					†	
Agricultural Preservation in the Middle Valley, a strategy to maintain agriculture and water sustainability in the Albuquerque basin	1995 Individual Study	†	†	†				Bosque preservation Land Use	†	
Isleta/Bridge Small Business Survey	1995 RGDC & UNM TAO	†			†	†	†			
South Valley Small Business Survey	1995 RGDC & UNM TAO	†			†	†	†			
Transportation Program Albuquerque Metropolitan Planning Area	1996 Middle Rio Grande Council of Governments					†		Land Use		Overall social economic, environment effects of transportation decisions

† Denotes that issue was addressed in plan or study

* Plans and policies formally adopted and presently used

Table 2. Issues Addressed in Planning Efforts



Charts Assessing Plans and Documents

The following are detailed charts assessing fifteen plans and documents affecting the South Valley directly. This is a selected bibliography. Each plan is assessed and listed on two pages. A list of plans or studies not included in this assessment is located in the Appendix. Each chart is labeled by plan and if it is table A or B.

Table A. determines: the rank, community participation, community benefit, issues, goals, and;

Table B. examines: objectives, recommendations, policy recommendations, and what has been implemented.

These classifications were chosen because they capture the general layout of the plans and because they allow the reader to identify important information quickly and easily.

Significant information to look for is the classification of issues, recommendations, and what has

been implemented. This information reveals what issues were identified as important and worthy of investigation. They also provide creative and viable recommendations. It should be noted that the implementation rate of plans and documents is very low.

Below are the classifications used with a detailed explanation of their importance.

Plan

The plans are a selected bibliography. They were chosen based on their emphasis on the Rio Grande CDC Project Area. Plans that included Bernalillo County or plans that included policies that affected the Project Area also were used. These planning documents represent the majority of the planning efforts done in the South Valley.

Year

The year of each document is noted on the chart for reference use.

Rank

In Bernalillo County, plans are categorized by "rank," according to how extensive the plan is. The Comprehensive Plan is a rank one plan, with which all lower ranking plans must be compatible. The plan is to be used as a policy guide covering development and growth, and is to be evaluated biennially. Rank two plans are more detailed and cover a specific geographical area. The Southwest Area Plan is a rank two plan. Still carrying out the policies in the Comprehensive Plan, rank three plans address smaller areas, such as sector development, neighborhood and corridor plans. These plans are adopted by the City Council and/or the County Commission in the form of a resolution.

Community Involvement in Plan Process

This section indicates those listed as participants in the planning process of each plan or document. This section is included because it indicates whose immediate interests are represented or reflected in the study or plan.

Issues

This section outlines the issues listed in each plan or study. This is useful because it indicates issues that have been of concern to residents, small business owners, the City, County, etc.

Goals

This section was included to give a clear understanding as to the direction of each plan or document. This will also help the reader identify the contents of each document.

Objectives

This section identifies what each document was proposing to accomplish. Many studies made reference to specific areas of concern or recommendations of new policies.

Community Benefits

This section indicates what the South Valley residents will gain by implementing recommendations of each plan or study.

Recommendations

This section list specific recommendations made in each plan or study. A variety of recommendations were made to organizations, groups, the County Commission, and other agencies.

Policy Recommendations

This section lists specific policy recommendations.

What Has Been Implemented

This section was included to suggest the effectiveness of the plan or study.

Plan	Year & Rank	Community Participation Process	Community Benefit	Issues	Goals
<p>1. Albuquerque/ Bernalillo County Comprehensive Plan: Metropolitan Environmental Framework</p> <p>Albuquerque/ Bernalillo County Planning Department Comprehensive Planning Division</p>	<p>April 1972</p> <p>Rank 1</p> <p>Draft Copy</p> <p>Not Adopted</p>	<p>Was prepared by the Planning Department for the City/County & is derived from an analysis of information from a wide variety of resources.</p> <p>The perceived goals were from citizens in Albuquerque, Bernalillo, Sandoval, Valencia & Torrance Counties.</p>	<p>Residents were to have the opportunity to choose between two options of implementation in each goal strategy.</p> <p>Strategy I - is based on modifying the current trend. It attempts to fulfill peoples needs with a minimum of negative effects on the environment.</p> <p>Strategy II - emphasizes action on a different level. The intent is to achieve harmony between people and the rest of the natural environment.</p>	<p>The intent of this plan is to explore & evaluate the reasons for Albuquerque's growth and the compatibility of such growth with the total environment.</p> <p>This report focuses on alternatives and their possible consequences as a primary tool in decision making</p> <p>Plan includes:</p> <ul style="list-style-type: none"> • Planning assumptions • Goals • Resources • Choices 	<ol style="list-style-type: none"> 1. Population-Control growth 2. Employment-Expand economic base & maintain full employment of the labor force 3. Agriculture-Preserve & enhance agricultural economy 4. Tourism-Promote year-round tourism without causing environmental blight 5. Habitation-Provide decent & safe housing for all persons; provide livable communities 6. Transportation-Develop an integrated system 7. Health-Provide adequate health care & health education for all citizens 8. Welfare-Respond to needs of all people & encourage human initiative 9. Public Safety-Protect rights, property, & privileges of all citizens 10. Identity-Encourage respect for & preservation of diverse cultures in the region 11. Education-Provide life long learning environment 12. Leisure Time-Provide facilities & programs 13. Resources-Protect quality of air, water, & land 14. Form-Balance integration of environment & man-made structures 15. Management-Establish local government that is responsive, representative, & accountable to the citizens.

Plan	Objectives	Recommendations	Policy Recommendations	What has been implemented
<p>1. Albuquerque/Bernalillo County Comprehensive Plan: Metropolitan Environment Framework 1972</p>	<p>The ultimate purpose is to establish & maintain the highest possible <u>quality of life</u> in Albuquerque today. For the future is made from this & nothing else.</p> <p>Articulate the scope of planning, the task of listing consequences, & review responsibility of consequences.</p>	<p>Recommended Strategies:</p> <ol style="list-style-type: none"> 1. Balance Population with Resources 2. Regionalize Jobs 3. Reduce Resource Use Per Unit of Housing 4. Balance Transportation Needs & Effects 5. Encourage Community Identity 6. Increase Educational Options 7. Limit Urban Area 8. Local Self-Government: Regional Federation 	<p>Each recommendation came with a set of suggested first actions, many of which could be considered policy recommendations.</p> <p>See Appendix</p>	<p>This draft plan did not get adopted because it was politically unacceptable. (King, 1995)</p> <p>Instead, guideline policies were made & used until the 1975 Comprehensive Plan was finished & adopted.</p>

Plan	Year & Rank	Community Participation Process	Community Benefit	Issues	Goals
<p>2. Albuquerque/ Bernalillo Comprehensive Plan</p> <p>Four documents were created: Policies Plan, Metropolitan Areas & Urban Centers Plan, Plan for Major Open Space & Guidelines for Public Systems</p> <p>Municipal Development Department</p>	<p>1975</p> <p>Rank 1 Adopted</p>	<p>The plan received advice & expertise of more than 150 citizens who worked with the City/County staff to provide crucial information & ideas. These citizens included professors from UNM, staff members from Sandia Lab, persons in private business, & people active in many community programs. These citizens compiled information & recommendations into a series of eight citizen Task Force reports on natural resources-air, energy, land, water, physical services & social services.</p>	<p>The intent is to outline the role of local government in transforming uncontrolled growth into quality development which is socially, economically & ecologically sound.</p>	<ul style="list-style-type: none"> • Transforming uncontrolled growth into quality development. • Develop guidelines that will facilitate quality growth, land use & services. • Create policies to guide more specific, detailed plans for specific areas, neighborhoods, etc.... • Provides a vision of what the majority of concerned citizens want for Albuquerque/ Bernalillo County: A special place, without the problems of overcrowding, pollution & sprawl prevalent in other areas 	<p>The Policies Plan was adopted first to establish a general development strategy to furnish the basis for specific mapping, land use regulations, & area plans which also include citizen participation for area objectives.</p> <p>Goals & Policies of the plan should remain consistent over time & should create a rational form for urbanization & open space which respects human, economic, & environmental needs.</p> <p>"Variety" was the general consensus for development.</p>
<p>3. South Valley Study Group Land Use Committee</p> <p>Presented by Juanita Chavez & Mike Ciesielski</p>	<p>1982</p> <p>Individual Study</p>	<p>The information was gathered through a series of public/community meetings. UNM students served as facilitators</p>	<p>Benefits would be:</p> <ul style="list-style-type: none"> • Restore Historic Sites • Promote Tourism & Clean Industry • Commercial Revitalization • Planned Housing <p>This would be planned to accommodate: Urban, Semi-Urban, Rural, & Open sections in the South Valley</p>	<p>Achieve a farsighted, comprehensive, economically viable, & generally accepted land use planning policy while:</p> <ul style="list-style-type: none"> • Maintaining Farmlands • Developing East & West Mesas • Maintain the Comprehensive Plan • Maintain the South Valley's Unique Atmosphere 	<p>Create policies addressing land use in the South Valley through a series of community meetings</p> <ol style="list-style-type: none"> 1. Maintain the Comprehensive Plan 2. Preserve the Irrigated Heart of the Valley 3. Develop Industry & Urbanization on Fringe Mesa Areas

Plan	Objectives	Recommendations	Policy Recommendations	What has been implemented
<p>2. Albuquerque/ Bernalillo Comprehensive Plan</p> <p>Four documents were created: Policies Plan, Metropolitan Areas & Urban Centers Plan, Plan for Major Open Space & Guidelines for Public Systems</p> <p>Municipal Development Department 1975</p>	<p>This document presents Environmental Planning Commission & County Planning Commission recommendations for the Policies Plan element of the Albuquerque Metropolitan Area Comprehensive Plan.</p>	<p>The principle of self-determination becomes crucial for each area of the City & County. Residents of each neighborhood or community must determine their own priorities, resolve their own conflicts, & determine their own future, with planning staff to give direction.</p>	<p>Policies & Possible Techniques are provided in the following areas:</p> <ol style="list-style-type: none"> 1. Land Use & Rural Form 2. Urban Areas 3. Rural Areas 4. Open Areas 5. Circulation 6. Air Quality 7. Water 8. Energy 9. Solid Waste 10. Fire 11. Education & Recreation 12. Employment 13. Public Transit 	<p>These documents were created to guide planning & development decisions. They recognize that these policies should apply to cases under normal circumstances & that some unique situations may justify departure from the Policies Plan.</p> <p>The Metropolitan Areas, Urban Centers & the Open Space Plan were intended to supplement the Policies Plan.</p>
<p>3. South Valley Study Group Land Use Committee</p> <p>Presented by Juanita Chavez & Mike Ciesielski 1982</p>	<ol style="list-style-type: none"> 1. Maintain the Comprehensive Plan 2. Preserve the Irrigated Heart of the Valley 3. Develop Industry & Urbanization on Fringe Mesa Areas 	<p>In order to achieve a farsighted, comprehensive, economically viable, & generally accepted Land Use Planning Policy for the South Valley through legislative or economic implementation these recommendations could be met:</p> <ol style="list-style-type: none"> 1. Maintain South Valley Farmland 2. Develop the East & West Mesa 3. Maintain the Comprehensive Plan 4. Maintain the Unique Atmosphere 	<ol style="list-style-type: none"> 1. Maintain Farmland 2. Develop the East & West Mesa 3. Maintain the Comprehensive Plan 4. Maintain the Unique Atmosphere 	<p>These recommendations appear in the <u>Work Book Towards an Area Plan</u>.</p>

Plan	Objectives	Recommendations	Policy Recommendations	What has been implemented
<p>4. Bridge Boulevard Improvement Project UNM Urban Design Studio</p>	<p>Give improvement options to residents & business owners</p>	<ol style="list-style-type: none"> 1. Create awareness of historic importance - put signs at Barcelas & Coors Blvd. 2. Encourage preservation of historically & culturally interesting buildings in the area. 3. Improve & maintain the acequia system serving residential gardens & agricultural land 4. Modify existing buildings for office use, small retail stores, or service businesses with living quarters on premises 5. Encourage using yards & vacant lots for small gardens 6. Involve the community in designing the "promenade" in its planning & maintaining its vegetation 7. Provide recreation facilities 8. Create "promenade" space for horses, pedestrians, & cyclists in the area between Goff & Coors 9. Accommodate slow moving traffic 10. Explore additional uses for existing buildings or the need for new community facilities 11. Encourage economic activity 	<p>Allow R/C zoning for new mixed residential/commercial development along Bridge Blvd.</p>	<p>Bridge Boulevard has been reconstructed & is now a thoroughfare through the Valley but many small businesses were destroyed or relocated in the process.</p> <p>It appears not to have accommodated slow moving traffic.</p> <p>It is difficult to determine whether this reconstruction has encouraged economic activity or not.</p> <p>Islands with landscape were included in the design.</p>

Plan	Year & Rank	Community Participation Process	Community Benefit	Issues	Goals
<p>5. South Valley Workbook Toward an Area Plan</p> <p>By the citizens of the South Valley, supported by Bernalillo Board of County Commissioners, assisted by UNM School of Architecture & Planning and the Southwest Hispanic Research Institute</p>	<p>1983</p> <p>UNM Planning Studio & Community Members</p>	<p>This draft was assembled after a series of public meetings to hear concerns, identify issues, & recommend actions to be transmitted to elected bodies representing the County, City, & State jurisdictions.</p> <p>Study groups were formed to evaluate choices & make recommendations.</p> <p>UNM planning students facilitated meetings.</p>	<p>Optimize efficiency in public & private development actions & to seek to increase the well-being of all people affected by the plan.</p>	<p>Begin to address planning issues in the South Valley by identifying historical & cultural resources, descriptions of the area, & historic land marks.</p> <p>Utilize this information as a base to begin the Southwest Area Plan:</p> <ol style="list-style-type: none"> 1. Maintain South Valley Farmlands 2. Develop the South Valley's East & West Mesas 3. Implement the Goals of the Comprehensive Plan 4. Maintain the South Valley's unique sense of place based on: <ul style="list-style-type: none"> • Community Pride • A Strong Cultural Identity • A Series of Distinct, Varied, Identifiable Villages 	<p>Develop a working draft for use by area residents, land owners, agency & government representatives in the development of an area plan for the South Valley</p> <p>Goals recommended to Bernalillo County Commission by the South Valley Study Group:</p> <p>Achieve a farsighted, comprehensive, economically viable, & generally accepted Land Use Planning Policy, through their economic & legislative implementation, they would meet the objectives</p> <ol style="list-style-type: none"> 1. Maintain Farmlands 2. Develop East & West Mesas 3. Implement Goals of Comprehensive Plan
<p>6. Power Structure Change Agents, and the Prospects for the Socio-Economic Development of Albuquerque's South Valley</p> <p>By Carlos Romero & John Cabral CRP 469, Spring Semester</p>	<p>1984</p> <p>Individual Study</p>	<p>A series of interviews with:</p> <ul style="list-style-type: none"> • Elected officials • School officials • Agencies • Businesses • Community groups 	<p>Gave analysis on benefits of different forms of government authority</p> <ul style="list-style-type: none"> • Remaining under the jurisdiction of Bernalillo County • Annexation by the City of Albuquerque • Incorporation as an independent municipality 	<p>This document supports the South Valley Work Book proposal of recommendations:</p> <ul style="list-style-type: none"> • Urbanization • Conversion of agricultural land • Electoral struggles • Widening of main thoroughfares • High unemployment • Inadequate public education • Crime, poverty & youth problems 	<p>Identify the form of political government authority that exists in the South Valley or form that is needed to affect implementation of the Work Book recommendations</p>

PLAN 5 & 6 TABLE B

Plan	Objectives	Recommendations	Policy Recommendations	What has been implemented
<p>5. Workbook Toward an Area Plan</p> <p>By the citizens of the South Valley, supported by Bernalillo Board of County Commissioners, assisted by UNM School of Architecture & Planning and the Southwest Hispanic Research Institute</p>	<p>Optimize efficiency in public & private development actions & increase the well-being of all people affected by the plan.</p> <p>Objectives for:</p> <p>1. Historic & Cultural Preservation</p> <ul style="list-style-type: none"> • Research, discover, develop, & preserve the historic resources • Research, identify develop & preserve sites of historic & archaeological significance • Develop cultural programs which emphasize the cultural & historic roots of the community; enumerate the community benefits of the historic & cultural preservation of the past; support local historic cultural & educational groups 	<p>1. Preserve Historic & Cultural Resources</p> <ul style="list-style-type: none"> • Follow goals & policies from the Comprehensive Plan <p>2. Land Use & Open Space</p> <ul style="list-style-type: none"> • Create agricultural policies that will value farming • Achieve balanced land use & open space plan • Protection of Pueblo ruins within area needs investigation & action <p>3. Public Facilities & Services</p> <ul style="list-style-type: none"> • Careful review of the formation of a "Water Systems Management District" <p>4. Economic Development Actions</p> <ul style="list-style-type: none"> • Restore Historic Sites • Enterprise Zones • Small Business Development • Revitalizing the Agricultural Economy • Industry <p>5. Plan Implementation Process</p> <ul style="list-style-type: none"> • Physical Land Planning • Economic Planning • Historical/Cultural Planning 	<p>Specific Land Use policies were given in the section concerning Agriculture:</p> <ol style="list-style-type: none"> 1. Limit the economic returns available for unnecessary conversion of farmland; 2. Assure farming fair access to necessary resources such as energy & water 3. Assist farmers in maintaining their economic leverage, including market potential & the equity value of the farm. <p>Enforcing the Comprehensive Plan would help achieve many goals stated. Recommendations made were both for implementation purposes & policy additions.</p>	<p>The Southwest Area Plan was adopted in August 1988. Many of the recommendation made in this document were used in the adopted 1988 plan.</p>
<p>6. Power Structure, Change Agents, and the Prospects for the Socio-Economic Development of Albuquerque's South Valley</p> <p>By Carlos Romero & John Cabral</p>	<p>Interview:</p> <ul style="list-style-type: none"> • Elected Political Representation • Schools & Agencies • Businesses • Community Groups 	<p>Elected officials & community leaders should provide this attitude of implementing far-sighted planning proposals</p> <p>The South Valley is against annexation</p> <p>Be aware of the unfavorable neighbors, including Kirkland Air Force Base & the nuclear-military-industrial complex, which are very influential in City government</p> <p>Support for the local small businesses & farmers is crucial to implementing many of the planning & economic development proposals</p> <p>Community groups, local farmers, & businesses people should organize themselves politically & economically</p>	<p>N/A</p>	<p>N/A</p>

Plan	Year & Rank	Community Participation Process	Community Benefit	Issues	Goals
<p>7. Southwest Area Plan: Volume I - Existing Conditions</p>	<p>1985 Rank 2, part of the Southwest Area Plan Adopted</p>	<p>This plan was assembled by the City/County Planning Department</p> <p>The planning process took 3 years to complete. The series of steps included:</p> <ul style="list-style-type: none"> • Gathering of relevant information • Identification & analysis of issues • Development & analysis of alternative courses of action • Selection of preferred course of action • Implementation of preferred course of action • Monitoring results & making adjustments are necessary 	<p>Indicates existing conditions that will provide the base for the Southwest Area Plan</p> <p>Shows agricultural land conversion in acres</p> <p>Provides various useful maps of general land use, zoning, metropolitan areas, urban centers, major open spaces, & major street plan</p>	<p>This part of the Southwest Area Plan addresses the issues of existing conditions in the project area which includes the South Valley. Issues are:</p> <ol style="list-style-type: none"> 1. Planned growth in a fragile Environment <ul style="list-style-type: none"> • Water Quality • Sensitive Soils 2. Land Use Plan <ul style="list-style-type: none"> • Residential Uses • Commercial & Office Uses • Open Space • Parks • Special Areas 3. Transportation Plan <ul style="list-style-type: none"> • Roadways • Transit & Ride Sharing • Bikeways, Rapid Rail, Pedestrians, & Equestrian 4. Drainage Plan <ul style="list-style-type: none"> • Drainage Management 5. Public Services Plan <ul style="list-style-type: none"> • Libraries, Schools, Multi-Service Centers, & Senior Centers • Law Enforcement Services • Fire Services 	<p>Identify existing conditions that will support the Southwest Area Plan</p>

Plan	Objectives	Recommendations	Policy Recommendations	What has been implemented
<p>7. Southwest Area Plan: Volume I - Existing Conditions 1985</p>	<ul style="list-style-type: none">• Identify existing land pattern & uses, commercial, residential, & agricultural with photographic aerial maps• List existing generalized zoning & document vacant land• List possible residential planning efforts based on existing land• Long range major street plan & map• East side South Valley significant buildings	<p>N/A</p>	<p>N/A</p>	<p>This was just part of the final Southwest Area Plan. It was used to guide the policies & recommendations in the final plan.</p>

Plan	Objectives	Recommendations	Policy Recommendations	What has been implemented
<p>8. Southwest Area Plan Volume IV The Plan 1988</p>	<p>Provide policies consistent with the basic concepts contained in the <u>Albuquerque/Bernalillo County Comprehensive Plan</u>. A Rank 2 plan provides the framework for development within a large, geographic area. This plan will guide Rank 3 plans, sector development, & neighborhood plans.</p>	<p>Recommendations in the following areas:</p> <ol style="list-style-type: none"> 1. Land Use <ul style="list-style-type: none"> • Open Space Network • Reserve Area • Rural, Semi-Urban, Established & Developing Urban Areas, Urban Centers, & Central Urban Area 2. Environmental Protection & Heritage Conservation <ul style="list-style-type: none"> • Air Quality • Water Quality • Solid Waste • Noise • Historic Resources • Archeological Resources • Cultural Traditions & The Arts • The Developed Landscape • Community Resource Management • Service Provision • Water Management • Energy • Transportation & Transit • Housing • Economic Development • Education • Public Safety 	<p>Policies significant to South Valley Land Use:</p> <ol style="list-style-type: none"> 1. Semi-Urban: <ul style="list-style-type: none"> • Development shall be consistent with the limitations imposed by the topography, soil condition, ground water quality, agricultural potential, flood potential, scenic qualities recreation potential & existing development; overall gross density shall be up to 3 dwelling units per acre • Development shall include trail corridor, where appropriate, & shall be compatible with economic policies & historical & socio-cultural values, & shall maintain & integrate existing & new buildings & space of local significance into the community 2. Four policies governing industrial & commercial development <ul style="list-style-type: none"> • Neighborhood-scale • Strip commercial development is discouraged in favor of cluster development • Mixed-use areas should protect residential uses, while offering a variety of local employment opportunities • Mineral extraction should be discouraged in scenic, prime recreation, areas used agricultural, or residential 	<p>The Southwest Area Plan was adopted in 1988 by both the County Commission & the City Council.</p> <p>The plan was amended in 1991.</p> <p>It is unclear how many of the policy recommendations have actually been implemented.</p> <p>Planners use this plan to assess & make recommendations to approve or deny Zone Changes or Special Use Permits.</p> <p>Policy 18 Park Dedication</p> <p>Policy 22 Trails & Bikeways Facility Plan adopted by The City of Albuquerque & Bernalillo County</p> <p>Policy 48 MOLE Arroyo Plan has been completed (Takuma, 1996)</p>

Plan	Objectives	Recommendations	Policy Recommendations	What has been implemented
<p><i>The 1975 Regional Growth Study and Comprehensive Plan 1975</i></p>	<p>The plan is based on the PRS Comprehensive Plan which addressed a wide range of environmental, developmental & planning concerns. The PRS Plan was separated into three parts, Policies, Metropolitan Areas and Urban Centers, & Major Open Space.</p> <p>The 1975 Plan was based upon the following objectives:</p> <ol style="list-style-type: none"> 1. Accommodate a larger share of new growth through infill development 2. Design public improvements, including utilities & transportation facilities to balance existing service area needs with proposed development 3. Preserve major natural features & essential resources in an open space network 4. Create & maintain distinctive small communities & diverse neighborhoods & lifestyles that accommodate the citizenry's needs, preferences, & incomes 	<p>A series of goals and policies are made in the areas of</p> <ol style="list-style-type: none"> 1. Land Use 10 Policy recommendations 2. Reserve Area 4 Policies 3. Rural Area 7 Policies 4. Semi Urban Area 3 Policies 5. Established and Developing Urban 16 Policies 6. Urban Centers 7 Policies 7. Central Urban Area 2 Policies 8. Environmental Protection & Heritage Conservation 11 Policies 9. Water Quality 5 Policies 10. Solid Waste 6 Policies 11. Noise 2 Policies 12. Historic Resources 3 Policies 13. Archeological Resources 3 Policies 	<ol style="list-style-type: none"> 14. Cultural Traditions & the Arts 3 Policies 15. Developed Landscape 5 Policies 16. Community Resource Management 4 Policies 17. Water Management 3 Policies 18. Energy Management 5 Policies 19. Transportation & Transit 17 Policies 20. Housing 5 Policies 21. Economic Development 7 Policies 22. Education 8 Policies 23. Human Services 3 Policies 24. Public Safety 6 Policies 	<p>This document is used to assess Zone & Special Use changes. This plan guides the <u>Southwest Area Plan</u>.</p> <p>Created Area Designations & Area Densities (Takuma, 1996)</p>
<p>This is the Governing Plan at the Present Time</p>				

Plan	Year & Rank	Community Participation Process	Community Benefit	Issues	Goals
<p>10. Atrisco: Strategies for Empowerment Advanced Planning Studio, CRP</p>	<p>1988 UNM Community & Regional Planning, Advance Studio Project</p>	<p>This study was prepared by members of the UNM, Advanced Planning Studio. The study was requested by the Rio Grande CDC & the Atrisco Land Rights Council</p>	<p>Provides options for Atrisco in the areas of: Incorporation, Annexation, Consolidation of City/County governments In these three areas the cost, revenue available, & gross receipt estimates are given Economic development strategies are provided</p>	<p>Analyze the issues and possibilities surrounding the issues of:</p> <ul style="list-style-type: none"> • Incorporation • Annexation • Consolidation of City/County Government 	<p>Explore various strategies for residents of the Atrisco/Armijo area to gain more control over the decisions that affect their community. Options, challenges & recommendations are discussed.</p>
<p>11. Student Briefing Paper to the South Valley Action Coalition on Water Strategy By M. Gonzales & J.M. Madsen, UNM, CRP Students</p>	<p>1995 Individual Study</p>	<p>This is an internal document created for the South Valley Action Coalition (SVAC) UNM, Planning Students agreed to research:</p> <ul style="list-style-type: none"> • Historical water use & current use of the acequia system in the South Valley • City & County planning documents regarding water & planning issues • New Mexico State & Constitution Statues regarding water law • The feasibility of community based water resource management 	<p>Details water rights issues & processes Includes water law as it pertains to the South Valley Includes planning implications & strategies for protection of groundwater rights</p>	<p>Addressed Issues of:</p> <ul style="list-style-type: none"> • Historical Acequia Use • Current Acequia Use • Water Planning • Water Law as it Applies to Acequias • The Middle Rio Grande Conservancy District & how it relates to the acequia system in the South Valley 	<p>Identify the current water issues including the types of water rights and water rights application process Recommend strategic planning ideas</p>

Plan	Objectives	Recommendations	Policy Recommendations	What has been implemented
<p>10. Atrisco: Strategies for Empowerment Advanced Planning Studio. CRP 1988</p>	<p>Look at incorporation issues because many of the community leaders felt that incorporation may provide a structure to foster not only political autonomy, but also community pride, cohesion, & momentum</p>	<ol style="list-style-type: none"> 1. Community leaders & political representatives should demand that the State Dept. of Taxation & Revenue organize its information as to allow the community to make informed political economic decisions 2. Citizens of the Atrisco area should get involved in the State's legislative process 3. Deannex important areas 4. Research legality of the city's policy which requires the South Valley businesses to apply to the city for annexation before water & sewer connections are allowed 5. Develop locally owned businesses 6. Set up community networks 7. Demand that citizen input in the city & county decision-making process is taken into consideration 8. Encourage community activities - newsletters, neighborhood potlucks, local clean-up campaigns 	<p>No specific policy recommendations are included</p> <p>See recommendations</p>	<p>Bridge was widened & has reduced the potential gross receipts available to the community because some small businesses were destroyed & others had to relocate.</p> <p>Formation of a new County will be on the 1996 November ballot.</p>
<p>11. Student Briefing Paper to the South Valley Action Coalition on Water Strategy By M. Gonzales & J.M. Madsen 1995</p>	<p>To inform South Valley residents of their rights regarding water.</p> <p>A framework is provided to help residents understand their water rights and strategies in order to maintain them.</p>	<p>A chart of:</p> <ol style="list-style-type: none"> 1. possibilities, challenges, long term, & short term strategies for SVAC 2. community network to protect water rights <p>Ground water Long-term - Create team to monitor & initiate challenges to the City/ County regarding new appropriations of water</p> <ul style="list-style-type: none"> • Build data base of current water usage & proposed growth for the region including residential, agricultural, & industrial water usage • Introduce legislation <p>Short-term - Protest proposed new City wells</p> <p>Publicize protest & SVAC water concerns - media campaign</p> <p>Recommendations for protecting Surface water is also included</p>	<p>The study recommends that legislation be introduced in the areas of:</p> <p>Right to apply for water appropriation</p> <p>Individual application for underground water rights</p> <p>Surface water rights</p> <p>There has not been legislation proposed as of this time</p>	<p>N/A</p>

Plan	Year & Rank	Community Participation Process	Community Benefit	Issues	Goals
<p>12. Agricultural Preservation in the Middle Valley a Strategy to Maintain Agriculture and Water Sustainability in the Albuquerque Basin</p> <p>By Moises Gonzales UNM, CRP Students</p>	<p>1995 Individual study</p>	<p>The purpose of the report is to present a water strategy for the City of Albuquerque that attempts to preserve agriculture as well as meeting surface water demand for municipal use</p>	<ul style="list-style-type: none"> • Indicate types of developments that can be supported with existing water supply • Offers agricultural preservation techniques • Uses Semi-Rural perspective in planning development • Locally grown produce • Aquifer Recharge • Maintenance of the Bosque • Open Space for Trails & Recreation • Traditions, Community, Culture 	<p>Issues include:</p> <ul style="list-style-type: none"> • Agricultural Preservation • Examines water conditions • Benefits of irrigated lands • Impacts of development on agricultural land 	<p>Develop strategies to maintain agriculture & water sustainability in the Albuquerque basin</p>
<p>13. Isleta/Bridge Business Survey</p> <p>By the RGCDC & the UNM Technical Assistance Office</p>	<p>1995 Study by the Rio Grande CDC & UNM Technical Assistance Office</p>	<p>This project was initiated & supervised by the RGCDC</p> <p>Thirty one business owners were surveyed by a team of UNM graduate students working for the Technical Assistance Office</p> <p>Available Business owners participated</p>	<p>Identify the needs of the local business owners so that the RGCDC can aid in support & assistance</p>	<p>Identify needs of the business owners along Isleta/Bridge Boulevard</p>	<p>Obtain information from as many businesses as possible in order to determine the following:</p> <ol style="list-style-type: none"> 1. Personal Profile 2. Revitalization 3. Needs & Assessment 4. Business Profile

PLAN 12 & 13 TABLE B

Plan	Objectives	Recommendations	Policy Recommendations	What has been implemented
<p>12. Agricultural Preservation in the Middle Valley a Strategy to Maintain Agriculture and Water Sustainability in the Albuquerque Basin</p> <p>By Moises Gonzales 1995</p>	<p>Provide implementation methods for agricultural preservation</p> <p>Make strategies & implementation methods useful for economic development</p>	<p>Recommendations for Land Use controls:</p> <ol style="list-style-type: none"> 1. Xeriscaping 2. Performance Standards for new development 3. Rebate on Impact Fees 4. Landscape/retrofit Rebate 5. Agriculture Districting 6. Agriculture Zoning 7. Minimum Lot Size Requirement 8. Performance Zoning 9. Cluster development 10. Encourage Agricultural Base Economic Development Strategies 11. Agricultural Education in Schools 	<p>The following plans are cited in an Acequia Preservation Study Irrigation & Recreation Policy Inventory:</p> <ol style="list-style-type: none"> 1. 1986 Facility Plan for Arroyos 2. 1987 Los Griegos Sector Development Plan 3. 1988 Southwest Area Plan - Policy #22 4. 1988 Albuquerque/ Bernalillo County Comprehensive Plan 5. 1993 North Valley Area Plan 6. 1993 Middle Rio Grande Conservancy District Water Policies Plan 	<p>This document suggests that the enforcement of existing policies would address many of the problems</p>
<p>13. Isleta/Bridge Business Survey</p> <p>By Rio Grande CDC & UNM Technical Assistance Office 1995</p>	<p>Survey a good sample of Isleta/Bridge business owners</p> <p>Document the needs of the business owners in four categories</p> <p>Serve as baseline data for the Rio Grande CDC</p>	<p>N/A</p>	<p>N/A</p>	<p>This was a document created for the Rio Grande CDC to use for baseline data</p>

Plan	Year & Rank	Community Participation Process	Community Benefit	Issues	Goals
<p>14. South Valley Business Survey</p> <p>By the Rio Grande CDC & the UNM Technical Assistance Office</p>	<p>1995</p> <p>Study by the Rio Grande CDC & UNM Technical Assistance Office</p>	<p>Approximately 400 surveys were sent to businesses owners in the South Valley, 43 surveys were returned. The results from these surveys were combined with the Isleta/Bridge Business Surveys. A total of 74 surveys were compiled to generate the results included in this study.</p>	<p>Identify needs of the general South Valley business owners</p> <p>The Rio Grande CDC can lend assistance to begin addressing the needs of the South Valley small businesses.</p>	<p>Identify needs of the business owners in the general South Valley area</p>	<p>Document the needs of the business owners in the four categories:</p> <ol style="list-style-type: none"> 1. Personal Profile 2. Locational Information 3. Business Profile 4. Needs Assessment
<p>15. 1996 Transportation Program Albuquerque Metropolitan Planning Area Revised Draft</p> <p>Middle Rio Grande Council of Governments (MRGCOG)</p>	<p>1996</p> <p>Middle Rio Grande Council of Governments</p>	<p>This draft was completed by (MRGCOG) & is presently up for public review & comment</p> <p>The planning process was accomplished at 3 levels:</p> <ol style="list-style-type: none"> 1. Policy Making <ul style="list-style-type: none"> • The UTPPB, elected officials, set transportation policy 2. Interagency Coordination <ul style="list-style-type: none"> • The Transportation Coordinating Committee (TCC) provides staff-level coordination of the plans, programs, & projects for the various agencies. This is the technical advisory body 3. Staff Activity <ul style="list-style-type: none"> • supports activities that lead to project advancement & keeping agencies & the public informed of the plans programs & projects for the planning area 	<p>The MRGCOG is a voluntary association of local government within New Mexico State Planning & Development district 3 (Including Bernalillo County)</p> <p>Engages in continuing comprehensive planning, & cooperative transportation planning process.</p> <p>Address all modes of transportation</p>	<p>Summarizes transportation planning & programming activities in the Albuquerque Metropolitan Planning Area, for 10/95 - 9/2001.</p> <ol style="list-style-type: none"> 1. Preservation of existing facilities & expand on their efficiency 2. Consistency of planning with applicable Federal, State, & local energy conservation programs 3. Relieve & prevent congestion 4. Look at effect & consistency of policy decisions on land use 5. Programming of expenditures on enhancement activities 6. The effects of projects in the metropolitan area 7. Need for connectivity of roads in the MSA to roads outside the MSA 8. Identified needs through use of the management systems 9. Preservation of rights-of-way for construction of future projects, including future corridors 10. Enhancement of the efficient movement of freight 11. Use of life-cycle costs in the design and engineering of bridges, tunnels, or pavement 12. The overall social, economic, energy, & environmental effects of transportation decisions 	<p>Develop an integrated, intermodal metropolitan transportation system that makes it possible to move people & goods efficiently & economically.</p> <p>The attainment & maintenance of the National Ambient Air Quality Standards</p>

PLAN 14 & 15 TABLE B

Plan	Objectives	Recommendations	Policy Recommendations	What has been implemented
<p>14. South Valley Business Survey</p> <p>By the Rio Grande CDC & the UNM Technical Assistance Office 1995</p>	<p>Obtain a representative sample of information about the general South Valley small businesses</p> <p>Document the needs of the business owners in four categories</p> <p>Serve as baseline data for the Rio Grande CDC</p>	<p>N/A</p>	<p>N/A</p>	<p>The Rio Grande CDC is working with the South Valley Small Business Development Center & is participating in revitalization projects</p>
<p>15. Transportation Program Albuquerque Metropolitan Planning Area</p> <p>Revised Draft Middle Rio Grande Council of Governments 1996</p>	<p>The Transportation Improvement Program is developed by the MRGCOG, which serves a the metropolitan planning organization for The Planning Area.</p> <p>Summarizes the transportation programming & planning activities in the Planning area for a six year period.</p> <p>Serves as short-term implementation tool for long-range transportation planning.</p>	<p>The UTPPB sets transportation policy for the Planning Area. The UTPPB is composed of local elected officials to provide a forum for making local decisions about the transportation system. This is so that each Board member can bring local concerns of their particular governing body.</p>	<p>Policy recommendations included:</p> <ol style="list-style-type: none"> 1. Classification Principles 2. Classification Guidelines for <ul style="list-style-type: none"> • Freeways/Expressways • Principle Arterials • Minor Arterials 3. Collectors <ul style="list-style-type: none"> • Rights-of-way • Location Study Corridor • Access Limitations • Bikeways Locational Guidelines 	<p>The recommendations & all the projects listed are projections for the next six years.</p> <p>A bridge over the Rio Grande to Parjarito is planned as well as arterials through the Southwest area. These proposals have minimal consideration for planning efforts & policies.</p> <p>This plan is not very user friendly.</p> <p>Al Valdez, South Valley district representative is on the policy making committee & has appointed James Taylor to the Advisory Committee.</p>

Analysis of Planning Efforts

Based on Table 1, Issues Addressed Throughout Planning Efforts: Patterns and Concerns, and the Charts Assessing Plans and Documents, the main interests and concerns identified in the various documents and plans were:

- Maintain Rural Character
- Economic Development
- Preserve Cultural and Historical integrity
- Maintain healthy environment and current land use

Starting with the 1972 Draft Comprehensive Plan,

support for agriculture, appreciation of culture, and environmental concerns were addressed in the goals and policies. Examples of supporting goals include the following: "Preserve and enhance the agricultural economy" or "encourage respect for and preservation of diverse cultures prevailing in the region," and "protect the quality of air, water, and land related resources;

preserve an ecologically balanced environment" (1972: 17-21). These goals were important in 1972 and continue to reflect current issues. These concerns have also influenced subsequent plans.

It seems that what began in the early 80's with the Land Use Group Committee, (1982) and more specifically in the Workbook Toward an Area Plan, (1983) can be described by Milton Kolter, in his article titled, Neighborhood Government,

"We are witnessing a movement for local control in cities across the land. In the past several years, neighborhood residents have been organizing their territories for control of their institutions to serve their own, rather than outside interests" (Kolter, 1969).

Since the first draft of the Comprehensive Plan, residents have organized and have participated in various planning efforts to address growth and to voice their concerns to ensure a certain quality of life. It is not surprising that the community vision is just a reinforcement of these concerns. It is clear that residents of the South Valley treasure and value their

way of life and wish to protect it. What is unclear is why recommendations and solutions to problems have not been implemented. Before discussing issues of implementation, the notable concerns resulting from past planning efforts will be addressed.

To analyze the main concerns, the Albuquerque/Bernalillo Comprehensive Plan, 1988, a rank 1 plan, and the Southwest Area Plan, 1988, a rank 2 plan and their policies will be used. These two plans are formally adopted by the Board of County Commissioners, it is valuable to know if these plans support the South Valley community vision and concerns of the residents.

Maintain Rural Character

Based on the Bernalillo County and South Valley planning efforts, the concern expressed most often was the desire to maintain, recognize, and value the agricultural and rural lifestyle. Many of the studies include this concern as an important issue because of its historical tradition and the threat that growth poses to this way of life. The South Valley Workbook Toward an Area Plan captures this notion,

"From its earliest history as a series of pastoral villages along the Rio Grande to the middle of this century, the South Valley has had an agriculture economy" (1983: 124).

Support for agriculture is included from the 1972 draft of the Albuquerque/Bernalillo Comprehensive Plan, to the most recently adopted in 1988.

Goals and Policies that support agriculture and the rural character in the South Valley located in the Albuquerque/Bernalillo Comprehensive Plan include:

Goal 3 The goal is to maintain the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and

traditional settlement pattern (1988: 56).

Policy d Land which is suitable for agriculture shall be maintained to the extent feasible in agricultural production and discouraged from non-agriculture development

Goal 4 The goal is to maintain the character and identity of Semi-Urban areas which have environmental, social, or cultural conditions limiting urban land uses

Policy a Development within the semi-urban areas shown by the Plan map shall be consistent with development limitations imposed by topography, soil conditions, ground water quality, agricultural potential, flood potential, scenic qualities, recreation potential and existing development; overall gross density shall be up to 3 dwelling units per acre" (1988: 53-58).

*The South Valley lies within semi-urban, rural, open space, reserved areas, establishing urban, and developing urban
See Map of Designated Areas, in Appendix D

The policies emphasize the importance of agriculture and the need to limit development given the environmental factors involved. Planned development is encouraged in the areas that have the proper capacity in terms of sewer, water, and other infrastructure needs.

The South West Area Plan (1988), a rank 2 plan,

recognizes the community's concern for maintaining agriculture with the following statement and policy:

Many residents of the South Valley are concerned about the demise of large farm fields in their area. Agriculture has been a traditional way of life for centuries and present residents appreciate the rural lifestyle. The Southwest Area Plan supports the continued agricultural activities in the area as long as the landowner desires to pursue such activities

Policy 29 Feasible voluntary ways to preserve agricultural land shall be identified and implemented by the County Commission as appropriate

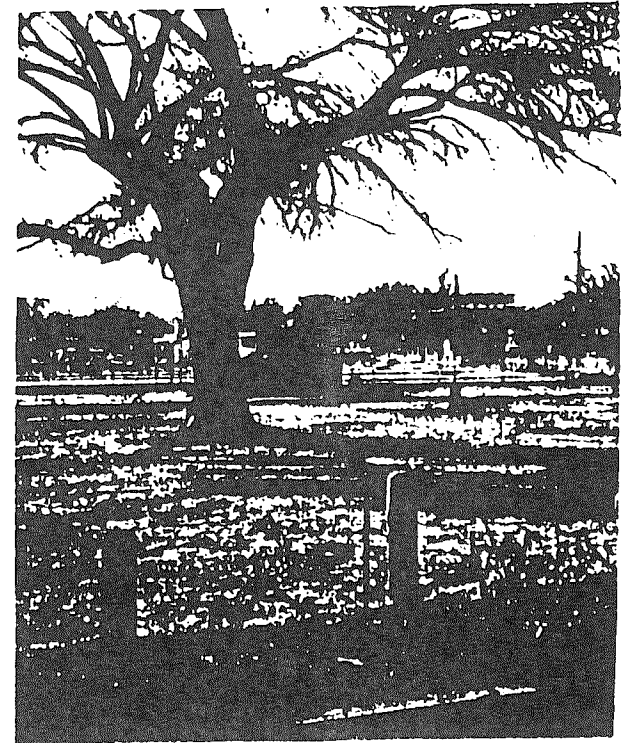
Suggested Implementation techniques included,
". . . (1) identify what steps should be taken to make agricultural districts, cluster development, private land trusts and restrictive agreements available as voluntary techniques to preserve agricultural land in an economically feasible manner;
(2) examine whether or not transfer of development rights is also an economically feasible technique, . . ." (1988: 38).

Although this plan recognizes agriculture as a major concern, it must be noted that this plan uses vague language, and focuses on voluntary compliance which is not planned development therefore, potentially facilitating inconsistent development.

A community member speaks out about her

feelings concerning agriculture. "To revive agriculture in the South Valley," says Adriana Villar of Arriba la Juventud, "we must look back at traditional values and traditional methods of farming and educate our community in them, so we can produce crops for the people of the South Valley and all of Albuquerque. In other words, we must look backward to look forward. The results will be healthy people in a healthy community" (February, 1996). This quote captures the feeling of many people in the area who care about the land, agriculture, and recognize the need to support efforts made to sustain it. A group recently organized to address agricultural concerns, Atlixco Coalition, identified its purpose as seeking, ". . . to identify and foster various avenues that lend themselves to the enhancement and regeneration of a self sustaining agrarian community-based lifestyle. One that has respect for the land and an appreciation of both family values and historical traditions." These residents are

sharing ideas, talking about expanding the farmers market, and looking into ways of making agriculture economically viable. Many of the members are participating on the present planning committee of the Southwest Area Plan, in order to ensure support for their efforts and create clear, concrete policies to fulfill their mission.



In 1983, the Workbook Towards a Southwest Area Plan, acknowledges what growth has been doing to the agricultural nature of the area,

By the 1960's, urban growth had begun spreading into the South Valley from the north and along its major thoroughfares. Industrial uses were developing along the eastern and western edges of the South Valley, Within the valley, however, agriculture was still the major land use in the area.

The next 20 years brought substantial changes to the area in terms of land use. Loss of agricultural land to other uses produced a haphazard pattern of partially built subdivisions and industrial uses, as well as abandoned house and boarded-up shopping centers. As farmers retired, farm land was sold, and in a number of cases, developed for tract or speculative housing. The poor economic return on small farming ventures also contributed to the decrease of agricultural land in active use today. The results have been fragmentation of potentially productive agricultural land and random urban development (1983: 35-36).

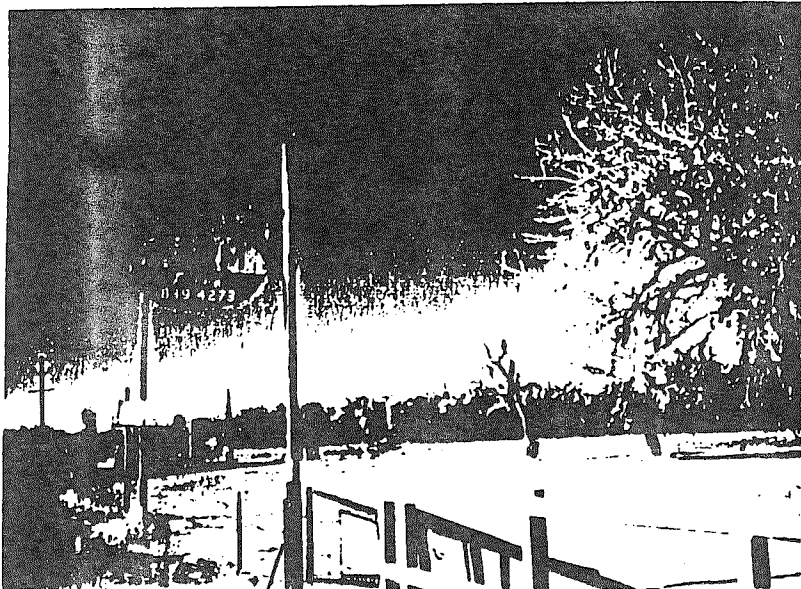
These concerns have kept residents motivated to continue organizing and planning to maintain historical and traditional land use practices.

On the other hand, this concern is somewhat controversial. Many people are concerned with maintaining and preserving agricultural land while

others feel that land use should be determined by the property owner. Some people believe that land is part of the community identity, like a family member that should be treated with respect, while others believe that land is a commodity to be bought, sold, and manipulated for the highest profit. These conflicts are important to understand because, depending on the economic and political power, one interest will win over the other.

Another issue is the selling and development of land by land grant heirs who own land or shares of stock in a corporation. Many of the elders wish to retain the historical importance of the land while some of the children of these land grant heirs no longer see the value of farming and have moved away or have sold the land to support other lifestyle choices. (Chavez, 1996) Other property owners and heirs are poor in cash but rich in land and are forced to sell bits and pieces of land to subsist. Haphazard development has resulted from the manifestation of these conflicting ideas, values, and

situations. Some residents are trying to protect their way of life while others are trying to profit from it.



Sanchez Farm off the street of Atrisco,
soon to be mobile home park, April 1996

The desire to be away from the "City" is a big factor for many of the residents. As expressed by Logan, in, Fighting Sprawl and City Hall,

"Rural lifestyle also motivated resistance (to the City's annexation plan). Without offering any precise definition of 'rural' residents often spoke of their disdain for 'the City.' As one southwest valley resident had said, 'If I wanted to live in the city, we'd move there' (1995:129).

The South Valley is an area that has been semi-rural in character and people enjoy life away from the hustle and bustle of the City not to mention away from traffic congestion and air pollution. "Of significance here is their own self-identification of rural property owners" (Logan, 1995: 129).

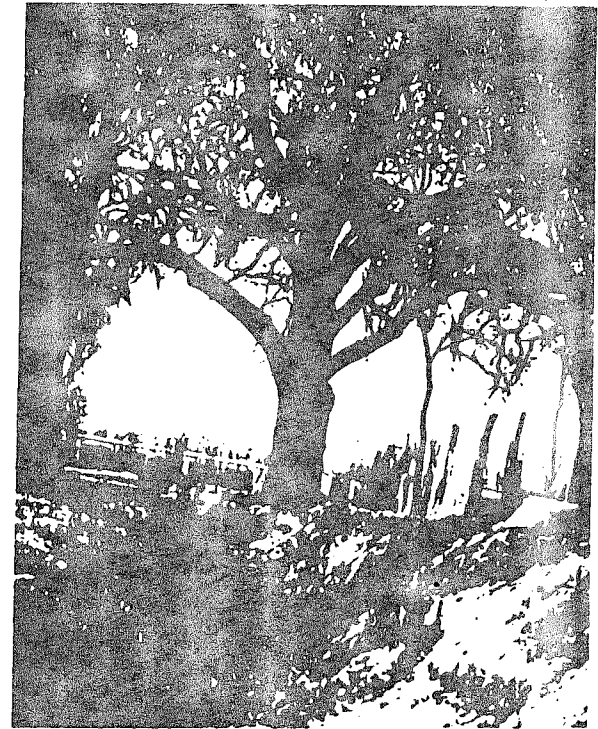
While this appears to be very important to many people, maintaining agriculture and a rural or semi-rural lifestyle may conflict with economic development ventures. It is in this arena where most conflict exists. Some people have had to stop farming because of the lack of revenue generated, or because they retired and had no one to take over, or simply took a job elsewhere

because the pay was good. Some residents are willing to work outside the area in order to maintain this way of life, gardening on the weekends or selling livestock as a side job.

Others complain that the South Valley needs new development because many services are unavailable and they are forced to travel outside the area to make purchases, or to enjoy recreation and entertainment activities. Some residents and developers feel that growth at any cost is necessary to boost the economy, even at the expense of changing the character of the area.

Finally, residents in the Valley who have clearly voiced their concerns, continue to struggle and resist the conversion of agricultural land, for spiritual, personal, economic, and quality of life reasons throughout the planning efforts. It is important that community organizations and residents work with elected officials to make known their desires and concerns but the most

effective effort is to put most of their energy working on implementation strategies. Because developers and elected officials do not necessarily make the final decisions on land use and new development, therefore representation and accountability are vital issues to implementing plans.



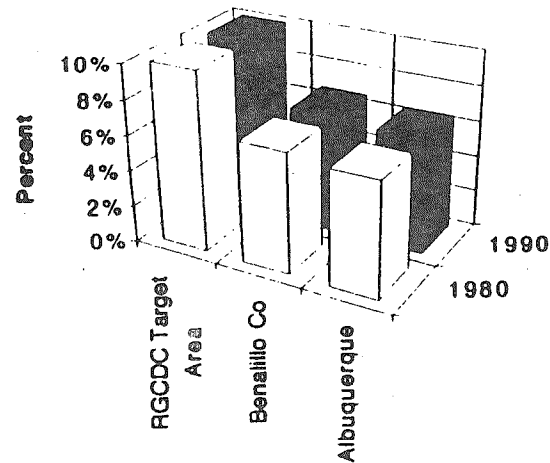
Dried up acequia in the village of Atrisco, April 1996

Economic Development

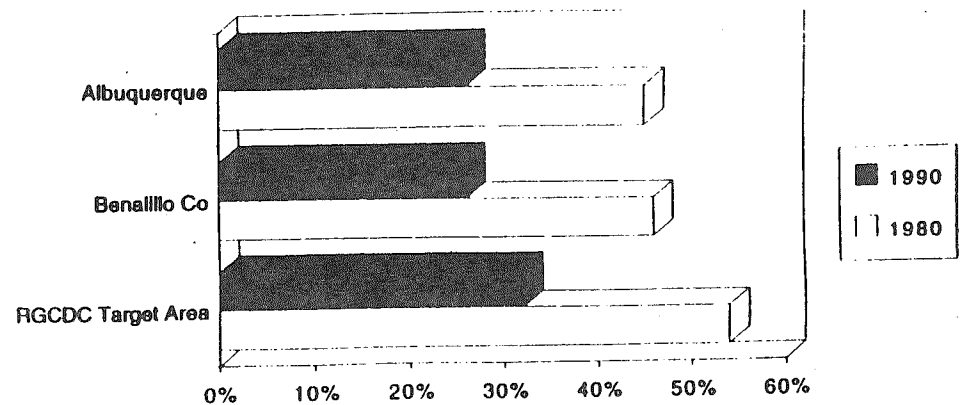
Economic development is another major concern voiced consistently throughout the plans and documents. As compared to the City or the County, the South Valley has lower income levels, housing values, education levels, and higher unemployment rates. Residents have expressed the desire to live close to work, receive a fair salary, and purchase basic goods and services without having to drive far distances. Economic development that is in balance with the character of the area is a goal expressed by many. The Workbook Toward an Area Plan explains, "Economic development is included as a major work item in the plan for two reasons:

1. statistically the South Valley is one of the most economically depressed areas in the region; and
2. because it involves physical change as well as people's values, is seen to be a key factor influencing land use decisions, provision of services, and fulfillment of community potential" (1983: 123).

Unemployment Rate for 1980 & 1990



Earn Less Than \$14,999



The Albuquerque/Bernalillo County Comprehensive

Plan states that economic development efforts for semi-urban areas shall follow in the direction of:

Goal 4 The goal is to maintain the character and identity of semi-urban areas which have environmental, social, or cultural conditions limiting urban land uses

Policy c The following policies shall govern industrial and commercial development in semi-urban area:

- Neighborhood-scale rather than regional-scale commercial centers are appropriate.
- Strip commercial development is discouraged in favor of cluster commercial development.
- Mixed-use areas should protect residential uses in the area, while offering a variety of local employment opportunities.
- Mineral extraction should be discouraged in highly scenic or prime recreational, agricultural, or residential (1988: 58-59).

The majority of businesses and commercial zoning in the South Valley resides in the Semi-Urban Area, along the Bridge and Isleta corridor.

The following governs economic development efforts in the rural areas.

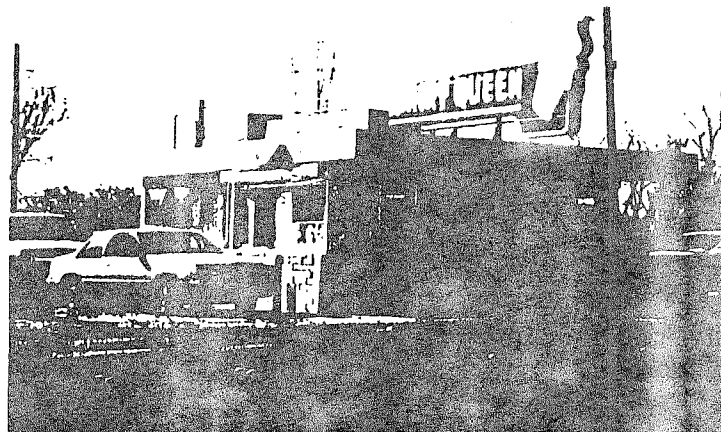
Goal 3 The goal is to maintain the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns."

Policy e The following policies shall guide development of inhabited rural settlement of a distinctive historic and cultural character:

- Existing building and spaces determined to be of significant local, State, and/or National interest should be maintained and integrated as viable elements of the community
- New rural development shall be sensitive to existing historic, cultural, and economic patterns (1988: 56).

It must be noted that economic development and the role of the City is discussed in detail in this plan.

Emphasis of needs are placed on the City not the County, although, the high percentage of small businesses in the County is recognized.



The Southwest Area Plan suggests,

"Commercial and office centers clustered at some major intersections, as opposed to additional strip commercial uses, should be permitted in the plan area north of Parjarito Road as market demands indicate."

Policies that support this concern include:

Policy 11 Commercial and office development shall be encouraged north of Pajarito Road in areas where clustering of such uses and combined driveway access is possible. Additional strip commercial along arterials shall be discouraged (1988: 19).

Policy 12 Neighborhood scale commercial and office uses shall be located within the village center (1988:19).

Policy 13 All proposed commercial and office uses to be located south of Pajarito Road shall be neighborhood-scale and located within the Los Padillas and Pajarito village centers until such time as the village center areas have sufficient commercial and office uses as previously determined by the village center plans" (1988:19).

Policy 14 Corridor plans shall be developed for Bridge and Isleta Boulevards (1988: 20).

Economic Development as assessed in The

Atrisco: Strategies for Empowerment study, suggest that

community based actors involved in economic

development take the following into consideration:

1. "How much of the historic or village nature of Atrisco are they willing to compromise in the interest of economic growth? (and)

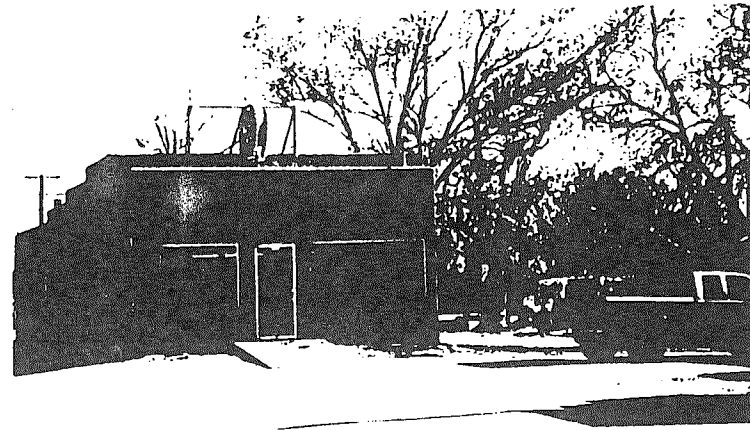
2. What kind of businesses are appropriate and acceptable to residents?" (1988: 42)

This document recommends that,

Atrisco should concentrate on developing businesses that cater to the everyday needs of residents and create businesses that make use of and enhance the unique character of the South Valley and which have the potential of drawing shoppers into Atrisco.

Consideration should be given to developing businesses that will reinforce the rural and village character of Atrisco. An expanded Farmers Market, located on an attractive site, . . . (this will) provide supplemental income to backyard gardeners in the South Valley and give larger growers an additional market for their products, while supporting agriculturally based activities (1988: 43).

The essence of these recommendations encourage economic development that is in character with the rural atmosphere.



The City's agenda and the South Valley community's agenda seems to be in conflict. The City has generally had a pro-growth agenda with a long history of annexation (Logan, 1995). Although the South Valley has been able to express the type of development they desire, "neighborhood scale" and "small business," the growth agendas of the City or in other parts of the County have conflicted, resulting in inconsistent land use development patterns. Developers and some property owners who want to optimize profit are also in conflict with these policies. Higher density means higher profit but much of the South Valley is zoned low density. Therefore, land use changes have been the avenue for these residents and developers to seek higher profit returns. This is where elected County Commissioners need to be held accountable because granting land use changes in the form of zone changes and special use permits directly violates the plans they adopted and resolved to uphold.

1st source

There are many small businesses in the South Valley, but developers and elected officials insist on encouraging big business to the area to provide jobs. Though small businesses hire small numbers of people, South Valley small businesses hire residents directly from the area. This practice benefits local residents, something big business may not be able or willing to do. In addition, many of the small businesses are family owned and operated.

The economic development policies stated are very explicit, but it is unclear to what degree they have been followed or implemented. Many elected officials will approve development ventures for the sake of job creation or special interest despite community opposition. Policies need to be created to ensure that development will benefit local residents by providing jobs, opportunities, and a better quality of life.

Cultural and Historic Preservation

The third concern most commonly mentioned within the documents and studies is the desire for cultural and historic preservation. Logan's book, Fighting Sprawl, Fighting City Hall, recognizes the efforts residents have made in the past,

Finally, opposition to growth sought to defend and preserve neighborhoods and lifestyles. Hispanic areas struggled to stay outside the city limits, and then, once part of the city, fought to maintain their neighborhoods and culture. Particularly in the barrios, activists in community associations sought to preserve traditional patterns of housing and kinship (1995: 129).

This idea is prevalent throughout the various planning efforts as well. The ideas included in the South Valley Group Land Use Committee in 1972 are also seen in the subsequent plans. This group articulated the desire to "Maintain the South Valley's unique atmosphere," based on:

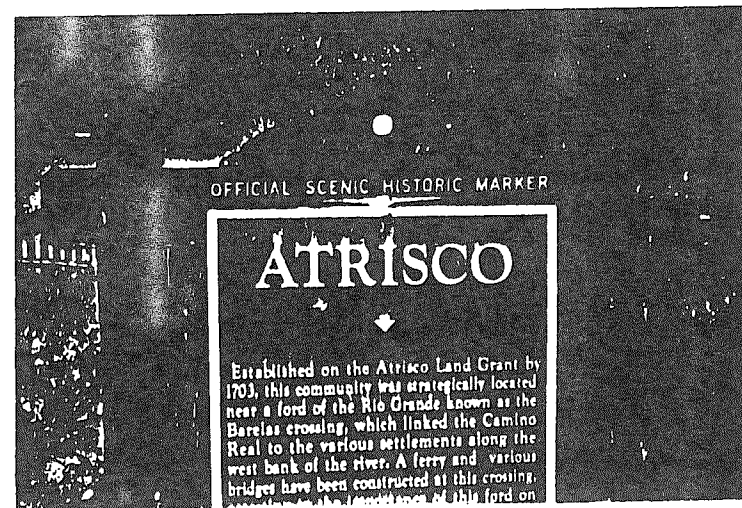
- Community Pride
- A Strong Cultural Identity
- A Series of Distinct, Varied, Identifiable Villages

This concern is further described in the South Valley Workbook Toward an Area Plan:

The South Valley is an area rich in history and cultural tradition. Historic and cultural traditions find expression in the place names, and the economic and land use pattern as well as the feelings of valley residents. The desire of many residents to focus planning around the traditional village centers reflects a strong concern for this heritage.

The concerns point toward the need to provide a better understanding of the historic and cultural roots of the south Valley communities, how these were defined in the past, and how they have changed over time (1983: 24).

These statements clearly support the community's vision.



The Albuquerque/Bernalillo Comprehensive Plan

includes sections on;

"Environmental Protection and Heritage Conservation,"

". . . protect, reuse, or enhance significant historic buildings and districts." and

"Historic Resources, and Cultural Traditions and the Arts,"

"Public awareness of the area's heritage and the regulations which preserve and protect important sites and buildings are crucial to both public appreciation and preservation efforts" (1988: 123).

Policies that support these efforts are:

Rural Area

Goal 3 The Goal is to maintain the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns

Policy e The following policies shall guide the development of inhabited rural settlements of a distinctive historic and cultural character:

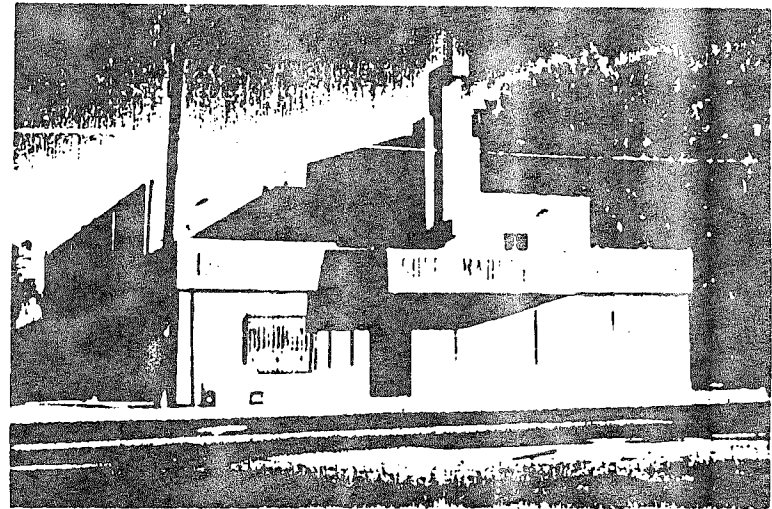
- Existing building and spaces determined to be a significant local, State, and/or National interest should be maintained and integrated as viable elements of the community.
- New rural development shall be sensitive to existing historic, cultural and economic patterns (1988: 53-56).

Semi-Urban Area

Goal 4 The Goal is to maintain the character and identity of semi-urban areas which have environmental, social or cultural conditions limiting urban land use

Policy a Development within the semi-urban area shown by the Plan map shall be consistent with development limitations imposed by . . . agricultural potential, flood potential, scenic qualities, recreation potential and existing development;. . .

Policy b Development in semi-urban areas shall include trail corridors, where appropriate, and shall be compatible with economic policies and historical and socio-cultural values, and shall maintain and integrate existing and new buildings and spaces of local significance into the community



La Familia Market, Historical Building, Isleta Blvd.
April 1996

The Comprehensive Plan also states, "research, evaluation, and protection of historical and cultural properties in the City and County shall be continued where appropriate" (1988: 88).

Cultural Traditions and the Arts states:

Policy a Programs which contribute to the greater understanding of area history and ethnic traditions shall be encouraged (1988: 92).

Although written to provide flexibility, these are all policies that support the community's concern for cultural and historic preservation.

Historic preservation can be addressed fairly easily, cultural preservation on the other hand, is something complex and more abstract. Historic preservation can help restore old buildings or declare historic districts to create awareness and provide incentives for renovation. Culture is a complex set of ideas manifested in day-to-day activity, music, language, food, symbols, living patterns, land use, oral traditions, and even the familiar face of a long time neighbor.

These may contribute to restoration efforts but may result in unwanted effects like gentrification. Cordova describes this process as,

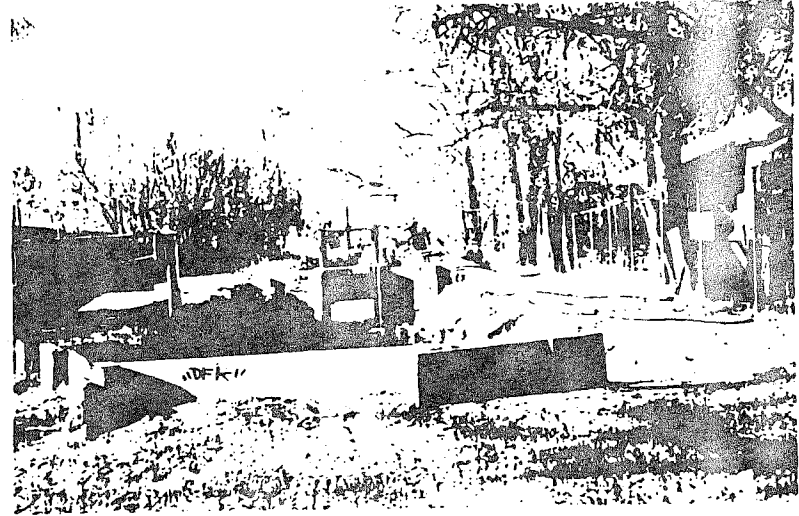
"More stable neighborhoods with working-class and moderate-income residents have also been sites for projects that create new housing and renovate old 'historic' housing. In the process, however, the move of upper-middle class professionals into neighborhoods close to their downtown jobs has meant increases in the value of the property and the subsequent squeezing of low- and moderate- income, usually, minority families" (Cordova, 1991: 26)

Santa Fe is a prime example of this, the commodification of culture and revitalization for the sake of profit has moved native residents out of their neighborhoods.

Traditional practices can be seen in the use of acequias, the settlement patterns, and building materials. For many, tradition and culture dictate land use. This is partially attributed to the amount of land zoned rural, agriculture, and reserve. For some people, it is the land that is valued not the money that is made by selling or developing it. These values conflict with others who are not from the area or do not share the

same ideas.

This area has a long history of resistance to becoming like or part of the City. Many residents have expressed a disdain for the City because the City has consistently ignored these values and has pursued their growth agenda despite opposition (Logan, 1995). The need to maintain historical and cultural integrity is not a new concept but one that has been attacked, misunderstood, and marginalized by growth agendas. Many refuse to give up this way of life, as expressed in the South Valley's community's vision, articulated on page 4 of this document.



Acequia in the Five Points area, April 1996

OBSTACLES TO PLAN IMPLEMENTATION

Based on the Charts Assessing Plans and Documents and the analysis of them, it becomes obvious that the planning process or the articulation of the desires and needs of the community are not the problem. ~~The problem appears to be the lack of implementation of the adopted plans and studies.~~ There is a major disconnection between the planning process and the implementation process. South Valley residents have participated by serving on planning committees; neighborhood associations, and community organizations have initiated and completed many of the studies but plan implementation has been the missing element. The current Albuquerque/Bernalillo Comprehensive Plan and the Southwest Area Plan have taken years to complete and despite the time and energy put into gathering information and community involvement, little or no attempt has been made to

implement the plan policies. It appears that City and County planners have taken the lead on behalf of elected officials by facilitating the planning process for the current adopted plans but those same elected officials and planners have not taken the responsibility for implementing them.

Because City or County staff often facilitate the planning process, people are led to believe that the County or other agencies will do the implementation. Residents become confused and are then forced to be reactive to unwanted development and decisions imposed by the County Commission or outside elements such as the City. The frequency of decisions made by the Board of County Commissioners overlooking or disregarding plan policies, despite opposition from residents, have created tension between residents, developers, and elected officials. South Valley residents, therefore, have become disillusioned with the planning process and are distrustful of the political

process. To avoid distrust on the part of the South Valley residents and frustration on the part of organizations trying to better the community, it is important to understand obstacles that prohibit plan implementation so that energies can be focused on solutions.

Below are identified reasons why the policies included in the Albuquerque/Bernalillo Comprehensive Plan, the Southwest Area Plan, and other plans have not been implemented:

Obstacles to Plan Implementation

- **Lack of County's Planning Capacity & Funding**
- **Lack of Responsiveness by Changing Commissioners**
- **Lack of Agency Coordination**
- **~~Plans as Guides Not Mandates~~**
- **Conflicting Growth Agendas for the South Valley & the City of Albuquerque**

- **The City's Annexation History in the South Valley**
- **Lack of Community Representation on Boards & Other Decision Making Bodies**
- **Land Use Conversion, Through the Process of Zone Changes & Special Use Permits**

Below is an exploration of these obstacles

The County's Limited Budget & Staff Capacity

The County's limited budget is an obstacle because it does not allow for staff, office, and administrative capacity to implement the plans that are adopted by the County Commission. Stein points out, "Another reason for the failure to implement regulations may be the cost of implementation and the unavailability of funding sources dedicated to implementation" (1993: 54). Since the County is functioning on a limited budget and enforcement is costly, delivery of extensive services, the hiring of more county planning staff, and adequate project funding are generally out of reach.

Further, since the 1960's, the County has been contracting with the City for most of its planning needs. (Takuma, 1996) This practice has been helpful but the inherent conflict of interest in regards to the City's growth efforts are questionable. Further, city planners may not be aware of South Valley planning efforts or understand the subtle nuances and specific needs of the South Valley residents. The lack of knowledge about the South Valley can result in a failure to take into consideration the existing population, historical settlement patterns, and the cultural richness when making recommendations or assessing development projects. Ignorance on behalf of the City planner could potentially serve the interests of the developer.

The Lack of Responsiveness by Changing or Unchanging Commissioners

Elected officials not honoring plans is a major obstacle to the implementation of adopted plans. Elected officials often vote or make decisions according

to their own personal judgment or interests which many times do not consider existing policies or are in direct conflict with them. This may include supporting special interests, friends, compadres, or making agreements with other commissioners to gain leverage for an upcoming issue on which he or she may need support on.

Examples of controversial decisions made by the Board of County Commission include zone change approvals for the Southwest Landfill, several housing subdivisions, and for additional or more intense manufacturing use. These decisions disregard the plan policies and the resident concerns. Despite strong community or neighborhood opposition, zone changes or special use permits are often approved.

Zone changes and Special Use Permits are controversial because they entail changing the use of the land. Zoning was initially used to control growth by controlling density and intensity, separating

incompatible uses, and protecting the health, safety, and welfare of a community (Stein, 1993: 44-45).

Approving special use permits has undermined the planning process and has created negative impacts on surrounding property. For example, a special use permit or a zone change from agricultural use to manufacturing use may affect the water and soil quality, traffic in the area, the intensity of use, cause pollutants and other environmental problems. Zone changes can also cause destabilization of nearby property resulting in spot zoning, which prompts further development, and urbanization. This makes it easier for the surrounding areas to request additional land use change for the development of supporting businesses and infrastructure. Once a zone is changed or a special use permit is granted for a development project the use of the land is potentially changed forever.

Lack of Agency Coordination

Coordination of agencies and community organizations is vital to plan implementation because of the jurisdictional issues concerning government, policies, and project funding. If agencies have conflicting policies, plan implementation may be impossible or difficult to execute. Differing responsibilities of the various agencies plays a major factor in what planning issues are addressed. For example, the County Zoning and Building Department's mission is to carry out the zoning laws and regulations. The County Public Works Department is in charge of the roads. State codes govern some water regulations. The City governs and services annexed areas and also has a joint powers agreement with the County that gives the City authority to review development within a five mile radius outside City limits. The Middle Rio Grande Council of Governments is in charge of regional transportation planning, and the Middle Rio Grande

Conservancy District is in charge of water distribution. Many projects are going on within the various agencies but planning and communication of these is sometimes a problem. Also, project priorities vary within the different departments as well as funding sources. In addition, the degree of community participation differs from agency to agency.

Plans as Guides Not Mandates

Community residents and community organizations should understand that plans developed and adopted with or without citizen participation are generally seen as guides by elected officials (King, 1996). In theory, plans are the articulation of a mission with a set of goals and recommendations for a community or geographical area. In practice, many ~~elected officials see plans as guides because there is no clear implementation process included, therefore, no one is assigned the responsibility or no one assumes~~

~~responsibility for implementing plan recommendations.~~ This disconnection between the planning process and plan implementation make it easy for elected officials to arbitrarily ignore recommendations by their staff and policies adopted in plans. In practice, the community's vision, needs, and desires are often compromised by the pursuit of special or economic interests by developers who legitimize their projects with a misinterpretation of the ambiguous policies.

Unfortunately, some politicians have no intentions of implementing plans but adopt them anyway because of political pressure. Ultimately, not following plans minimizes the process that was taken to create the plan and disregards their resolution status.

Conflicting Growth Agendas for the South Valley & the City of Albuquerque

The City exerting its growth agenda in the South Valley is a major factor in the inability of the residents and organizations to exert their vision through planning

efforts. Although the City cannot develop in the unincorporated area without the consent of the Board of County Commissioners, the support for City projects is usually granted. An example of this is the recent decision of the City to locate the new detention facility in the unincorporated west side. The facility was the most costly but was approved by both the City Council and County Commission.

Growth happening in Albuquerque, particularly in the last ten years, is similar to Kolter's description of other big cities, for example, Chicago and Philadelphia,

"... Their present-day business districts - remained the only free and independent political entities in the region, while the outlying towns cities and villages were annexed and subjugated to their power. Free politics exist only down-town, where financial and commercial powers decide how they will rule the neighborhoods or wards for their own benefit" (1969: 6).

Although all of Albuquerque's business interests are not necessarily located within the down-town boundaries, the idea of subjugation and power help to explain annexations continuous encroachment made by the City

throughout the last 20 years. This practice destabilizes the County's jurisdiction and enables the City to impose its agenda in the annexed areas. Changing boundaries and new jurisdiction governance caused by annexation make it difficult for plans to be implemented.

The growth agenda pursued by the City is generally supported by the State. Governor Johnson states, "Everything we do to improve (business) will improve the quality of life" (Siger, 1995). Justification for growth policies, such as streamlining permit processes, handing out industrial revenue bonds and tax abatements, and facilitating rapid growth can be attributed to the following attitude concerning development. "What's good for business, is good for New Mexico" (Siger, 1995). This attitude alludes to the idea that, development follows interest and money, not necessarily plans (King, 1995). Therefore the City and State are supporting economic interests and allowing the direction of growth to follow, disregarding their own

adopted plans or propaganda to encourage infill development. These ideas and attitudes clearly conflict with the South Valley's vision statement.

Understanding the growth agenda of the City and the State may help to explain why the City and County are investing time, energy, and funding in developing new edge communities. They are attempting to accommodate the population growth by building new subdivisions, creating new needs while older communities are being ignored with little or no investment going towards restoration or improvements.

Much of the economic planning for the City is done by business owners, developers, and bankers. This collusion of the public and private entities often creates policies that conflict with community based and neighborhood planning efforts. The emphasis of these partnerships is usually facilitating the short term , money making development procedures, versus ensuring long-term community benefit. Big business is promoted by

these partnerships and supporting policies are created without inclusion or participation of local communities or residents. These practices have caused much disdain on the part of the South Valley residents, and has put a strain on the relationship with elected representatives of the County as well as the City. *Ultimately, the goal in planning should not be the plan itself, the goal should be the implementation of the recommendations*

The City's Annexation History

Annexation is another factor that hinders the implementation process. The City has pursued a policy of requiring agreements to annex if a resident, business, or major development is hooked up to its sewage or water facilities. The City requires anyone hooked up to City managed facilities to sign a writ of agreement to annex if and when the City chooses to do so. This situation turns into a, "... political unit in which people continued to live, under domination of the central city

and without local liberty" (Kotler, 1969: 6). Services are important for health and safety reasons, but residents lose the little potential left to maintain self governance and a semi-rural identity. In addition, this annexation power disables the County from being able to provide services because tax revenue generated by major commercial strips are turned over to the City. Kolter describes the domination of the city through annexation,

"Although people initially choose to move into a particular neighborhood, once there, they must abide by its customs. As independent political units, the neighborhoods were governments, and the residents made decisions about zoning, taxes, and other matters. Today, as residents of political units controlled by the power of the central city, the people are involuntarily subject to its political control" (Kolter, 1969: 8-9).

Original county areas become subjugated to the City both economically and politically. This practice changes the County boundaries, making it difficult to pursue planned development. The South Valley has been successful at resisting complete annexation by the City but annexation policies continue.

Lack of Community Representation on Boards and Decision Making Entities

Representation is an important factor in having some influence over decision making in planning and development issues. Decisions made on these boards have the potential to be responsive or ignore community planning efforts. The South Valley has one district representative on the **Board of County Commissioners** who represents the area when making decisions on development. Unfortunately, decisions are often made based on compromise or on behalf of the commissioners special interest . Commissioners make the ultimate decisions on zone changes and special use permit approvals. To assist in the development assessment process, each commissioner appoints a representative from each district to the **County Planning Commission**, who makes recommendations to the Commission on planning issues. Unfortunately, Commissioners often

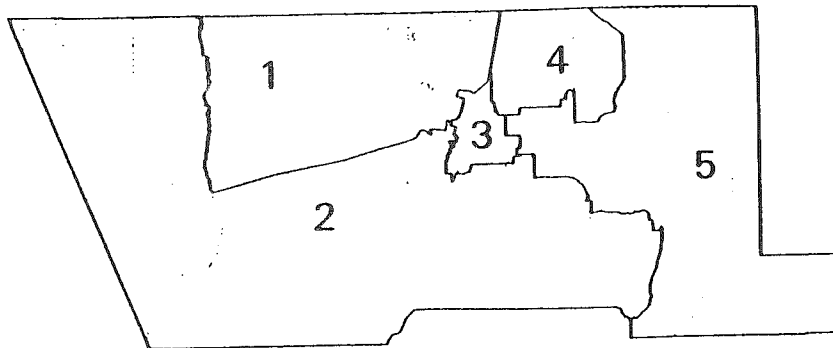
appoint other politicians with little knowledge of planning issues therefore, political decisions are made.

The districts are:

- District 1 - the North Valley and West Mesa Area
- District 2 - part of Downtown & all of the South Valley**
- District 3 - the University Area, southeast Heights and the Coronado/Winrock shopping area
- District 4 - primarily the Northeast Heights
- District 5- the far Southeast Heights and Mountain Area

Bernalillo County Commission Districts

Detailed district maps are available through the County Manager's office.



The Middle Rio Grande Council of Governments is made up of an appointed board. The number of elected officials and agency representatives vary depending on the population base of the districts they represent. Albuquerque has the largest representation on the board because it is the most populated. The board decides on regional transportation projects. This Board is very important because it determines land use and road infrastructure which have the potential to impact the character of an area as well as the urbanization. Advisory committees may be accessible to community organizations to give input. **The Middle Rio Grande Conservancy District** is in charge of water distribution in the South Valley. Decisions are made by a board of elected representatives from Sandoval, Bernalillo, Valencia, and Socorro County. Each board member serves a four year term. Presently Bernalillo County has three representatives. This is a very important board because it affects farmers, and

others in need of water, a scarce resource in the state. Those residents interested in water distribution, acequia use, and or water rights, may want to run for an elected position on the board, two positions will be available this year.

Land Use Conversion

Although there are many growth pressures impacting the South Valley, it appears that approved zone changes and special use permits by the Board of County Commissioners has had the greatest impact plan implementation. This is a critical issue because land use changes create pressure on existing infrastructure, resources, and social services. Changes from lower densities to higher densities many create more traffic, pollution and urbanization. If land use conversion occurs arbitrarily the results are haphazard development, incompatible uses and the change in character of the area.

The following charts list the zone change and special use permit applications for 1995. These charts are used to give the reader an idea of what the typical conversion requests have been. This chart is important because it reveals the large amounts of land being converted by this process. These changes are often very costly and demand much time and energy on the part of the County staff and other agencies involved.

Listed here are two tables:

- **Table 1.** 1995 County Zone Change Applications
- **Table 2.** 1995 County Special Use Permit Applications

Table 1. 1995 County Zone Change Applications

This table entails the zone change application request, the designated area in which the request is located, if the zone change was denied, approved, denied zone change but approved for a special use permit, the location, findings & conditions, and

comments. The comment section, indicates if the particular request must hook up to City water and sewer and other important details.

Table 2. 1995 County Special Use Permits

This table provides a list of Special Use Permits requested for 1995. The chart identifies designated area, whether it is a renewal request, time permitted, if it was approved, the location, and comments. Special attention should be given to the existing zone designation, the change of zone requested, and the number of acres. This table also notes in the comment section if the permit requires the applicant to hook up to City water and sewer services.

Below are the zone abbreviations used in the two tables.

<u>Zone Abbreviations</u>	
A-1	Rural Agriculture Zone
R-1	Single Family Residential Zone
R-2	All other housing, generally higher densities
MH	Mobile Home & Single Family Residential Zone
CN	Neighborhood Commercial Zone
C-1	Commercial Zone
M-1	Light Industrial Zone
M-2	Heavy Industrial Zone

TABLE 1. 1995 COUNTY ZONE CHANGE APPLICATIONS

County Zone Change (ZC) Application	Designated Area	Date	Denied ZC Approved Special Use Permits (SUP)	Approval	Denied	Change Request	Findings	Conditions	Comments
@ 1. 95-1 Partnership Housing	Semi Urban	3/1		CPC 7-0 BCC 4-0		Sunset & Bridge Blvd. Sunset Plaza Shopping Center. Change 5.6491 acres from A-1 to R-2	5		Finding: Will provide land use more advantageous to the community. City water & sewage
§ 2. 95-7 Mobile Home	Rural	6/29	SUP approved for Mobile Home on Tract C, 10 yrs	CPC 6-0 BCC Approve	Denied ZC SU Permit Approved	Request: 6630 Isleta 6 acres change from A-1 to R-1 to MH	2	2	
§ 3. 95-10 41 Housing Lots	Rural	5/24	SUP for 41 lots Life of use	CPC 6-0 BCC 5-0	Denied ZC SU Permit Approved	S Gun Club 17 acres change from A-1 to R-1	3	4	Must obtain City water & sewage
§ 4. 95-12 Mini Storage	Developing Urban	8/28	CZ denied SUP Permit approved		CPC Approve BCC 5-0	Town of Atrisco W of S Coors 26 Acres A-1 to M-1	4	11	Atrisco area Westland Development Corp. has SUP
@ 5. 95-14 Housing	Developing Urban	6/7		CPC 5-0 BCC 5-0		Between Gun Club & Lisa Rd. 4 acres from A-1 to R-1	3		Will have wells & septic tanks
6. 95-15 Housing	Semi Urban				CPC 3-2 recommended for denial	E side Joe Sanchez Rd 2.04 acres A-1 to R-1	3		Zone will destabilize surrounding zoning isolating 3 lots
§ 7. 95-17 Car Sales	Established Urban	7/5	SUP granted for C-1 to C-2	CPC 5-0 BCC Approve		300 Sunset Rd. 1.52 acres	4	5	Must connect with City water & sewage
@ 8. 95-16 Mobile Home	Semi Urban	8/23		CPC BCC Approve		1531 Savero Rd. R-1 to MH 2.37 Acres Map #44	3		Finding: Not out of character of surrounding area
9. 95-18 Fruit Stand	Established Urban	7/7			CPC 3-2 Denied	SE Atrisco Dr. & Sunset Gardens. .3 acres R-1 to C-1	3		
10. 95-20	Semi Urban	8/3			BCC Denied	Camillia Dr. Parjarito 3.54 acres	6		Neighborhood Opposition
§ 11. 95-22 Paint & Auto Body Sales	Developing Urban	1/24/ 96	SUP granted for 5 years	CPC Approve BCC 5-0		6566 Sage Rd 2 acres CN to C-2	2	5	Deferred 9/6 Zoned CN from A-1 in 1976 Surrounding property is A-1
§ 12. 95-25 Auto Repair	Established Urban	11/29	SU permit granted for 5 years R-1 to C-1	CPC Approved BCC Approved		914 Atrisco .174 acres R-1 to C-1	1	4	Constitutes spot zone, contributes to health safety & general welfare

@ Approved Zone Change

§ Denied Zone Change Approved Special Use Permit

1995 COUNTY ZONE CHANGE APPLICATIONS

County Zone Change (CZ) Application	Designated Area	Date	Denied CZ Approved Special Use Permit	Approval	Denied	Change Request	Findings	Conditions	Comments
13. 95-28 Car Sales	Developing Urban	10/6			CPC 6-0 recommended denial	3125 Coors Rd. .55 Acres C-1 to C-2	4		S/W Area, lacked support of the Comp Plan & Resolution
§ 14. 95-29 Auto Repair	Rural	9/11	Approved SUP after appeal BCC reversed CPC recommendation		Was recommended for denial by CPC	El Jardin del Sol Subdivision R-1 to C-1	6		
15. 95-31 4-Lot Housing	Semi Urban	12/11				S end of Gardenia W of Isleta Drain 1.76 Acres	3		Deferred Indefinitely To be heard April 26
§ 16. 95-32 Cluster Housing 35 Units	Semi Urban	12/6	Approved SUP for planned residential development	CPC approved		3401 Blake Rd 15 Acres A-1 to R-1	3	4	Deferred Neighborhood opposition Will destabilize remaining A-1 zoned land in vicinity Appealed

TABLE 2. 1995 COUNTY SPECIAL USE PERMIT APPLICATIONS

County Special Use Permits	Designated Area	Date	Renewal	Time permitted	Approval	Change Request	Findings	Conditions	Comments
© 1. 95-1 Planned Resident Housing	Semi-Urban	3/9	No		CPC 7-0 BBC 4-0	Housing unit R-1 5.1 acres to 15 housing units. Planned Residential Development	4	6	Connect City water services
© 2. 95-5 Mobile Home Unit	Developing Urban	8/23			CPC Approve BBC 5-0	Mobile home park, tract 8&9 Town of Atrisco Grant Unit 2 Zoned A-1 to MH 10 Acres	4	4	City water available need sewage service according to lot size
© 3. 95-6 Auto Body Shop	Semi-Urban	5/24	Yes	3 Year Limit	CPC Approved BCC 5-0	2606 Bridge between Atrisco & Paulette .31 Acres R-1 to C-1	4	5	
© 4. 95-11 1 Mobile Home Unit	Semi-Urban	6/29	Yes	Life of a Use	CPC 5-0 BCC 4-0	2606 Bridge between Atrisco & Paulette .14 acres. Zoned R-1 to MH-1	1	1	
© 5. 95-15 Contractors Storage Yard	Developing Urban	6/9	Yes	3 Years Limit	BCC 5-0 CPC Approved for 3 Yrs	4122 Barcelona .75 acres. Zoned A-1 to M-1 use	4	6	
© 6. 95-24 Hot Mixed Asphalt	Reserve Area	11/ 29		5 Year Period		2.5 West of Central & Interstate 40, 23.1 acres. Zoned A-1 to M-3	3	5	CPC Deferred BCC Approved
7. 95-26 36 Homes Garden Place	Rural Area	9/7				Shirk Ln West of 2nd St, 15.16 acres. Zoned A-1 to R-2	3		CPC Deferred Indefinitely based on Findings
© 8. 95-28 Planned Development	Semi-Urban	1/23/ 96		Life of Use	BCC 5-0 CPC 7-0	S corner of Lundy Ln & Goff, 7.97 acres. Zoned R-1	4	5	Connect to City sewage & water
© 9. 95-30 Sale of Seasonal Produce	Rural Area	11/29	Yes	5 Year Limit	CPC 6-0 BCC Approve Subject to findings	6133 Coors, 1 acre. Requested change to C-1	3	5	Rural related activity does not constitute spot zone
© 10. 95-27 Auto Repair Shop	Semi-Urban	10/24/		2 Year Limit	CPC Approve BCC 5-0	638 La Vega, .19 acres. Zoned R-1 to C-1	3	8	Connect to City sewage & water
© 11. 95-33 220 Housing units	Developing Urban	2/26/ 96		Life of Use	CPC 5-0 BCC 5-0	Between Eucariz Ave & Tower Rd 220 Single detached residential units 42 Acres From A-1 to R-2	3	2	Westland Corp in Atrisco grant area City will annex when moratorium is lifted

Profile of the 1995 Zone Change & Special Use Permit Applications

Zone Change Applications	Special Use Permit Applications
16 Zone Change Applications	11 Special Use Permit Applications
11 Applications Approved	10 Special Use Permits Applications approved Totaling 90 acres
3 Zone Changes Approved Totaling 12 acres 10 acres A-1 to R-1 & 2 2 acres R - 1 to MH	18 Applications Approved including denied zone change applications Totaling 158 acres
All housing applications	3 Mobile Home Units approved Totaling 16 acres
8 denied zone changes but approved special use permits Totaling 68 acres	6 Housing Developments approved Totaling 89 acres
The 8 applications denied zone change but approved special use permit are factored in with the special use permit section	6 Auto Repair Shops approved Totaling 5 acres
	2 Storage Facilities Totaling 27 acres
	1 Sale of Seasonal Produce Totaling 1 acre
	1 Hot Mix Asphalt Business Totaling 23 acres
	A Total of 148 Agricultural (A-1) land use was converted to other uses
	A-1 converted to Housing MH, R-1&2 totaled 105 acres
	R-1 converted 24 acres to R-2 & MH
Total land use converted (zone changes & approved special use permits) in 1995 was 170 acres	5 housing developments are required to hook up to City water and sewer. These developments total 65 acres
	1 housing development totaling 42 acres will annex to the City when the moratorium is lifted
	6 of 18 special use permits were approved for life of use
	A total of 158 acres of land was converted through the special use permit process

In a one year period the Board of County Commissioners approved a total of 21 zone change and special use permit applications, converting the use of 170 acres of land to other uses. Although three actual zone changes were approved, converting 12 acres of agricultural land, in 1995, 18 special use permits were approved converting 158 acres into other uses. The greatest land use conversion was agricultural land, totaling 151 acres, with 105 of those acres being converted into residential, R-1, R-2, and MH use. The next largest land conversion is single family residential, R-1, totaling approximately 24 acres. Single family residential use was converted to higher density, R-2 or MH use. Small business requests represented 7 of the 21 applications, totaling approximately 7 acres. It is important to point out that several housing developments were granted a special use permits for the life of use totaling 93 acres. In these cases there does not seem to be a distinction between zone change

and special use permits. They are both permanently changing the existing land use and facilitating growth.

Land use conversion has many impacts on the surrounding area. Many of the problems facing the South Valley are a result of the zone and special use permit approvals because they promote haphazard and inconsistent development. At this rate of change, in 10 years the South Valley will have converted approximately 1,700 acres of land for other uses, wiping out much of the agricultural and rural land, thus, changing the character.

In 1985 there are approximately 5000 acres of greenbelt in the South Valley, in 1995 there continues to be the same amount but these numbers are deceiving because they do not account for the special uses allowed on agricultural land. Therefore, using 1995 as a typical year for land conversion rates, in about 30 years if the conversion rate continues, agricultural use will no longer exist in the South Valley (Gonzales, 1996). This

conversion practice drastically impacts the cultural and historical character of the South Valley by creating pressure on existing resources, services, and infrastructure. This is in direct conflict with the community vision and should be considered as a major factor in unsuccessful plan implementation.

To look further into this process, special use permits have been granted to convert the use of approximately 2,500 acres since 1973. This large amount of land is approximately equal to 2,400 football fields. The following are charts listing applications and land conversions approved through the special use process. Over the 23 year period, the Board of County Commissioners have consistently approved special use permits, converting large amounts agricultural zoned land.

**Approved Special Use Permit Applications From
1973-1995**

A-1	150
R-1	127
M-1	10
M-2	10
MH	23
C-1	37
CN	5

Total 362 Applications

Underlying Zones (acres)

Use	A-1	M-H	R-1	M-1	M-2	C-1	CN	Total
Residential	452	9	93	1	12	6	3	576
Commercial	58	1	28	0	0	14	2	103
Indus/ Heavy Comm	207	8	33	117	3	16	1	386
Institutional	117	0	59	5	6	1	0	187
Parks & Rec	38	0	56	0	0	0	0	39
Agricultural	21	0	1	0	0	0	0	22
Transport/Util	1052	7	7	1	124	0	0	1184
Total (Southwest Area Plan, 1996)	1945	19	221	124	145	37	6	2,497

This table shows the special use permits granted for a total of 23 years from 1973 to December 1995. This chart does not document zone changes. This chart demonstrates the rapid occurrence of land conversion made based on the decisions of the County Board of Commissioners.

These drastic conversion rates indicate the blatant disregard for the planning efforts made by the South Valley community, participating agencies, and organizations. Although zone changes and special use permits have allowed flexibility for some property owners to create small businesses or locate mobile homes on their land, the abuse of this practice has allowed the Board of County Commissioners to work with developers and bankers to convert large amounts of land for profit without considering the long term consequences on existing infrastructure, resources, and social services.

RECOMMENDATIONS

The following are recommendations for South Valley residents, the Rio Grande CDC, and other organizations. These suggestions not only address the obstacles to plan implementation, but they encourage and rely on the proactivity of the residents and community organizations. This approach is recommended so that the South Valley community vision can be realized and drive the process of implementation in future planning efforts.

The County's Planning Capacity & Funding

- De-annex previously unincorporated areas
- Hire additional planners to work in the various county communities
- Terminate contract with City planning, use funds to hire County planners

Lack of Responsiveness by Changing Commissioners

- Review the Resolution policy to see if legal challenges can be made against decisions disregarding policies in the Comprehensive Plan by the County Commission
- Create lower ranking plans such as sector plans, land use plans, and neighborhood plans that are specific, detailed, and that include accountability mechanisms
- Rio Grande CDC can encourage, sponsor, or endorse candidates to the County Commission that support the Community Vision and community based planning efforts
- Make planning and support for the community vision part of campaign issues
- Use voter registration or door to door campaigning to notify residents of planning issues, elected official's track record, etc. . .
- Coalesce with other organizations and community groups to create broad based efforts and maximum support for community based planning and issues

Lack of Agency Coordination

- Establish a policy that outlying agencies must coincide with the Albuquerque/ Bernalillo Comprehensive Plan and lower ranking plan policies

- Create a communication network between all agencies and organizations in the South Valley
- The Rio Grande CDC should identify or have in place a key contact in each agency and organization to keep informed, participate, and voice concerns
- Establish a computer, phone, and newsletter network

Plans as Guides Not Mandates

- Make implementation the goal, not the plan.
Residents and organizations can use the planning process as a way to organize and use skills learned to hold elected officials accountable
- Establish importance of plan resolutions
- Amend the County Ordinances to give adopted plans legal support
- Encourage, support, and vote for candidates that support the community vision and the planning process

Conflicting Growth Agendas for the South Valley & the City of Albuquerque

- Hold elected officials accountable to enforcing the Albuquerque/ Bernalillo Comprehensive Plan and lower ranking plans
- Emphasize, encourage, and support existing and new small businesses
- Create policies that require new small and big businesses to higher employees and contractors from the area, practice first source hires
- Challenge the City's annexation policies
- End contract with the City for planning assistance
- Target Bankers and developers to work with small businesses and to provide capital for new business that best coincide with the Comp Plan policies

The City's Annexation History in the South Valley

- Challenge the legality of the City requiring residents to sign writ of agreements to annex
- De-annex areas that were in the unincorporated part of the County
- Create policies that prohibit annexation by the City or put a cap on acreage or annexations per year

- Create a community board that approves or disapproves annexation requests
- County establish the authority to offer improved basic services

Community Representation on Boards & Other Decision Making Bodies

- Identify all boards and other decision making bodies that make decisions regarding planning and development in the South Valley and general southwest area
- Encourage candidates to run for elected positions and volunteer positions
- Hold debates and other political forums surrounding issues especially for those running for elected positions
- The Rio Grande CDC could create an advocacy committee to identify points of influence, lobby, and promote community projects

Land Use Conversion, Through the Process of Zone Changes & Special Use Permits

- Create a community board that decides to approve or disapprove zone change and special use permit applications, this board would replace the County Planning Commission
- Create a cap on land use conversion per year

- Subdivisions should be limited to need and coincide with the Albuquerque/Bernalillo County Comprehensive Plan policies
- Work towards providing options and alternatives for property owners to continue farming, create markets to enhance the economic vitality of farming, and land preservation
- Establish community land trusts
- Expand the Farmers Market
- Offer tax incentives for property owners to donate land for trails, open space, co-op agriculture, community based development by the Rio Grande CDC, and parks
- Advocate amending the zoning ordinance to protect land use in historic zones
- Use advocacy committee to coalesce and organize to hold elected officials accountable for capricious decisions
- Involve youth, create mentorships, co-op farming, create classes at Rio Grande High School

These are recommendations for residents and organizations to be proactive in implementing existing plans and to keep in mind when working on future planning efforts. The next step would be to identify the most crucial issues for the South Valley community and begin outlining or creating a step by step process on how to implement existing or new plans being adopted. In addition, creating a land use plan that includes a community zoning board as part of the structure for implementation of goals and policies is important. Also, building capacity in the Rio Grande CDC and other South Valley organization is vital in addressing the abundant tasks and issues that are necessary to realizing the South Valley's community vision.

CONCLUSION

In conclusion, many plans exist which address growth, land use, transportation, water rights, small businesses, and agriculture. These plans document existing conditions, compile comprehensive information, and suggest strategies for empowerment. These plans propose mitigation of environmental, physical, and social problems. The planning documents and policy recommendations reflect the participation and voices of South Valley residents. Most importantly, these plans reflect a community vision. Unfortunately, the same issues exist twenty five years later and the same problems are being exacerbated by growth.

The problem, it appears, is not the planning process or the lack of participation by the South Valley residents, but the disconnection of the planning process from the plan implementation process. Plan recommendations and policies are not accomplished for many reasons including the lack of funding, limited

County planning capacity because of the lack of staff, lack of responsiveness by elected officials, the lack of organization between agencies and jurisdictions, and the lack of community representation on County, agency, and regional boards. More importantly, havoc is created by plans that do not articulate implementation steps to reach their desired goals. Because the steps are not defined, the stage is set to disregard the vision set forth in the plans and for special interests to exert their agendas.

The contrast between what has been planned and what is being implemented is the difference between those who participate in the process of developing a plan and those who implement them. Residents and organization representatives participate in the planning process but they do not participate in the implementation process. Instead, elected officials and developers are acting as the implementors and make decisions as they see fit minimally using plans as

guides. The ambiguity and the vagueness of plan policies allow for elected officials, developers, and bankers to proceed with their personal agendas and interpret the plan policies to profit from development projects. Thus, their economic interests are approved and legitimized by the vagueness of the plans. Plans are being used to legitimize planning projects put forth by the implementors, elected officials and developers. As a strong example of this, developers apply for special use permits and zone changes, elected officials approve them, and bankers and contractors benefit, leaving the South Valley community to deal with the impacts of this unplanned, haphazard growth.

Therefore, it must be stressed that residents and community organizations need to understand the importance of a proactive role in both the planning process and more importantly, the implementation process. The community vision needs to be the focus of the planning and implementation process, and

emphasis needs to be on the proactive approach of assigning and assuming responsibility of implementation.

Residents and organizations can begin to address the obstacles of the implementation process by identifying solutions for themselves and their communities. Residents, for example, can consider looking into the process of de-annexing previous county area and seek funding for infrastructure projects. The Rio Grande CDC can begin to make planning issues campaign issues and encourage electing officials that will uphold and honor the efforts of the community. They can encourage community representation on the boards or committees that influence or impact the area. The Rio Grande CDC can begin the process of creating lower ranking plans which are detailed and clearly articulate the process in which implementation will be carried out as well as who will do it. Working with residents and other organizations, this local CDC can advocate a

community zoning board in which community residents will approve all zone change or special use applications. Most importantly, the Rio Grande CDC should participate in both future planning efforts and the implementation of policies and recommendations and encourage other organizations and residents to do the same.

By following a proactive approach and keeping focused on implementation and solutions that are aimed towards reaching the community vision, the hope for the community to realize their vision is in their control.

APPENDICIES

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APPENDIX A: RIO GRANDE CDC PROFILE

The following profile is based upon my work experience with the Rio Grande CDC. Projects include the South Valley Small Business Survey and assistance with the community process for the Metropolitan Redevelopment Fund Project. Discussions with the President of the Rio Grande CDC, Frank A. Baca, board members, and the project manager, Arturo Vazquez are reflect throughout this section.

In 1986, the Rio Grande CDC was formed to address issues of development, growth, and economic directions facing South Valley people. The mission is to provide a community voice in development decisions as well as serve as an active vehicle in which to advocate and carry out the needs of the community. "We know that the Valley must begin to blend qualities of the past with our emerging future," states President, Frank Baca. The Rio Grande CDC is a non-profit organization whose

primary focus is to serve as a vehicle for directing public and private investments in improving the economic and social distress of the Southwest County area. The Rio Grande CDC is a community based organization with a board made up of volunteer residents and small business owners.

The Rio Grande CDC has received grants and other financial assistance to hire consultants who provide technical expertise for strategy development, citizen participation, and small business development. The board and several committee members perform much of the organizational work. Public and private partnerships have been a strength in facilitating the efforts of the Rio Grande CDC. The Rio Grande CDC has played a role in bringing together parties affected by development including residents, small business owners, County representatives, planners, engineers, neighborhood associations, and others. The board and members are dedicated to quality economic and social

revitalization of local businesses and South Valley Communities.

Direction

The initiatives of the Rio Grande CDC are directed at building informed membership-based constituency of South Valley business and area residents active in the areas of community improvement, community-based economic development, and self-reliance initiatives. The goal of the organization is to raise the economic and social standard of the South Valley area through involvement of local citizens in public decision-making.

Capabilities

- Development of a community resource and data base
- Facilitation training events to meet local needs
- Mobilization public dollars for community improvements, i.e. Camino Real corridor planning, public landscapes, etc.

- Initiation of key partnerships among private and public investors
- Technical assistance to small-scale marketing initiatives

Organizational Concerns

- Initiating Self-help and rehabilitation initiatives
- Strengthening small businesses
- Redeveloping existing commercial areas
- Targeting access to low interest capital

Membership

Board Membership	Advisory Committee	General Membership
Community Educators Planners Small Business Senior Leaders Youth Leaders Large Business Professionals Native Americans	Policy Makers Educators Government Planners Small Business Administration Technical people Foundation personnel RGCDC Project Committee members Isleta Pueblo Officials Acequia Managers	South Valley Community: Individuals Youth At-large

Taken from Board Meeting 2/13/96

Project Descriptions

The Rio Grande CDC is a community based organization that is pursuing ways to address growth and development issues. The Rio Grande CDC's has taken on economic development as a way to upgrade the economic situation in the area to begin revitalizing and stirring community interest in planning issues. This has been possible by participating in an array of planning projects such as, the reconstruction of Isleta Boulevard, the Metro Redevelopment Fund Project, and the South Valley Small Business Survey. The following projects have been initiated or have involved the Rio Grande CDC for information and/or citizen participation. These projects have been ongoing throughout 1995 & 1996:

Metropolitan Redevelopment Fund Project

The MRFP is focusing on the revitalization of Isleta/Bridge commercial corridor. The purpose of this project is to determine the feasibility of developing under utilized open space in the project area. This process will also help facilitate obtaining funds to complete development and has included extensive resident participation.

The Recomposition of Isleta Boulevard

This project has been in the planning process since 1982. It directly impacts Isleta Blvd from Bridge Blvd to Arenal. Drainage, sidewalks, and landscaping will be added to enhance the area and ensure safety. The project will also reform deadman's curve so that it will be a safer route through the South Valley. A series of community meetings were held to increase participation in the design process and to inform property owners of the other projects going on in the South Valley. This actual construction is scheduled to begin in 1997.

Isleta/Bridge Business Survey

This was a survey done in conjunction with the UNM, Technical Assistance Office. A series of small businesses along the Isleta/Bridge commercial corridor were interviewed and surveyed to determine the Personal Profile, Business Profile, Revitalization, and Needs Assessment. A report was completed May, 1995 and can be obtain at the UNM, Technical Assistance Office.

South Valley Business Survey

A mail out survey was distributed to all South Valley small businesses. The four elements of the survey were Personal Profile, Business Profile, Locational Information, and Needs Assessment. A report of the all survey results including the Isleta/Bridge Business survey, was completed in September, 1995, and can be obtained at the UNM, Technical Assistance Office.

South Valley Transportation Needs Survey

This projects will elicit the thoughts and attitudes of residents towards transportation needs in the area. This survey and report is being done by the Transportation Alliance, a Federal agency. The results will serve as a resource for the Rio Grande CDC to use to obtain funds for initiating transportation projects.

Table listing projects and issues each is attempting to address

Rio Grande CDC Projects	Issue Being Addressed
1. Metropolitan Redevelopment Fund Project	<ul style="list-style-type: none"> • Revitalization/ economic development
2. Reconstruction of Isleta	<ul style="list-style-type: none"> • Revitalization / physical improvement
3. Isleta/Bridge, South Valley Business Survey	<ul style="list-style-type: none"> • Data / economic development
4. Transportation Alliance Questionnaire	<ul style="list-style-type: none"> • Infrastructure/ transportation needs
5. South Valley Economic Development Plan	<ul style="list-style-type: none"> • Economic Development issues
6. Rio Bravo Pedestrian Bridge	<ul style="list-style-type: none"> • Provide citizen input in development process
7. Initiated Agriculture Group	<ul style="list-style-type: none"> • Create group to address agricultural issues
8. Small Business Development Center	<ul style="list-style-type: none"> • Create business incubator and marketing plan for South Valley area
9. Festival De Ontoño	<ul style="list-style-type: none"> • Community development
10. Sanchez Farm preservation	<ul style="list-style-type: none"> • Agricultural preservation
11. Small Business Incubator	<ul style="list-style-type: none"> • Small business support

Organizational Challenges

Maintaining consistent Community Participation

Maintaining relationship with the City & County

Building organizational Capacity

Funding and Support

Recognizing and overcoming the political maneuvers that exist

Encouraging representation on boards and committees that make development decisions

COMMUNITY DEVELOPMENT CORPORATION FUNCTIONS

Community Development Corporations (CDCs) began in the late 1960's. They are community based, non-profit organizations set up to stimulate economic and political development. CDCs started out as sponsoring organizations, promoted and generally funded by the federal Office of Economic Opportunity and the Ford Foundation. They received and dispersed funds to begin local development projects such as, job training and small business development. "They were also to be locally accountable and democratically controlled, thus providing experience in progressive local governance for community residence". (Gunn, 1991: 89). CDCs are set up ideally to address power and economic development in poor or minority areas. "CDCs serve an important economic development role in many neighborhood areas. They undertake a wide range of activities including technical

assistance to and investment in small business, commercial revitalization, and development planning (Bartsch, Caves 1995: 297).

Because of the lack of funding available for neighborhood improvements the need for CDCs has increased tremendously all over the country. Community Development Corporations have been increasingly active in the last decade as a result of funding cuts and destroyed funding agencies during the Regan administration (Bartchs, Caves 1995: 296). This need has been a driving force for many neighborhood areas to organize but because of funding cuts many CDCs to been forced to become self sufficient economically and seek other avenues for financial stability. Funding available to CDCs include, Economic Development Agency programs, and many Housing and Urban Development programs. Partnerships with private ventures are also options, which is why many CDCs operate for profit subsidiaries for financial stability

and development purposes. Subsidiaries work if they bring new goods and services to a community (Gunn, 1991). Fortunately, because CDCs are community based organizations, the potential for community service allows for them to set their own priorities.

As a community development corporation, the Rio Grande CDC has been increasingly active in the areas of small business development, economic development, and revitalization. Many of the projects initiated by the Rio Grande CDC have addressed these issues identified by residents as being important to the economic and social well being of the community.

APPENDIX B: CENSUS TRACTS USED FOR DEMOGRAPHIC DESCRIPTION

Rio Grande CDC Project Area included the following census tracts to provide demographic information.

Census Tract 1980	Census Tract 1990
24.02/a	24.02/a
23	23
40	40.1
42	43
43	44.01
44.01	44.02
44.02	45.01
45.01	45.02
45.02	46.02
46.01	46.03
46.02	46.04
47.02/b	47.05/b
	47.06

a/. Includes: Census Block Group 6,7&8

b/. Excludes Census Block Group 2

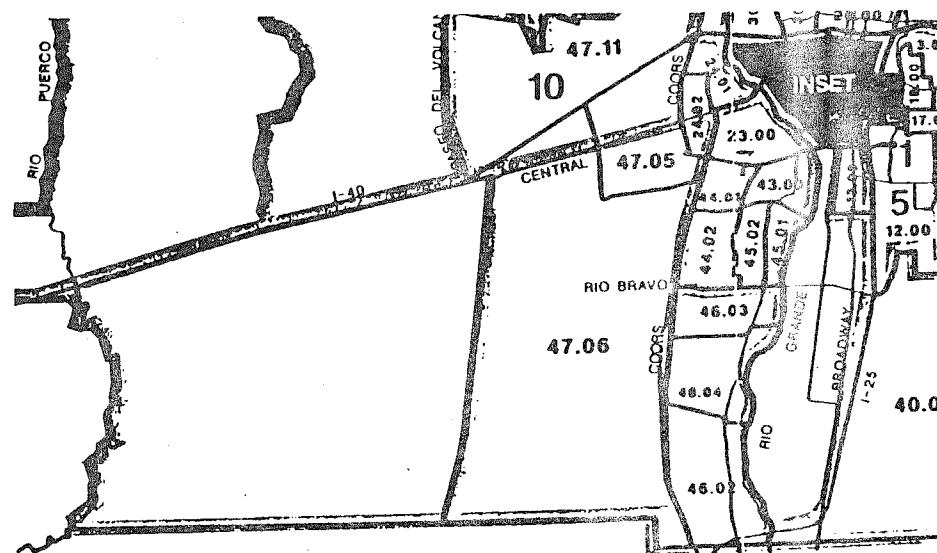
Source: US Census Department of Commerce, 1980



1990 CENSUS TRACTS/ PLANNING INFORMATION AREAS (PIA)

BERNALILLO COUNTY/RIO RANCHO & CORRALES

PLANNING INFORMATION AREAS



Base prepared by
Middle Rio Grande Council of Governments

APPENDIX C: ADDITIONAL PLANS

The following are plans and documents relevant to the South Valley but not included in this assessment.

Trails and Bikeways Facility Plan, July 1993, Commissioned by Bernalillo County and the City of Albuquerque.

Pajarito Arroyo Corridor Plan, City of Albuquerque, New Mexico, 1990, Consultant, Resource Technology Incorporated, prepared for the City's Planning Department, Advanced Planning Section, Planning Division, Albuquerque, New Mexico.

Final Report, Fiscal Analysis of the Proposed New County in the South Valley Unincorporated Areas of Bernalillo County. Bureau of Business and Economic Research, the University of New Mexico, February 1, 1996. Prepared for the New Mexico Legislative Council. Santa Fe, New Mexico.

Southwest Valley Service Options Evaluation, Summary and Recommendations Report to the New Mexico Legislature. December, 1990. Administered by the Utilities Planning Division of the Public Works Department, City of Albuquerque.

Middle Rio Grande Conservancy District Water Policies Plan Working Document. April 1993. Prepared by Sheehan, Sheehan, and Stelsner, P.A. Commissioned by the MRGCD Board of Directors.

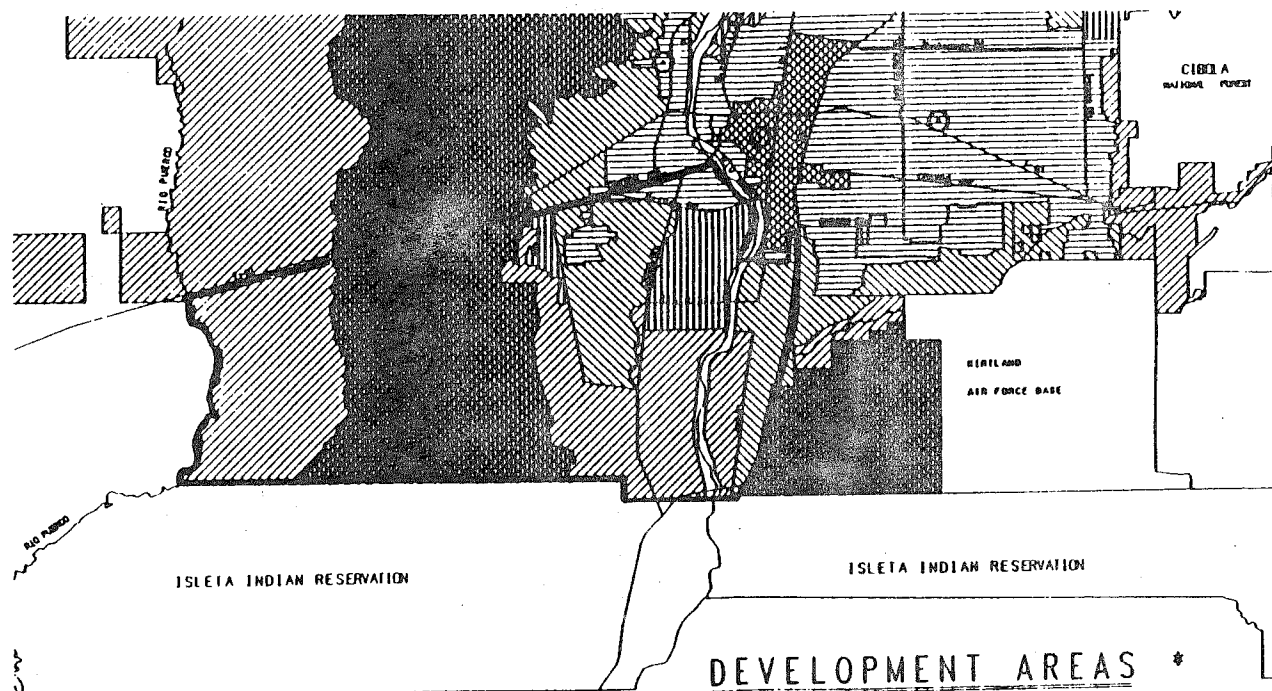
Rio Bravo Sector Plan, adopted by the City of Albuquerque but not Bernalillo County, June, 1989. Prepared by Community Sciences Corporation.

Bosque Action Plan

Work in Progress

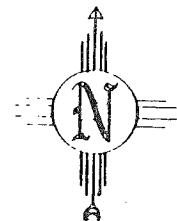
1. Revision of the Bernalillo County Southwest Area Plan, Bernalillo County, Planning and Zoning Department, 1996.

APPENDIX D: SOUTH VALLEY DESIGNATED AREAS



*Albuquerque Bernalillo County
Comprehensive Plan Map*

- DEVELOPMENT AREAS ***
- ☒ CENTRAL URBAN
 - ▤ ESTABLISHED URBAN
 - ▨ DEVELOPING URBAN
 - ▧ SEMI-URBAN
 - ▩ RURAL
 - RESERVE
 - ⊙ EXISTING URBAN CENTERS



APPENDIX E: GLOSSARY

Zone Change - The South Valley has several zones that implies the acceptable use in that area. A zone change is when someone is granted authority by the County Commission to utilize the land for another use.

Special Use Permit (SUP) - Approval of a Special Use Permit by the County Commission, gives the authority to the property owner or developer to utilized the land for something other than its designated use.

Acequias - These are traditional ditches used to irrigate farm land

CDC (Community Development Corporation) - This is a non-profit organization that is involved and actively participates in community development issues. Housing and community based economic development are usually a main concern for CDCs.

Community Based Organization - This term was used to infer grass roots planning or bottom up planning in which the community have an active role in shaping the projects, decision making, and the implementation of the projects. Those who will benefit are those that will work towards deciding what is best for them

Albuquerque (MSA) - This is the area used to compile statistical data. It covers Albuquerque, Bernalillo County and Sandoval County.

UNM ,CRP Program - This is the Community and Regional Planning Program in the Department of Architecture and Planning at the University of New Mexico.

Annexation - This is the process by which the City can appropriate land into the city, usually through a legal process

MRGCOG - The Middle Rio Grande Council of Governments is a regional board made up of elected officials from the Sandoval, Valencia, Socorro, and Bernalillo County areas. Their main function is to create regional transportation systems

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