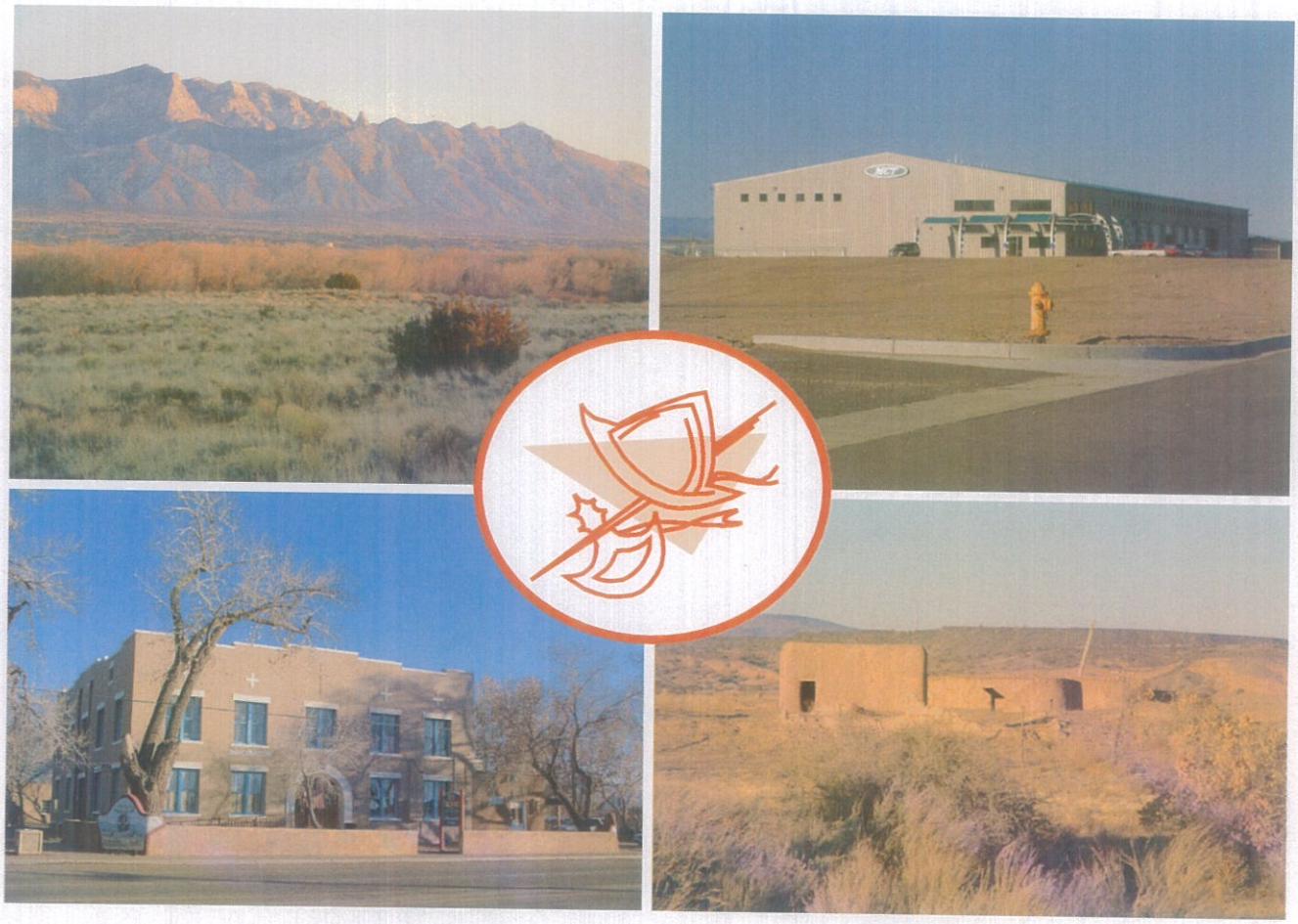
Comprehensive Land Use Plan for the Town of Bernalillo, New Mexico

Adopted by the Board of Trustees, December 13, 2004



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P-02-03

COMPREHENSIVE LAND USE PLAN

for the

TOWN OF BERNALILLO, NEW MEXICO

Adopted by the Board of Trustees
December, 13, 2004

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MID-REGION COUNCIL OF GOVERNMENTS OF NEW MEXICO
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PART I

INTRODUCTION AND PURPOSE

This Comprehensive Land Use Plan provides a basis for determining key strategies to guide and manage the future development of the Town of Bernalillo. The emphasis in this Plan is on the use of land as an indicator of community health, character, and municipal function. In the development of this Plan, an extensive public involvement process was conducted. Public meetings, planning workshops, and individual surveys and interviews of local citizens were used to sound out public sentiments and impressions about the current status and future potential for the Town. The intention was to ensure strong public support for the proposed recommendations for actions that are contained within this Plan.

In general terms, a comprehensive plan is an official document adopted by a local government as a policy guide for making decisions about the physical development of the community. It usually indicates how the local residents and their elected officials want the community to develop in the next 20 years and beyond. Furthermore, a comprehensive plan is a legally binding document of the Town that provides a basis for regulations and programs necessary to manage the current and future development of the Town.

This Comprehensive Plan for Bernalillo contains the basic components necessary to understand the Town as a municipal jurisdiction as well as a living community that has evolved over the past several centuries. A community profile describes the fundamental character of the Town with information concerning historical background, population and housing, local economy, transportation systems, and all of the community services and facilities that are available to the residents. Trends and projections of population, housing, and employment provide a basis for envisioning future development patterns in terms of the land use activities that comprise the community.

The key component of this Comprehensive Plan is a formulation of broad goals and specific objectives that seek to define a desirable future for the Town. These goals, with their subordinate objectives, are presented in the following categories: form of development, housing, transportation and circulation, water infrastructure, public services and facilities, and economic development. The goals and objectives also provide a platform for proposed recommendations that identify a variety of actions to implement the Plan in short, medium, and long range time frames. Implementation of this plan will be subject to the policy directives established by the governing body of the Town as deemed appropriate for the conditions and opportunities that unfold with the future.

PART II

COMMUNITY PROFILE

In order to realistically plan for the future, it is necessary to understand the historical context and present-day conditions of the community. The following community profile is intended to describe the Town in terms of its physical attributes, development history, demographic and socioeconomic characteristics, and a brief inventory of public facilities and services available to the residents of the Town.

Regional Setting

The Town of Bernalillo is located in southern Sandoval County about 17 miles north of the City of Albuquerque, the largest city in New Mexico (see Figure 1), and approximately 45 miles south of the City of Santa Fe, the State Capitol. Geographically, the Town of Bernalillo is part of a metropolitan region with the neighboring municipalities of Albuquerque, Rio Rancho, and Corrales. Bernalillo is the county seat for Sandoval County and was incorporated as a municipality in 1948.

The Sandia and Santa Ana Indian Reservations are also significant neighbors. While nearby municipalities have grown extensively around the Town, both the Sandia and Santa Ana tribes have initiated gaming activities with large casinos and recreational facilities. Nevertheless, Bernalillo has maintained its small town character in an urbanizing and expanding metropolitan area.

As a long-established settlement, Bernalillo has always maintained an important location along major travel routes, particularly in relation to the trails along the Rio Grande (El Camino Real). Even today, Bernalillo sits at the crossroads of Interstate Highway I-25 and U. S. Highway 550. While I-25 is the major north-south freeway in the State, U. S. Highway 550 (formerly known as New Mexico Highway 44) has been recently reconstructed as the major arterial providing access into the northwest quadrant of New Mexico. The railroad has passed through Bernalillo since the 1880s, although there is no longer a depot in Town.

Present Character of Development

Nestled in the Rio Grande valley, the Town of Bernalillo straddles the river downstream from the confluence of the Rio Jemez. As a river community, the Town benefits from scenic resources of the valley and nearby Sandia Mountains to the east. Bernalillo has agricultural origins, and is somewhat influenced in its physical form by the irrigation canals and drainage ditches of the Middle Rio Grande Conservancy District. The presence of the river and surface water irrigation system in the valley, along with a limited-access freeway, allows for ease of north-south movement but, at the

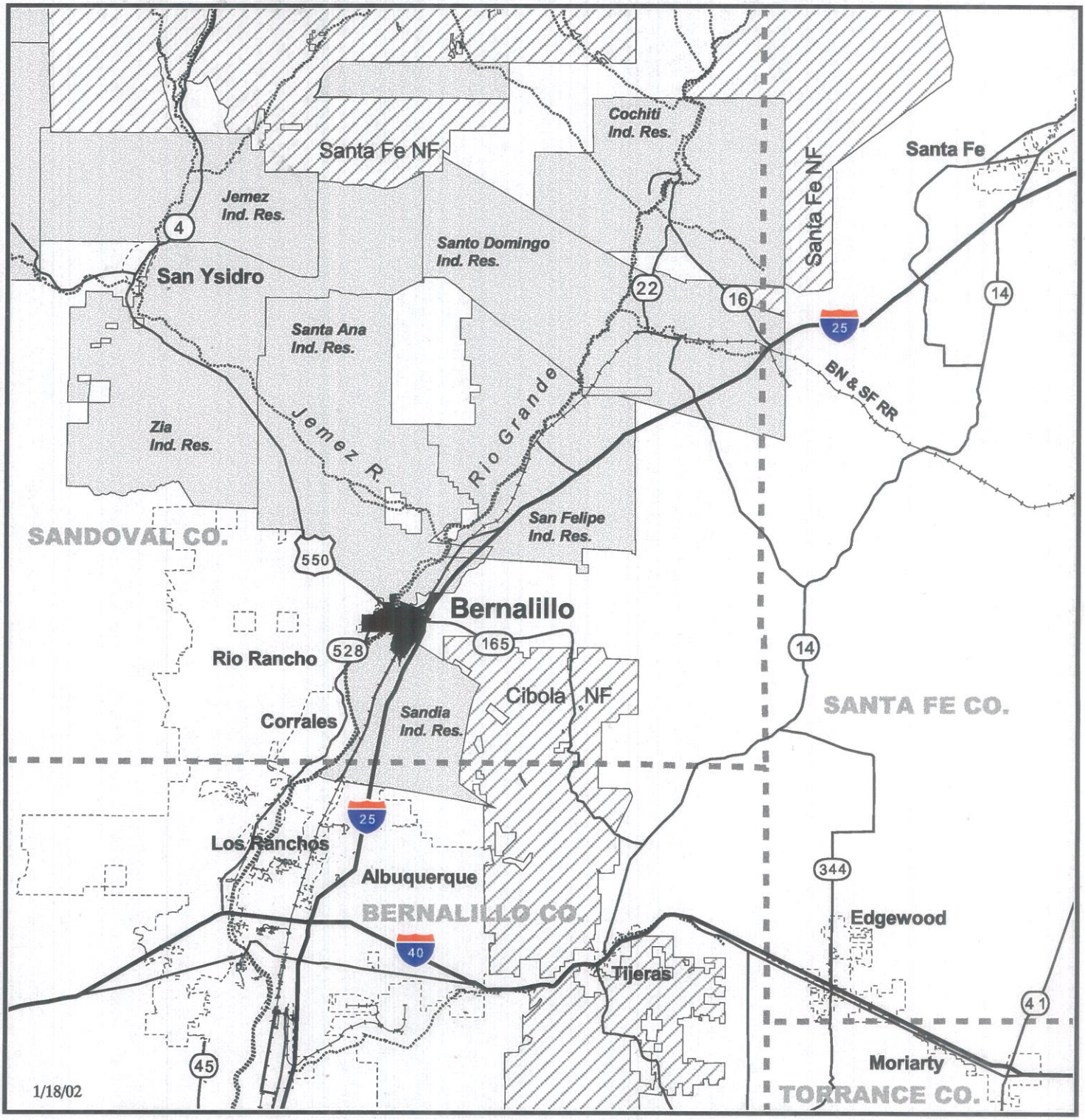

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Figure 1
Regional Map

Comprehensive Plan
Town of Bernalillo
Sandoval County, NM

Mid-Region
Council of Governments
317 Commercial NE, Suite 104
Albuquerque, NM 87102
505-247-1750

same time, creates some barriers to east-west movement and circulation within the community.

The most interesting influence on the form of development that has evolved in Bernalillo has been the establishment of family compounds and small clusters of buildings along the highway. This is the unique characteristic of Bernalillo. Rather than the large central plaza as a focal point, the community has developed with traditional Spanish/Mexican haciendas with internal patios and mixed use compounds strung along a regional travel route (known as a "cordillera" village, meaning string or chain).

Today, the Town of Bernalillo has not changed in a dramatic manner from its historical form. There are diminishing areas of agricultural croplands which are being replaced by housing and other modern development. The commercial and business sectors of the community have continued to intensify along several major highways running through Town. Such commercial growth may be attributed to the "crossroads" location of the community. The local development remains low profile with few buildings over two stories in height. The small town atmosphere is strongly perceived by residents as a characteristic of great value. There are also real threats from the urban growth occurring around the boundaries of the Town.

Development History

In June of 1851, James A. Bennett, a soldier assigned to the U.S. Army's *1st Dragoons*, left Santa Fe and as he passed through Bernalillo, he called the town "the prettiest place I have seen yet. The door yards are all hedged and a good store of shrubbery around their houses" (Brooks, 1948). Bernalillo's favorable location on the Rio Grande and El Camino Real has made it a suitable place for encampment for a variety of travelers, beginning with European explorers such as Coronado (1541), Espejo (1583), Oñate (1598), and Don Diego de Vargas (1692).

The Rio Grande bosque, the forests of cottonwood and understory vegetation lining the Rio Grande, provided fuel wood and shelter, and the river provided a dependable water supply for the Town. The timber along the river banks provided firewood for the Indian and Spanish cooks and bakers. It is thought that the billowing smoke from *hornos* (beehive ovens) was the source of the name of Las Cocinitas (translated to mean Little Kitchens), which is a historical neighborhood in Bernalillo that contains some of the oldest existing structures in the Town.

Bernalillo was established as a settlement in 1695, by families that had come from Mexico. The original development pattern was a group of separate ranchos or haciendas. The Rio Grande meandered over a wide floodplain then, lined with extensive cottonwood groves and fields of squash, beans and maize. The Town was formally established in 1701. In 1776, a description of the Missions of New Mexico included a census of the Sandia Mission, which showed that Bernalillo consisted of 27 families with a total population of 81 persons.

There are several theories about the source of the name Bernalillo. Some of the theories are based on the idea that Bernalillo means little Bernal and that the town is named after either a member of the Bernal family that lived in the area, or a descendent of Bernal Diaz del Castillo, who was an officer associated with the Cortéz conquest of Mexico.

Throughout the years, the Bernalillo area has been a regional trading center. Before the 16th century, the Rio Grande Pueblo Indian Trail, which extended from around El Paso to the upper Rio Grande, traversed the Bernalillo area. This trail was part of a network of ancient Indian trails that were used for the exchange of important trade goods between the Southwestern Indians and Mexico. When the Spanish took control of New Mexico, the Rio Grande Pueblo Indian Trail became the upper part of El Camino Real (Royal Road or Kings Highway), which stretched from Mexico City to Santa Fe. During the 18th century, mission supply caravans carried friars, settlers, mail, religious items, merchandise, and various other sorts of freight up the Camino Real in ox carts. Fur trappers and traders followed El Camino Real during the 19th Century. When ox carts were replaced by wagons, El Camino Real became a wagon route. Four wagons often traveled side by side when they could, and the multiple lines of the trail are obvious in the desert today. When the stage lines arrived in New Mexico to carry the mail, it became a stagecoach route, with Bernalillo being a stop on the route.

The railroad came to Bernalillo in the late 19th century. There were to be direct lines to and from El Paso and Denver, and Bernalillo was selected as the main division point of the north-south and western railroad lines. However, one man - Don Jose Leandro Perea - was perhaps responsible for determining the future size and development of both Albuquerque and Bernalillo. Perea put an impossible price on the land where the roundhouse was to be built. As a result, the roundhouse was built in Albuquerque, although a depot was eventually built in Bernalillo and the train did stop there.

In the 20th century, the automobile and the modern highway system came, carrying the north-south commerce on Route 66, which became U.S. 85, and eventually N.M. 313. During the 1940s, U.S. 85 was the only road between Albuquerque and Santa Fe. There were many people, including tourists, who traveled between Albuquerque and Santa Fe. The numerous service stations in the Town were evidence of the positive effect that travelers had on the local economy. In 1958, Interstate 25 was built next to Bernalillo. Although the freeway bypassed Bernalillo, there were two interchanges providing direct access into the townsite.

The Bernalillo area has been a rich farming and ranching area. The Pueblo Indians in and around Bernalillo had irrigated fields of squash, beans, and maize when Coronado arrived. As the Spanish settled New Mexico, an increasing number of farms and ranches were established on lands enriched by the periodic flooding of the river. Waters for irrigation were drawn from the river by means of "acequias." During the

1700s, sheep were New Mexico's staple products. Cattle and sheep were grown in Bernalillo, as well as wheat of superlative quality and grapes. During the 19th and early 20th centuries, there were large vineyards of grapes; and winemaking was important to the economy of the Town. By 1974, there was only one winery left in Bernalillo. The climate became drier and the land is not as swampy as it once was. Also, with the coming of the automobile, Bernalillo residents are no longer dependent on the land. Town residents have gained greater mobility. As a result, townspeople have begun traveling to Albuquerque for clothes, food, recreation, and jobs. The Town of Bernalillo provides a smaller, quieter and less congested atmosphere for people who live in Bernalillo and commute to jobs in Albuquerque.

Population and Housing

Bernalillo is a medium-size municipality located in the Albuquerque metropolitan area, with a year 2000 Census population of 6,611. The other incorporated municipalities comprising the greater Albuquerque area, along with their 2000 Census populations, are: Albuquerque (448,607 persons); Rio Rancho (51,765 persons); Corrales (7,334 persons); Los Ranchos de Albuquerque (5,092 persons), and Tijeras (474 persons). Table 1 displays Bernalillo's population and housing data from U.S. Census information since 1960.

Table 1
Town of Bernalillo
Population, Housing, and Households
1960-2000

Year	Population	Housing Units*	Households	Bernalillo Average Household Size	National Average Household Size
1960	2,574	645	585	4.40	3.33
1970	2,016	564	521	3.87	3.14
1980	3,012	951	872	3.45	2.76
1990	5,960	2,179	1,966	3.03	2.63
2000	6,611	2,473	2,309	2.86	2.59

Source: U.S. Bureau of the Census and MRCOG
* Includes vacant units

Although Bernalillo lost population during the 1960s, the Town has been steadily increasing in population since 1970. Interstate 25 was built in the late 1960', which may have impacted Bernalillo's growth by bringing the Town within commuting distance to Albuquerque. The 1980s were years of major growth, with the town almost doubling in population between 1980 and 1990. During the 1990s, the average annual growth rate has been much slower at only about one percent per year.

Another trend shown in Table 1 is the decreasing ratio of persons per dwelling unit. National housing trends for decades have been toward smaller families, more childless couples, and more singles. Bernalillo appears to be following these national housing trends, although the Town remains higher in household size.

Population Characteristics. The age/sex characteristics of the Town have changed slightly over the past decade; the population is somewhat older in 2000 than in 1990. In 1990, a little more than a third of the population (34.3 percent) was under 18; in 2000, a little less than a third of the population (31.0 percent) was under 18. The proportion of the population age 65 or over increased from 8.0 percent in 1990 to 9.2 percent in 2000. Overall, the Town residents are slightly younger than residents of both Sandoval County and the State of New Mexico. The Town has a higher percentage of

Table 2
Trends and Comparisons
Bernalillo, Sandoval County, and New Mexico:
Age and Sex Distributions 2000 and 1990 (by percentage)

2000

Age Group	Bernalillo		Sandoval County		New Mexico	
	Male	Female	Male	Female	Male	Female
< 18	32.0	30.1	30.9	28.3	29.0	27.0
18-24	9.6	10.1	7.9	7.2	10.1	9.5
25-44	28.9	28.1	29.9	30.3	28.6	28.1
45-64	21.4	21.4	21.9	22.4	21.9	22.5
65-over	8.1	10.3	9.4	11.8	10.4	12.9
Total %	100.0	100.0	100.0	100.0	100.0	100.0
Total Persons	3,202	3,409	43,848	46,060	894,317	924,729

1990

Age Group	Bernalillo		Sandoval County		New Mexico	
	Male	Female	Male	Female	Male	Female
< 18	34.9	33.7	33.6	30.5	30.6	28.4
18-24	9.8	9.2	7.6	7.7	10.3	9.8
25-44	32.5	33.8	34.8	35.0	32.2	31.7
45-64	15.1	15.1	14.8	15.9	17.4	18.1
65-over	7.7	8.2	9.2	10.9	9.5	12.0
Total %	100.0	100.0	100.0	100.0	100.0	100.0
Total Persons	2,872	3,088	31,070	32,249	745,253	769,816

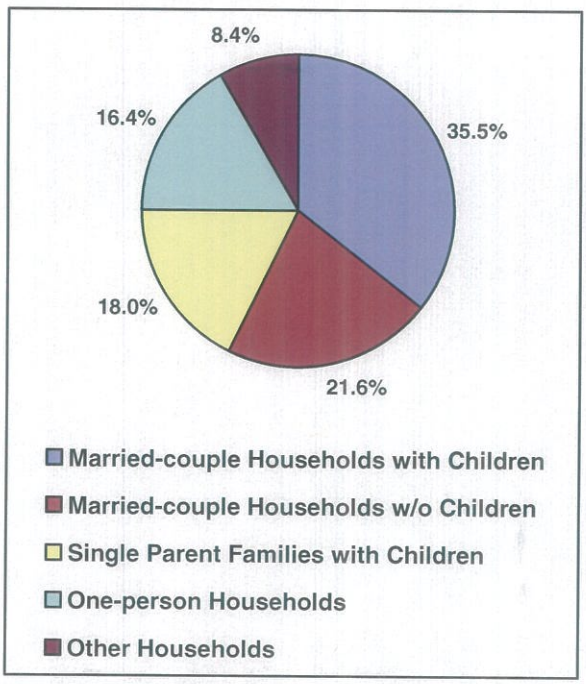
Source: 1990 Census and 2000 Census

children and a lower percentage of retirees than Sandoval County (29.6 percent younger than 18 and 10.6 percent age 65 or over) and the State of New Mexico (28 percent younger than 18 and 11.7 percent age 65 or over). In addition, the median age of Town residents (31.9 years) in 2000 is slightly younger than that of the County (35.1 years) and the State (34.6 years). Trends and comparisons of the age and sex characteristics with those of Sandoval County and New Mexico are shown in Table 2.

The composition of households and families in 1990 and 2000 are provided in Figure 2. In 1990, 57.1 percent of the households were headed by a married couple; the percentage of married couple households decreased to 49.0 in 2000. Also, the percentage of single parent families with children decreased from 18.0 percent to 16.0 from 1990 to 2000. The percentage of one-person households increased from 16.4 percent to 20.2 percent during the decade. Also the percentage of non-traditional households increased from 8.5 percent to 14.8 percent.

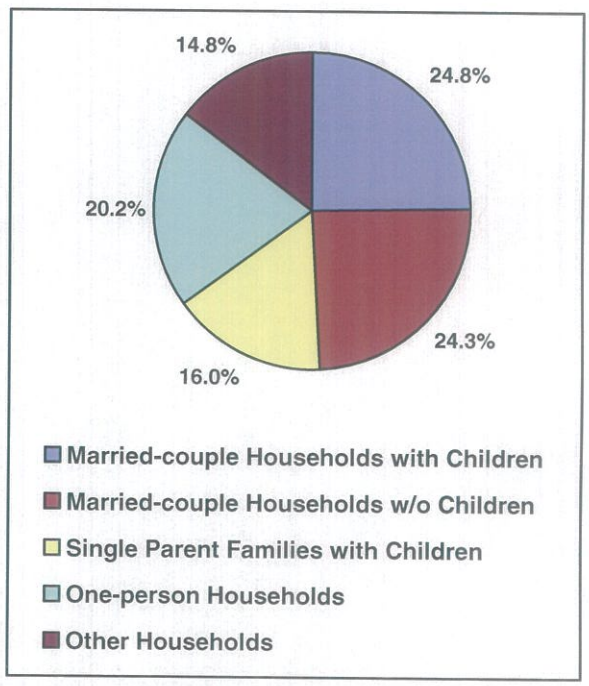
FIGURE 2
2000 and 1990 Household and Family Composition for Bernalillo

1990



Source: 1990 Census

2000



Source: 2000 Census

Race and Hispanic origin are based entirely on self identification and do not have specific definitions. Each respondent of the Census was asked to state their race. In a separate question, each respondent was asked if they were of Spanish or Hispanic origin. Therefore, a person of Hispanic origin could be of any race. For the 2000 Census, the respondents were allowed to indicate more than one race when answering the question as to their race. Respondents could select up to six different races. Persons that checked two races are reported as bi-racial. Persons who checked more than two races are listed as multi-racial.

The responses to the race and Hispanic origin questions have been cross-tabulated in Table 3, and indicate how individuals categorize themselves. Forty-two percent of persons who considered themselves of Hispanic ancestry selected "other" as the best description of their race.

Table 3
2000 Race and Hispanic Origin Distribution for Bernalillo

Race	Hispanic	Non-Hispanic	Total
Total Population:	4,942	1,669	6,611
White:	2,651	1,327	3,978
Black:	21	28	49
American Indian:	29	230	259
Asian or Pacific Islander:	0	13	13
Other	2,064	8	2,072
Bi-racial	173	62	235
Multi-racial	4	1	5

Source: 2000 Census

Approximately 75 percent of Bernalillo residents identified themselves as Hispanic. By contrast, 29 percent of the residents of Sandoval County considered themselves to be of Hispanic origin. In 2000, 42 percent of the population of New Mexico regarded themselves to be Hispanic.

Housing Characteristics. Most of the homes in Bernalillo (74.2 percent) are occupied by the owner. Housing tenure data are provided in Table 4. The 2000 vacancy rate was only 6.6 percent. This is lower than the vacancy rate of Sandoval County (9.9 percent) and the State of New Mexico (13.1 percent). Of the vacant homes in Bernalillo, about one quarter are vacant because they are for rent, about one fifth are for sale, and about one eighth are for seasonal, recreational, or occasional use.

Table 4
2000 Housing Tenure
Bernalillo

	2000 Number	2000 Percent	1990 Percent
Total Units: (Occupied and Vacant)	2,473	100.0	100.0
Owner Occupied	1,834	74.2	68.4
Renter Occupied	475	19.2	21.8
Vacant	164	6.6	9.8

Source: 1990 Census and 2000 Census

Local Economy

The economic characteristics of Bernalillo provide insight into the basic conditions of the community. A healthy local economy provides both employment opportunities for residents and a strong tax base for the Town.

Employment and Earnings. The total number of jobs located in or adjacent to the Town is provided in Table 5. These jobs may employ either Town residents or persons commuting to Bernalillo from areas outside of the Town. The government sector accounted for more than one third (36.3%) of the jobs, and includes the Sandoval County government, Town of Bernalillo government, Bernalillo School District, and some State of New Mexico offices. More than one fourth (27%) of the jobs were in the retail sector. Included in the retail sector are the numerous eating and drinking establishments along U.S. 550 and Camino del Pueblo. Bernalillo has a relatively small Services sector that provides 13.6% of the Town's jobs. In comparison, the proportion of jobs attributable to the Services sector in the region ranges from 22.6% of the jobs in Torrance County to 35.2% of the jobs in Bernalillo County. Therefore, the Town's Services sector should continue to grow as the local economy continues to diversify.

The average earnings for the various employment sectors for the month of March 2000 are provided in the last column of Table 5. These earnings included both full-time and part-time jobs. Most of the jobs in the Agriculture, Mining, and Construction industry were construction jobs. The construction jobs in Bernalillo paid much higher wages compared to the rest of the State's construction workers, with Bernalillo's construction workers earning an average of $2,965 per worker during March of 2000, compared to $2,141 earned by the average construction worker in the entire State of New Mexico during the same month. On the other hand, the retail, services, and government jobs in Bernalillo paid lower wages than the State as a whole. Retail jobs in the Town paid an average of $974 compared to a State average of $1,322; service jobs paid $1,590 compared to a State average of $2,200; and government jobs paid $2,255 compared to a State average of $2,471. In the 1990 Census, most of

Table 5
Employment and Earnings for Employment Located in or Adjacent to the Town of Bernalillo
March 2000

Sector	March Employment	March Earnings	Average Earnings per Job
Industrial	90	$ 141,152	$1,568
Agriculture, Mining, and Construction	229	678,932	2,965
Manufacturing	68	211,759	3,114
Transportation, Communications, and Utilities	21	38,191	1,819
Retail	591	575,577	974
Finance, Insurance, and Real Estate	96	172,310	1,795
Services	298	473,711	1,590
Government	793	1,788,520	2,255
Total	2,186	$ 4,080,152	1,866

Source: N.M. Department of Labor and MRCOG

Bernalillo's employed residents (72.7%) reported that they worked outside of their area of residence. An economic development strategy of supporting the business community, in order to create higher-wage jobs in Bernalillo, would enable more Town residents to work close to where they live, instead of commuting to jobs in Albuquerque, Rio Rancho, or Santa Fe.

Municipal Revenues and Expenditures. New Mexico relies heavily on gross-receipts and selective-excise taxes, such as gasoline taxes, cigarette taxes, and motor vehicle fees, to fund local government operations. Compared to other states, New Mexico relies more heavily on the gross-receipts tax, ranking the third highest in the country for this tax as a percentage of personal income (Hain, 1994). Furthermore, New Mexico's reliance on this tax has increased throughout the 1980s and 1990s. The State collects a 5% gross-receipts tax and in turn distributes 1.225% of those gross-receipts tax revenues to municipalities. Municipalities may also enact local-option gross-receipts taxes and local-option infrastructure gross-receipts taxes.

The major sources of Bernalillo's municipal revenues (excluding capital and enterprise fund revenues) are shown in Table 6. For the years 2001-2003, gross receipts taxes (municipal gross-receipts, municipal local-option gross-receipts, and infrastructure gross-receipts) have accounted for between 61 and 67 percent of Bernalillo's general fund revenues, and they have accounted for over half of the Town's total municipal revenues, excluding capital and enterprise fund revenues. Since taxable gross receipts are essential for financing the Town's services, it will be necessary for the Town to take steps to ensure that its commercial activities are sustained.

Table 6
Bernalillo Municipal Receipts
(Excluding Capital and Enterprise Fund Revenues)
2001-2003

Year	2001	2002	2003
General Fund:			
Franchise Tax	156,381	129,993	156,758
Cigarette Tax	7,766	7,952	6,171
Municipal Gross Receipts (1.225%)	762,521	833,969	812,805
Liquor Licenses	3,500	3,625	4,000
Small Cities Assistance	35,000	35,000	0
Infrastructure Gross Receipts	66,550	68,317	58,942
Municipal Local Option Gross Receipts	762,521	829,354	811,697
Property – Current	183,808	213,813	172,608
Other	590,248	457,286	701,339
General Fund Subtotal:	2,568,295	2,579,309	2,724,320
Correction Fees	12,760	13,490	11,160
Emergency Medical Services	27,185	16,109	12,747
Fire Protection	41,149	40,278	88,086
Law Enforcement Protection	25,400	28,400	28,400
Lodgers' Tax	32,331	47,985	43,932
Municipal Street (1 cent)	295,634	316,142	306,466
Recreation	3,883	3,976	13,085
Other	60,661	73,075	57,375
Total:	3,067,298	3,118,764	3,285,571

Source: N.M. Department of Finance and Administration, Local Government Division

Bernalillo's primary expenses (excluding capital expenditures and enterprise funds) are shown in Table 7. The table clearly shows that Bernalillo's greatest expense is public safety, although these numbers fluctuated between 2001 and 2003. However, spending on public safety in Bernalillo more than doubled during the 1990's, from $496,578 in FY 1991, to $1,056,742 in FY 2001.

Table 7
Bernalillo Municipal Disbursements
(Excluding Capital and Enterprise Fund Expenditures)
2001-2003

Year	2001	2002	2003
General Fund:			
Executive/Legislative	48,892	39,672	40,797
Judicial	68,271	65,234	72,259
Elections	0	2,898	2,127
Financial Administration	7,028	16,792	18,721
Parks & Recreation	157,147	301,152	359,091
Other	700,549	693,235	600,015
Library	91,917	87,449	95,289
Planning & Zoning	76,726	70,277	28,824
Public Safety	1,056,742	952,564	971,609
Streets & Drainage	0	62,145	73,550
General Fund Subtotal:	2,207,272	2,291,418	2,262,282
Corrections	14,260	17,530	17,920
Emergency Medical Services	28,772	22,436	12,748
Enhanced 911	43,596	1,674	0
Fire Protection	46,937	66,797	128,548
Law Enforcement	50,966	26,225	6,523
Lodgers' Tax	25,475	22,929	56,816
Streets	345,749	294,153	267,176
Recreation	8,199	11,694	26,366
Other	54,505	70,770	142,743
Total:	2,825,731	2,825,626	2,921,122

Source: N.M. Department of Finance and Administration, Local Government Division

Transportation and Circulation

Bernalillo sits at the crossroads of Interstate Highway I-25 and U.S. Highway 550 (formerly known as State Road 44). I-25 is the major north-south freeway in the State, and U.S. 550 has been recently reconstructed as the major arterial providing access into the northwest quadrant of New Mexico. There is only one bridge that crosses the Rio Grande (U.S. 550) in Bernalillo. State Road 313, Camino del Pueblo, runs north/south through the center of the Town, and State Road 528, located west of the Rio Grande, provides access from U.S. 550 into the City of Rio Rancho. Also State Road 165 runs from the I-25 north Bernalillo interchange, east towards Placitas, and State Road 473 (E. Avenida Bernalillo) runs from the I-25 South Bernalillo interchange west into Town. A map showing the Bernalillo street system is provided as Figure 3.

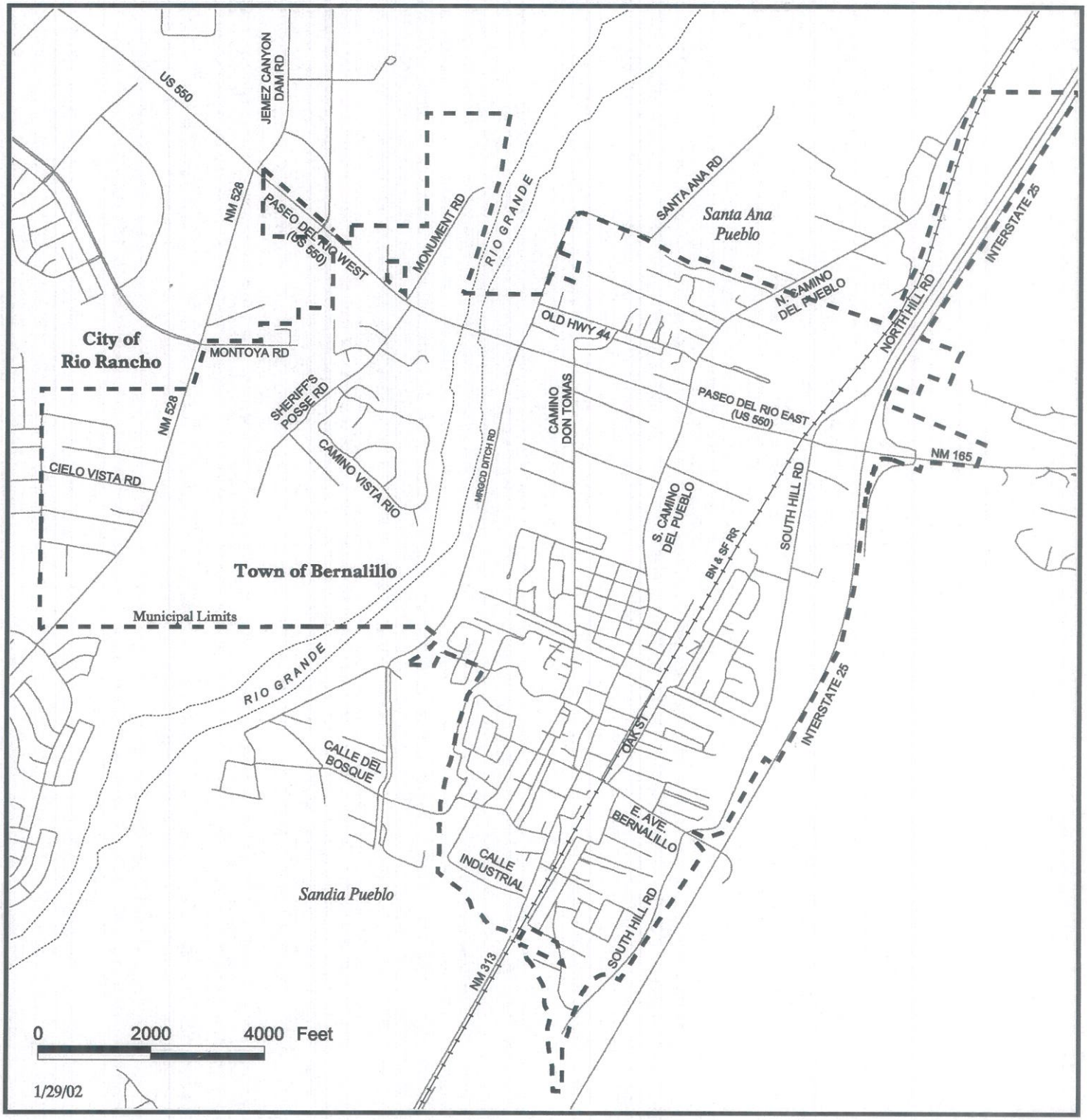


Figure 3
Street Map

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EXISTING URBAN INTERSTATE

EXISTING URBAN PRINCIPAL ARTERIAL

EXISTING URBAN MINOR ARTERIAL

EXISTING URBAN COLLECTOR

Proposed Commuter Rail Station

Albuquerque Metropolitan Planning Area

2003 Average Weekly Traffic Flows
(both directions of travel combined)

1500 STANDARD DATA

1500 NON-STANDARD DATA

Figure 4
Transportation

Comprehensive Plan
Town of Bernalillo
Sandoval County, NM

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Number of Vehicle Crashes 2001-2003

- 2
- 3 - 4
- 5 - 10
- 11 - 15
- 16 - 24

Figure 5
Intersection Vehicle Crash Data
2001-2003

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Town of Bernalillo
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The functional classifications of the major roadways in Bernalillo and traffic counts are shown in Figure 4. Interstate 25 is an urban Interstate; U.S. 550, N.M. 528, and N.M. 313 (South Camino del Pueblo) are Urban Principal Arterials, and North Camino del Pueblo (up to the Town line) and East Avenida Bernalillo are Urban Minor Arterials. Camino Don Tomas and South Hill Road (between U.S. 550 and E. Ave. Bernalillo) are Urban Collectors. All other roadways are classified as local roads.

Table 8 shows the most dangerous intersections in Bernalillo from 2001-2003. Only intersections with two or more crashes were shown. Figure 5 shows the locations of the crashes which occurred in the Town during that three-year period. As one would expect, a majority of the fatal and injury crashes in the Town have occurred on Interstate 25, U.S. 550, and N.M. 313 (Camino del Pueblo), where the traffic volumes are the greatest and vehicular turning movements are prevalent.

Table 8
Most Dangerous Bernalillo Intersections 2001-2003

Street	Street	Total Crashes
Camino del Pueblo (NM 313)	US 550	24
I-25	US 550	15
US 550	Jemez Dam Road	10
I-25	Milepost 243	8
I-25	Milepost 242	7
I-25	Milepost 241	5
Camino del Pueblo (NM 313)	Avenida Bernalillo	4
US 550	Don Tomas	3
US 550	Hill Rd	3
Don Tomas	Calle del Norte	3
US 550	Sheriffs Posse Road	3
Camino del Pueblo (NM 313)	Calle del Bosque	2
Avenida Bernalillo	Hill Road	2

Source: MRCOG

There is currently no transit system in Bernalillo. There is, however, a park and ride lot located at the northwest corner of Interstate 25 and U.S. 550. The lot is used primarily by those who commute to Santa Fe. A commuter rail service will be available in the fall of 2005. This commuter rail will run from Belen to Bernalillo with stops in Albuquerque. This will enable Bernalillo residents to travel to Albuquerque, Los Lunas, or Belen for work, recreation, shopping, medical, or other reasons without having to use their cars. In addition, Greyhound and TNM&O provide scheduled intercity bus service.

Community Facilities and Services

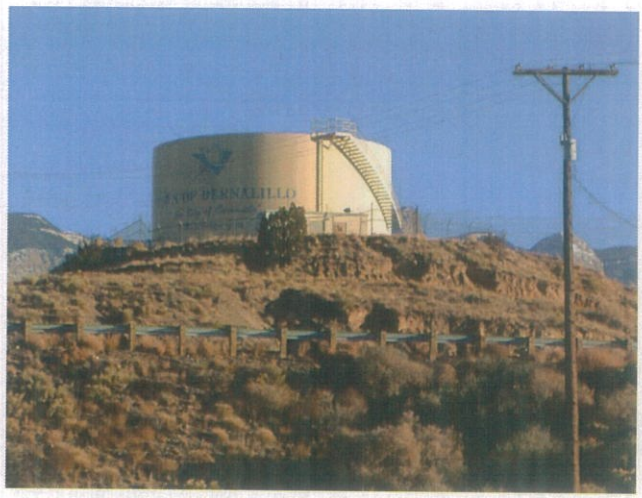
One of the primary objectives in any community planning process is to determine the type and extent of public services necessary to provide for the residents' needs. This portion of the community profile examines those facilities and services currently being provided to Bernalillo residents.

Local Government Operations. The Town of Bernalillo is an incorporated municipality in Sandoval County, and has a Mayor-Council form of government. There are five elective positions: the Mayor, the four members of the Board of Trustees (often referred to as the Council), and the Municipal Judge. Elected officials serve four-year, staggered terms.

Town officials who are appointed by the Board of Trustees are the Town Manager, Chief of Police, and Town Finance Director. The Town's department heads include the EMS Director, Housing and Community Services Director, Library Director, Motor Vehicle Director, Park Director, Human Resources Director, Parks and Recreation Director, Wastewater Operator, Public Works Director, and Zoning Director. The total number of persons employed by the Town is approximately 75 full and part-time employees. There are also several appointed committees and advisory bodies: the MainStreet Board, Planning and Zoning Commission, City/County Extraterritorial Zoning (ETZ) Commission, and Library Board.

Water Supply and Wastewater Disposal. The Town of Bernalillo provides municipal water and wastewater treatment systems for its residents. The average water usage is approximately one million gallons per day, although the average water usage in the winter is about 750,000 gallons per day. The system currently has about 2,352 connections. A map of Bernalillo's water service area, wells, and sewage treatment plant is provided as Figure 6.

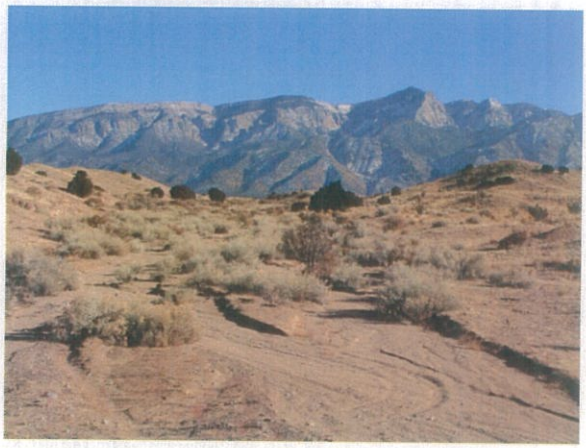
The source of Bernalillo's water supply is groundwater. The Town currently has four water wells, two on the west side of the Rio Grande and two on the east side of Interstate 25. The two wells east of Interstate 25 were shut down in the 1990s because they did not meet the Environmental Protection Agency's arsenic regulations. The Town's water is tested regularly and treated with gas Chlorine. Bernalillo owns 400 acre feet of San Juan/Chama water, which is stored in Heron Lake. The Town releases this water into the Rio Grande to offset the groundwater that they pump.



Bernalillo Water Storage Tank

The Town operates an extended-aeration, activated-sludge wastewater treatment plant. The system currently has almost 2,000 connections, which serves nearly all of the Town's residents. The average flow is .6 MGD (600,000 gallons per day) with a capacity of .8 MGD (800,000 gallons per day). The wastewater system is almost 20 years old, and is nearing the end of its design life. Currently, the Town is undertaking extensive renovations and expansion of the system.

Stormwater Management. The location of Bernalillo makes the Town prone to flooding and ponding. Bernalillo is subject to flooding from the storm runoff of the Sandia Mountains and arroyos to the east, the overflow of the Rio Grande which bisects the town, and localized rainfall draining to lower elevations in many areas in Town. Inadequate channels, drainage openings, and facilities for drainage outfall contribute to the problem.

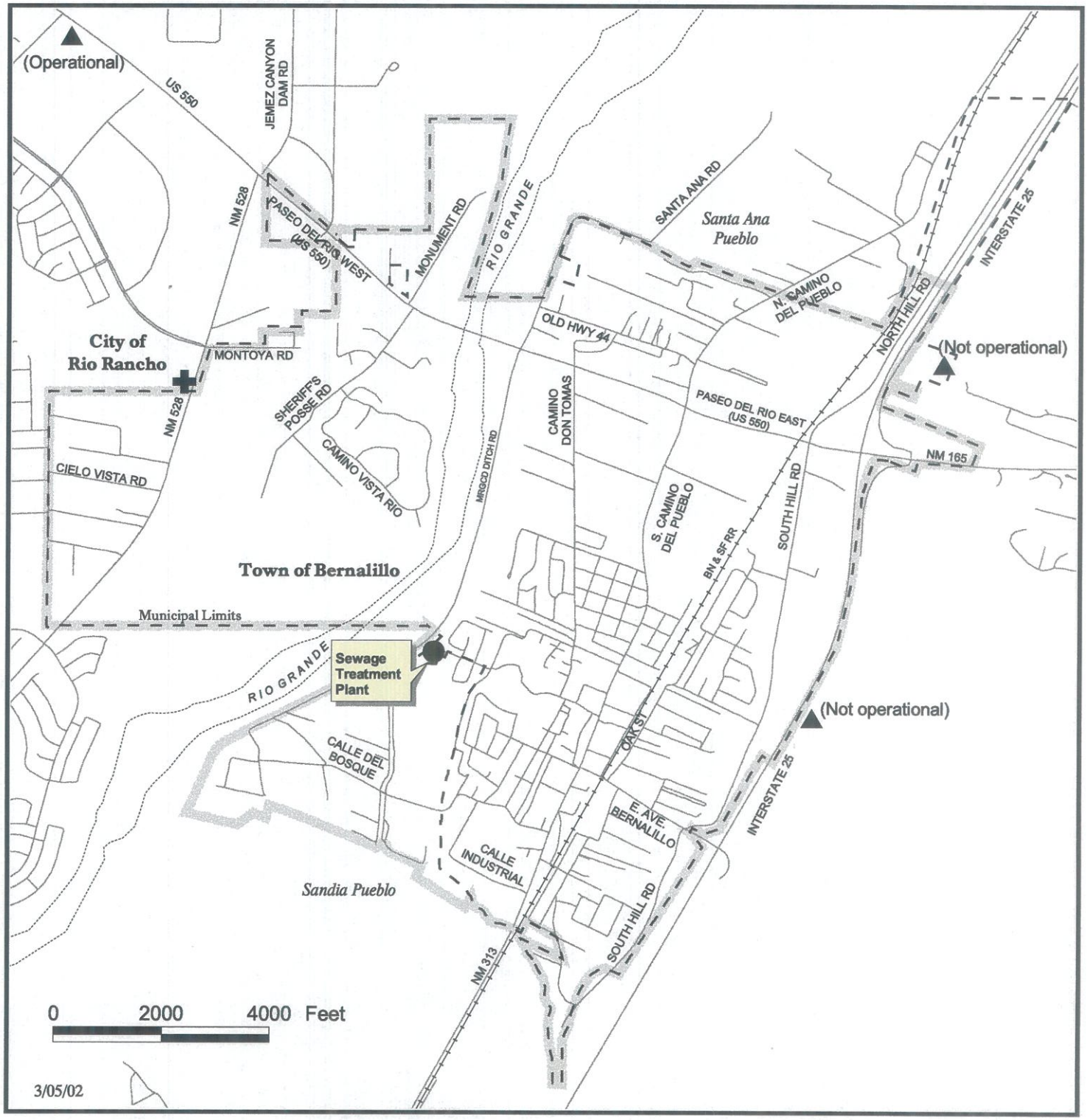


Drainage from the Sandia Mountains

The Middle Rio Grande Conservancy District (MRGCD) has played an important role in managing the Rio Grande and helping those communities (such as Bernalillo) that border the Rio Grande. The MRGCD was organized in 1927 to control devastating floods, drain waterlogged lands, and provide irrigation to croplands. The services provided by MRGCD have evolved and improved over the years. MRGCD is now involved in protecting wildlife habitat and vegetation, creating open space and recreation areas, improving groundwater recharge and water quality, and cleaning up and improving Bosque areas.

Arid conditions are normal in Sandoval County. The average annual precipitation for Sandoval County is 8.9 inches. However, about half of the precipitation occurs between July and September, often coming down in brief but intense thunderstorms. Sudden cloudbursts can lead to flooding and ponding damage.

The Town has experienced significant floods throughout its history. There was a major flood recorded in 1929, but the flood of 1949 was probably the worst of the century. A torrential downpour hit the Sandia foothills just east of Bernalillo on September 30, 1949. The water ran five-feet deep in places, and several adobe structures became waterlogged and collapsed. The landmark Loretto Convent and Chapel, built by the Catholic nuns in 1887, was destroyed. U.S. Highway 85, now N.M. 313, was closed and parts of the road were buried under two to three feet of sand and mud. Hundreds of cars were marooned on the highway between Albuquerque and Santa Fe for hours, and rail service was interrupted because of debris covering the tracks north of Bernalillo. The flood also knocked two of Bernalillo's schools out of commission, left scores of people homeless, swept away several bridges, and severely breached the Middle Rio Grande Conservancy District ditch in at least five places (Montoya and Ortiz, 1997).



Municipal Water Service Area Boundary

Municipal Reservoir and Associated Well

Municipal Well

Municipal Limits

Figure 6
Water and Wastewater Utilities

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Town of Bernalillo
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As a result of the town's periodic flooding, the Sandia Mountain Tributary Flood Control Dam was built in 1960, to help alleviate the town's flooding problems. Located southwest of the I-25/U.S. 550 interchange, this structure is designed to contain the 100-year flood and release the water in a controlled discharge.

The Town of Bernalillo has several problem areas which are naturally prone to flooding and ponding. The problem areas are described as follows: along the Bernalillo Acequia, the area east of the Railway Tracks, the South Industrial Park, along Our Lady of Sorrows Channel, and much of the central portion of the Town. These problem areas are confirmed by FEMA Flood Insurance Rate Maps (see Figure 7) and the "Drainage Study Report" for the Town of Bernalillo (Molzen-Corbin & Associates, 1975).

The Bernalillo Acequia is an irrigation canal west of I-25 and east of the railroad tracks. The Bernalillo Acequia intercepts runoff from the arroyos in the Sandia foothill area, although it was not intended to serve this function. When the acequia exceeds its capacity and overflows, flooding and ponding damage can occur in the residential area west of the acequia and east of the railroad.

Bernalillo Acequia

The area east of the railroad tracks and north and south of Avenida Bernalillo is a natural ponding area. The runoff collects and ponds as a result of the area gently sloping from the Bernalillo Acequia (see Figures 7 and 8). The flood water is also barricaded by the railroad tracks, which prevents any drainage to the west.

The South Industrial Park area is another area where ponding of storm water occurs. The Industrial Park area is located west of Camino del Pueblo in the southern part of town. This site is also a natural ponding area because of the embankments of the Camino del Pueblo to the east and the Middle Rio Grande Conservancy District ditches to the west and south.

Ponding also occurs west of Our Lady of Sorrows school and church. The area north of 20th Street and east of Camino Don Tomas can flood because of the flatness of the land. Variable ponding occurs in the central part of Town. Those lands lying north of Avenida Bernalillo, west of the railroad and south of Calle del Banco can flood because of runoff from higher adjacent lots or streets (see Figures 7 and 8).

Additional flooding and ponding problem areas can be found in the area east of Sheriff's Posse Road and west of the Rio Grande. This low-lying area is subject to

flooding from the Rio Grande, and runoff from the arroyos and higher elevation to the west. A significant portion of the Town west of the Rio Grande is located in the 100-year floodplain; however, levee construction along the Rio Grande in 1933 has prevented any significant flooding to date from occurring. A U.S. Army Corps of Engineers (USACE) study indicates that the dams upstream from Bernalillo (Cochiti Dam, Abiquiu Dam, Galisteo Dam, and Jemez Canyon Dam) are designed to control 100-year flooding of the Rio Grande.

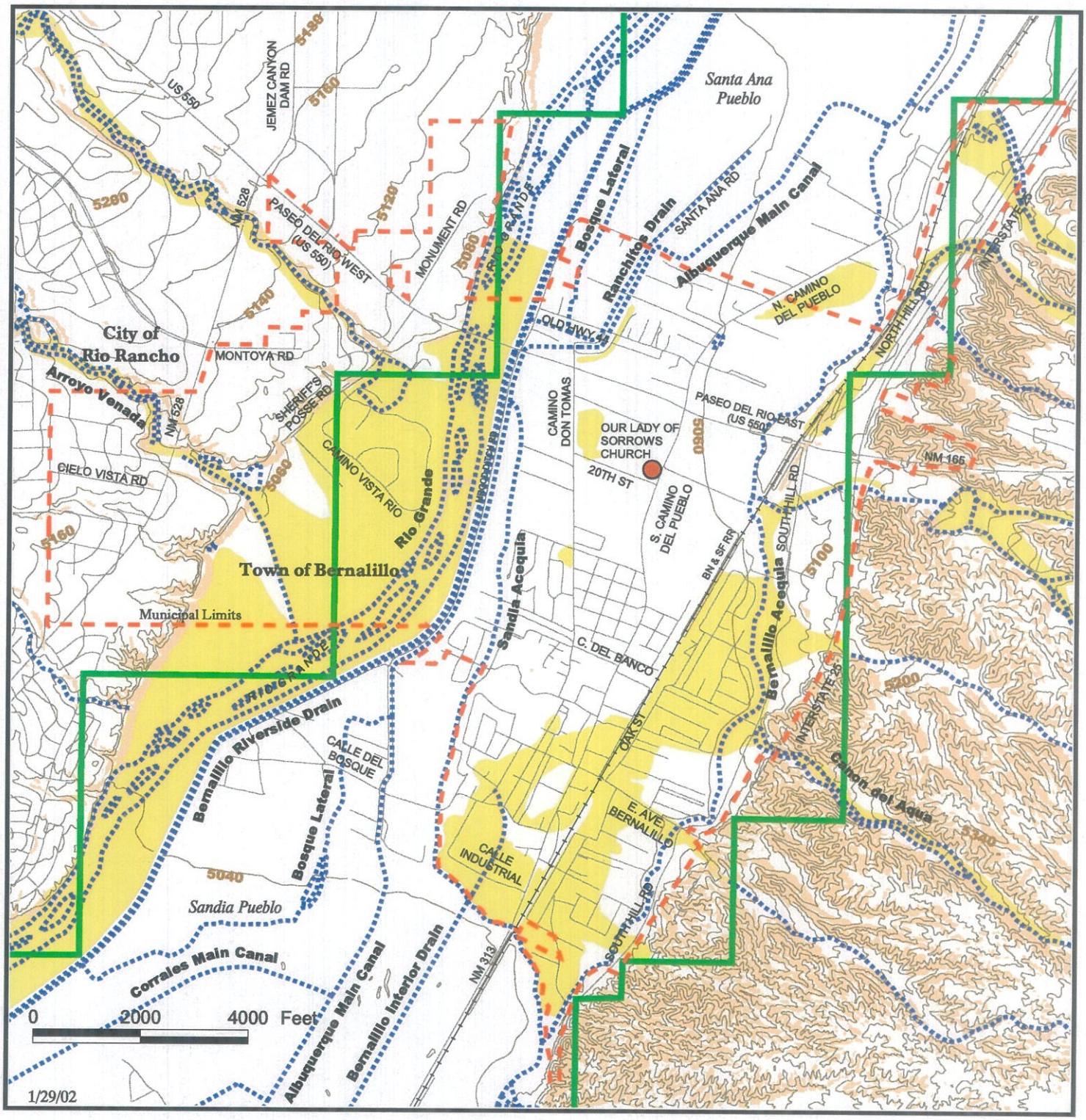
Rio Grande

Parks, Recreation and Open Space. The Town of Bernalillo has a variety of open space areas that are used for recreational activities, as well as natural resource protection. Parks and open spaces can provide many natural benefits, such as groundwater recharge, air cleansing and scenic beauty, in addition to increased property values and health benefits. All public recreation facilities in Bernalillo are identified and categorized in Table 9.

Table 9
Bernalillo Parks and Recreation Resources

Name	Acres	Facilities
Rotary Park	15.0	softball/baseball, volleyball, tennis, horseshoe, restroom, family/group picnic areas, children's play area, community center, gymnasium, gymnastics, soccer, multipurpose fields
Community Youth Center	7.5	basketball, volleyball, tennis, shuffleboards, swimming, restroom, community center, gymnasium, gymnastics, floor hockey, indoor soccer
Lorretto Park	5.0	multipurpose fields, restroom, family/group picnic areas, community center, soccer
Bernalillo Housing	2.0	basketball, restroom, community center
Fred Saiz Park	0.5	basketball, family picnic area, children's play area
Apodoca Courts	0.5	basketball
Bosque Park	1.0	none
Charring Crossing Park	0.25	none

Source: Town of Bernalillo



Middle Rio Grande Conservancy District Boundary

20 Foot Contour

Special Flood Hazard Area Inundated by 100-Year Flood (FEMA)

Drainage Feature, Natural or Constructed

Slope of 26 Degrees or Greater

Municipal Limits

Figure 7
Drainage, Steep Slopes, and 100-Year Flood Zone

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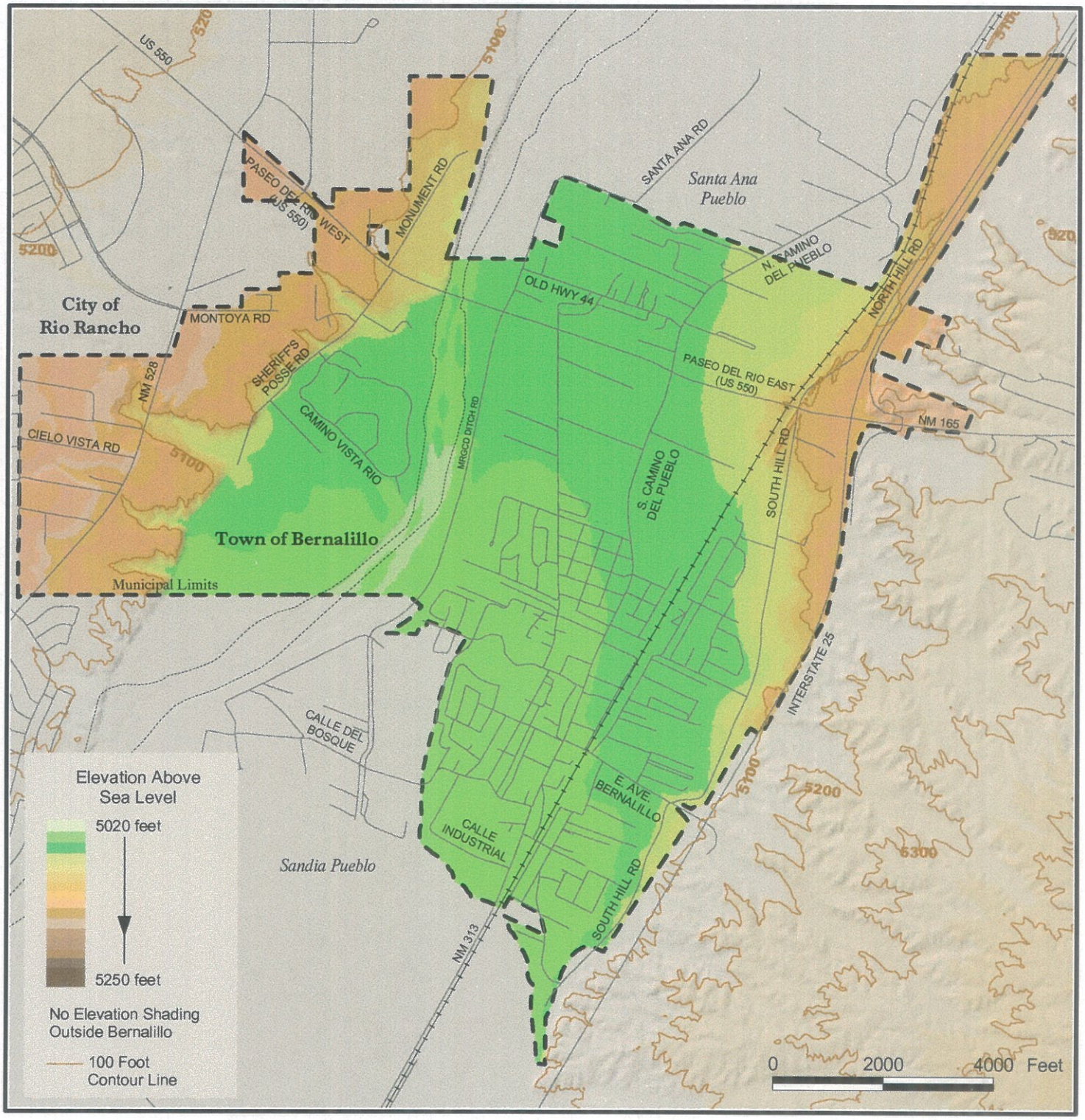

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Figure 8
Shaded Relief

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Town of Bernalillo
Sandoval County, NM

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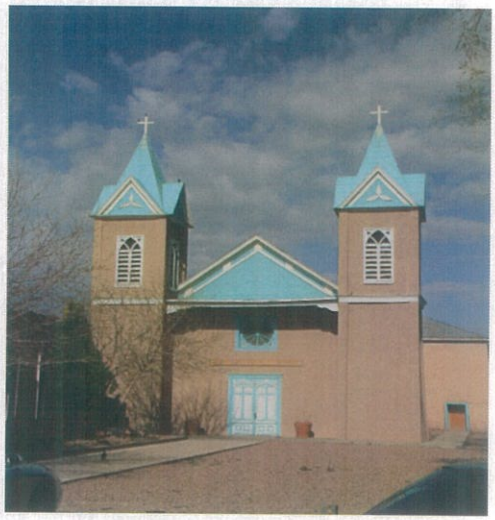
The Town of Bernalillo should emphasize the maintenance and continuing improvement of public recreation facilities, protection of all open space areas, and preservation of areas of historical significance. Such areas include Rotary Park, Loretto Park, the Rio Grande Bosque, Our Lady of Sorrows Catholic Church, Coronado State Monument, Abenecio Salazar Historic District, and Las Cocinitas (see Figure 9).



Our Lady of Sorrows Catholic Church

Police, Fire, and Ambulance. The Town's Police Department is located on Camino del Pueblo, two blocks north of City Hall. When fully-staffed, the Department consists of one Police Chief and fourteen officers. All are paid, full-time officers. The Police Department operates one staff car and sixteen patrol cars. Bernalillo also provides police communications (dispatching) for Santa Ana Pueblo.

Fire protection in the Town of Bernalillo is provided by an all-volunteer Fire and Rescue Department, which is staffed by twenty volunteer firemen. The Town presently owns one rescue unit, one pumper truck, and two brush trucks. The Current Fire Protection rating is Class 7 as determined by ISO/CRS.

The Town of Bernalillo Emergency Medical Services (EMS) Department provides ambulance service for Bernalillo and a large portion of Sandoval County, including Jemez Springs, San Ysidro, Algodones, Placitas, and the Indian Pueblos. The EMS Department has on staff two medical directors, five full-time emergency medical technicians (EMTs), and eleven paramedics. The Town owns four ambulances, three of which are assigned to the EMS Department and one is assigned to the Fire and Rescue Department.

Solid Waste Disposal. Waste Management of New Mexico provides weekly curbside pickup of residential solid waste in Bernalillo. The current (2004) fee for residential service is $9.99 per month. The Town of Bernalillo performs the billing for all solid waste disposals. One 96 gallon receptacle is provided for each residence, and only waste which is placed in the receptacle and does not exceed 150 pounds will be collected. All residential solid waste is transported to a sanitary landfill site in the neighboring City of Rio Rancho.

Collection of commercial solid waste is also provided by Waste Management of New Mexico. Waste pickup ranges from once to five times a week depending on the

Type of Attraction

- Historic
- Open Space/Recreational

Figure 9
Open Space and Areas of Historical Significance

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volume of waste material generated. Commercial rates are also based on size of container and frequency of pickup. The current minimum commercial rate is $14.83.

Street Maintenance. All of the public streets in Bernalillo are paved. Interstate 25, U. S. Highway 550, and State Highways 165, 313, 473, and 528 are maintained by the New Mexico State Highway and Transportation Department. Since the Town of Bernalillo is not equipped for general maintenance and patching of paved roadways, streets are maintained and cleaned by contractors. Town staff installs traffic signs, cuts weeds, and does a small amount of grading. Vehicles owned by the Town include a grader, two back hoes, and a dump truck.

Health Care. The Town of Bernalillo is served by the El Pueblo Health Clinic. However, Albuquerque has numerous hospitals, clinics, and physicians that can take care of all of Bernalillo's health care needs.

Sandoval County received a Community Development Block Grant (CDBG) in 2002, which was used to complete the Sandoval County Health Commune. The new joint facility for Rio Rancho and Bernalillo is located at the corner of N.M. 528 and Idalia Road.

Finance, Communications, and Energy. Financial services are provided to Bernalillo by two full-service banks. The current Wells Fargo bank has been under the same management, but has changed names several times. This bank, which has served Bernalillo since 1962, was first known as First State, then changed to United New Mexico, then Norwest, and finally to Wells Fargo. Another full-service bank, First State Bank, has been servicing Bernalillo since 1996.

The *Sandoval Sentinel* is published every Friday, the *Sandoval Signpost* is published monthly, and the *Albuquerque Journal* and *Albuquerque Tribune* are daily Albuquerque publications that are delivered to Bernalillo.

Local and long distance telephone services, as well as internet service are provided by Quest. Additional long distance, cellular phone, and internet services are provided for local residents by many companies, including AT&T, MCI, and Sprint.

Public Service Company of New Mexico (PNM) supplies both electric power and natural gas to the Bernalillo area. LP or bottled gas is also distributed in the area by AAA Gas Company located in Bernalillo, and a variety of other propane distributors from the Albuquerque area.

PART III

TRENDS AND PROJECTIONS

Forecast of Population, Housing, and Employment for 2025

Population. Since 1960 the Town of Bernalillo has undergone varying rates of population growth and reduction. While the 1960s experienced a decrease in the growth rate, the 1970s grew at the moderate rate of 4.10 percent per year, the 1980s grew at the substantial rate of 7.06 percent per year, and the 1990s grew at the rate of only 1.04 percent per year (see Table 10).

Table 10
Population History for the Town of Bernalillo and the Town of Bernalillo Planning Area

Year	Town of Bernalillo	Average Annual Growth Rate	Town of Bernalillo Planning Area
1960	2,574	---	NA
1970	2,016	-2.47	NA
1980	3,012	4.10	NA
1990	5,960	7.06	7,333
2000	6,611	1.04	9,469

Source: MRCOG

Based upon population growth trends in the region, the Mid-Region Council of Governments (MRCOG) developed a population forecast for 2025. MRCOG projects that the population will grow from 6,611 in 2000 to 10,426 by 2025 (see Table 11). This population projection is a composite (average) of the following three different population forecasting techniques which are presented in Table 11:

- Forecast 1 is based on the historic trend of population growth in the Town of Bernalillo from 1960 to 2000, and calculates population to reach 9,616 by 2025.
- Forecast 2 is based on the population growth trend of the Albuquerque Metropolitan Statistical Area (MSA) which includes Bernalillo, Sandoval, and Valencia Counties. This scenario assumes that the Town of Bernalillo will capture a proportional share of the MSA over the next 25 years that is equal to the historical share from 1960 to 2000. This population scenario is 9,432.
- Forecast 3 is based upon the growth trend of Sandoval County over the past 40 years. This scenario assumes that the Town will capture a similar proportion of County growth over the next 25 years. The forecast total of the third estimate is 12,229. Since Sandoval County has been forecast to grow at a faster rate than the Albuquerque MSA, the resulting forecast for the Town in this scenario is higher than the other two scenarios.

Table 11
Alternate Population Forecasts for 2025
Town of Bernalillo

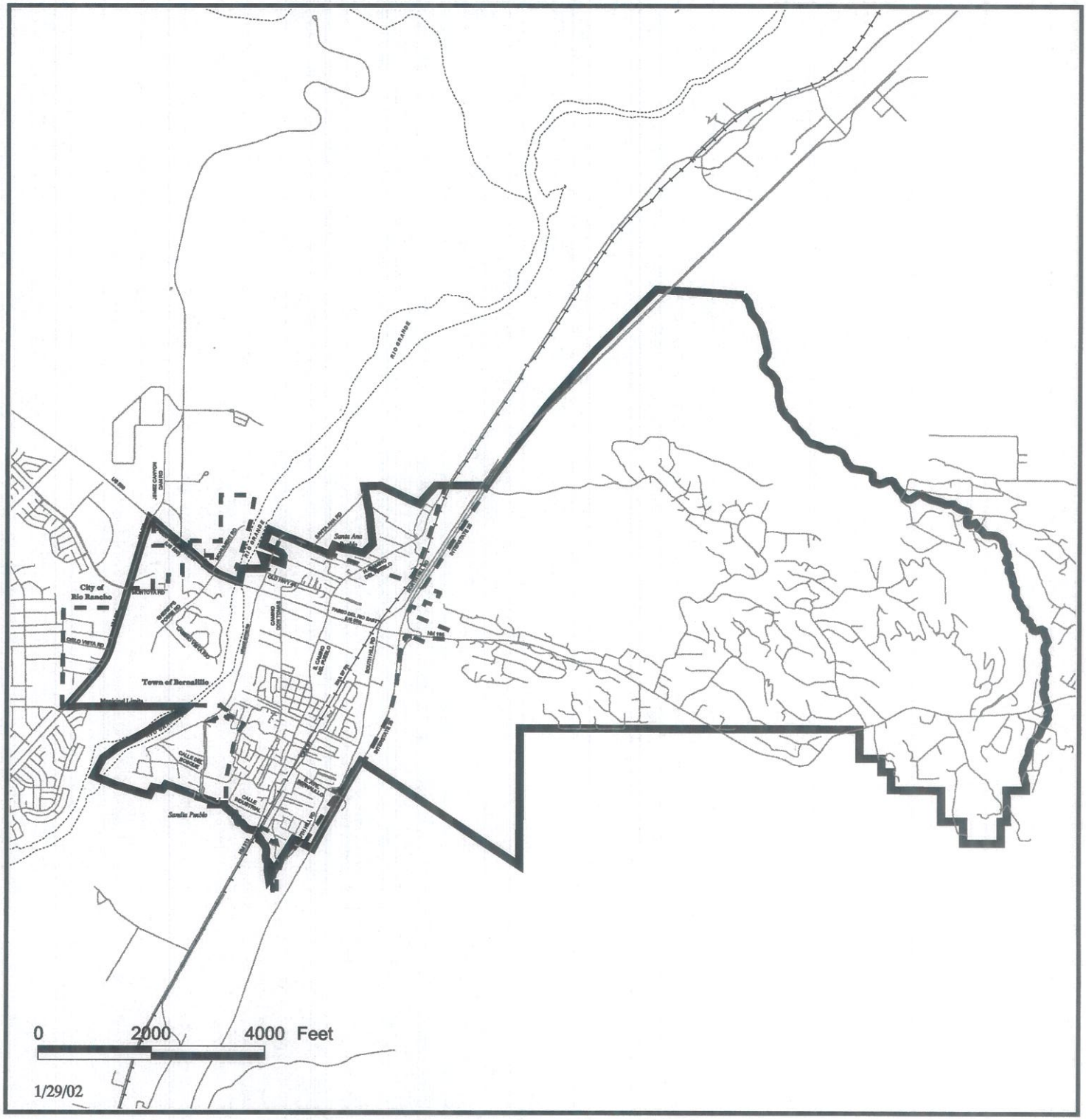
Year	Forecast 1	Forecast 2	Forecast 3	Composite
2025	9,616	9,432	12,229	10,426

Source: MRCOG

The Town of Bernalillo Planning Area is made up of several Data Analysis Subzones (DASZ's). DASZ's are a MRCOG configuration of geographic areas identified for statistical purposes. Each of the DASZ's contains statistical information such as population, housing, and employment. The boundaries of the DASZ's do not always correspond with those of the Town of Bernalillo. A map showing the boundaries of the Town of Bernalillo and the Town of Bernalillo Planning Area can be found in Figure 10. The purpose of the "Planning Area" is to include those areas in the study which have a potential for annexation or extensions of the Town's infrastructure. The Town of Bernalillo Planning Area contains a significant amount of land outside of the Town of Bernalillo. The majority of this land is located east of I-25 in the community of Placitas. The remainder of the land outside the Town boundary but still in the Planning Area is southwest and north of the Town limits. Two small portions of land, the area containing the Coronado State Monument north of U.S. 550 and the area just west of N.M. 528 are inside the Town boundaries but outside of the DASZ's in this study.

Population growth in the Town of Bernalillo is the result of decisions of individuals to reside within the Town instead of locating somewhere else in the Metropolitan Area. There are a number of factors that affect residential location. These factors include: availability of housing, cost of housing, quality of schools, proximity to employment, shopping and services, quality of life issues such as community appearance, traffic, parks and open space, safety, and other amenities.

A population projection for the Town of Bernalillo Planning Area, which includes areas outside of the Town of Bernalillo was estimated to reach 14,933 by 2025 (see Table 12). The population projection for the Planning Area was also estimated by using the same three forecasting techniques used to forecast population for the Town of Bernalillo. However, due to different collection methods by the U.S. Census prior to 1990, it is not possible to compute comparable population data for the Planning Area prior to 1990. The information gathered from 1990 and 2000 suggests that areas outside the Town grew much faster than those in Town. In 1990, there were 1,373 persons in the portion of the Planning Area outside the Town. By 2000, this same area outside the Town had increased to 2,858 persons. The majority of this growth outside the Town boundaries, but inside the Planning Area, took place in the community of Placitas, which is east of the Town of Bernalillo.



Planning Area Boundary

Municipal Limits

Figure 10
Municipal and Planning Area Boundaries

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Town of Bernalillo
Sandoval County, NM

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Table 12
Alternate Population Forecasts for 2025
Town of Bernalillo Planning Area

Year	Forecast 1	Forecast 2	Forecast 3	Composite
2025	13,773	13,510	17,516	14,933

Source: MRCOG

Housing. The average household size (number of people per household or housing unit) in Bernalillo has been decreasing each decade since 1960, and has consistently moved closer to the national average (see Table 13). For purposes of this forecast, it is assumed that the average household size in the Town of Bernalillo and the Bernalillo Planning Area in 2025 will eventually be the same as the average for the United States. The MRCOG, using Bureau of the Census projections to 2010, has projected the national average household size to be 2.42 in 2025 (see Table 13). The forecast for housing units in 2025 was estimated by using the same three forecasting techniques used to forecast population for the Town of Bernalillo. Households for each of the forecast scenarios were calculated by dividing the respective populations by the projected household size.

Table 13
Average Household Size
Town of Bernalillo and the United States

Year	Town of Bernalillo	United States
1960	4.40	3.33
1970	3.87	3.14
1980	3.45	2.76
1990	3.03	2.63
2000	2.86	2.59
2025	2.42	2.42

Source: MRCOG

MRCOG has forecast the number of housing units in 2025 by using the estimates from projected average household size and projected average occupancy rate. The occupancy rate in the Town of Bernalillo has averaged a consistent 92 percent since 1960. An assumption is made that the occupancy rate for both the Town of Bernalillo and the Bernalillo Planning Area will continue to be 92 percent. In 2000, there were 2,473 housing units in the Town of Bernalillo and 3,682 housing units in the Planning Area. Based upon these numbers and the composite of three forecasts, in 2025 the Town of Bernalillo is projected to have 4,683 housing units while the Bernalillo Planning Area is forecast to have 6,707 housing units (see Table 14). The number of housing units shown in Table 14 is the sum of occupied and vacant housing units.

Table 14
Forecast Housing Units for 2025
Town of Bernalillo and the Bernalillo Planning Area

Scenario	Town of Bernalillo	Bernalillo Planning Area
Forecast 1	4,319	6,186
Forecast 2	4,236	6,068
Forecast 3	5,493	7,867
Composite Forecast	4,683	6,707

Source: MRCOG

Employment. Historical data for employment in Bernalillo is not available from the town, but can be approximated from DASZ's. In 1985, 1988, and 1990, MRCOG collected wage and salary data. To obtain an estimate of total employment in 1995 and 2000, MRCOG added an estimate of other employment (self-employment, agricultural employment, and unpaid workers in family businesses) to wage and salary data. In order to develop compatible data, information from the 1990 Census was used to adjust the jobs data from 1985, 1988, and 1990. The adjusted historical employment data is displayed below in Table 15.

Table 15
Historical Employment Data
Bernalillo Planning Area

Year	Bernalillo Planning Area Employment	Average Annual Growth Rate
1985	1418	
1988	1479	1.41
1990	1514	1.18
1995	2391	9.57
2000	2802	3.22

Source: MRCOG

The Bernalillo area has seen considerable growth in employment over the past decade. This area seems well positioned to attract more job growth in the future. The Town is adjacent to I-25 and has two interchanges including the I-25/U.S. 550 interchange. U.S. 550 (formerly N.M. 44) was recently rebuilt as a 4-lane facility which provides a much improved route to the San Juan Basin, and serves as a major connector to the northwest region of the state. The Town also includes a portion of N.M. 528, which is a major arterial in southern Sandoval County. There is also a rail line within the Town provided by the Burlington Northern Santa Fe Railway. The intersecting of major travel routes should be attractive to development. There is still considerable vacant land in the I-25, U.S. 550, and N.M. 528 corridors, and Camino del Pueblo.

However, Bernalillo also faces stiff competition for jobs from its neighbors: Rio Rancho and Santa Ana Pueblo. A major employment center is currently developing in

Rio Rancho, and Santa Ana is making an effort to develop both a major gaming and resort center and a commercial and entertainment center. Bernalillo may attract smaller scale development to serve the local area, yet larger scale development may find large tracts of land outside Bernalillo to be more attractive. If this is the case, growth rates similar to those in the 1990s may be more typical of the future than the growth rates of the 1980s.

The employment forecasts for 2025 were prepared by developing a composite number of jobs from the following two separate employment forecasts:

- Forecast 1 (see Table 16) was developed as a trend based on the 1985 to 2000 historical data. This forecast assumes that Bernalillo will continue to attract a number of jobs similar to the past 15 years. It also assumes that adequate vacant land in commercial and industrial areas will be available for development.
- Forecast 2 (see Table 16) was developed with data from the Regional Economic Models, Inc. (REMI) model. The REMI computer model projects somewhat slower growth in this region than has been experienced in recent decades.

The midpoint of the two forecasts is the Composite forecast, which indicates a growth in the number of jobs in the Town to be a 33 percent increase over 20 years.

Table 16
Alternate Employment Forecasts for 2025
Town of Bernalillo and Bernalillo Planning Area

Area	Forecast 1	Forecast 2	Composite
Town of Bernalillo	4,444	2,996	3,720
Planning Area	5,457	3,679	4,568

Source: MRCOG

Current and Future Land Use

The arrangement of land uses influences the character and worth of a community. The method by which the Town of Bernalillo manages the land will determine the intensity and location of the future utilization of land. Included in this report are both a current (2001) and a future land use map. The current Bernalillo land use map was prepared based on a comprehensive inventory and classification of each parcel of land within the Town as of 2001.

The future land use map was assembled by evaluating current land uses, zoning, and known development plans and proposals to describe the potential type and location of future development. It is anticipated that the current pattern of residential, commercial, industrial, and open space/recreation land uses will expand and enlarge over the next twenty years. Commercial, industrial, and residential land uses tend to be more rapid, while open space/recreation land uses often experience more moderate, delayed growth. The anticipated growth scenario also assumes infill development within the many vacant parcels of land in Town to accommodate future population,

housing and job growth in Bernalillo. The future land use map further assumes that the current explosive growth and development of neighboring Rio Rancho and Santa Ana Pueblo will continue. Irrigated agricultural land is expected to shrink considerably as a result of the growth in and demand for new residential and commercial land use activities in those areas.

Both the current (2001) and future land use maps are intended to provide information in conjunction with zoning and subdivision administration and to provide direction in the development of appropriate location, type and intensity of land uses. Although the current land use map is considerably detailed, the future land use map cannot indicate the same level of detail and should be viewed as a concept map rather than a specific location map. Also, future circumstances and events may effect change to the future land use map, which should be continually reviewed and revised as necessary by the Town.

The current land use distribution in Bernalillo is divided into six major categories: residential, commercial, industrial, open space/recreation, agriculture, and vacant (see Table 17). The total acreage calculated from the 2001 Land Use map does not include streets, public rights-of-way, waterways, or drainage easements. The proportional extent of these land uses is indicated by the percentages of the total area. What is immediately obvious is that there is more vacant land than any other single land use category; and if agricultural lands are included, more that 40 percent of the land could be available for development in the future. This would accommodate the need for new housing and jobs within the current boundary of the Town, easily absorbing the population growth projected for 2025.

Table 17
Major Bernalillo Land Uses

Land Use Category	Percentage
Total Residential Lands	33.7
Total Commercial Lands	5.2
Total Industrial Lands	7.1
Total Agricultural Lands	7.8
Vacant Lands	35.0

Source: MRCOG

Some of these major land use categories, such as residential, are broken down into subcategories which include single family detached, single family attached (zero lot line housing and townhouses), mobile homes, manufactured housing, and multi-family residential. Commercial is subcategorized into commercial/retail/office and office complex (refer to Table 18). Subcategories such as institutions, schools/universities, landfills/sewage treatment, and other non-residential are not included in the Major Bernalillo Land Use categories. They are separate and distinct from the residential, commercial, industrial, agriculture or vacant land use categories and make up the remainder of the percentages in the total area.

Table 18
Bernalillo Land Use Subcategories

Land Use Subcategory	Total Acres	Percentage
Single Family Detached	438.46	17.9
Single Family Attached	10.61	0.4
Mobile Home	148.61	6.1
Manufactured Housing	115.10	4.7
Multi-Family Residential	112.19	4.6
Commercial/Retail/Office	111.74	4.5
Office Complex	16.30	0.7
Industrial/Wholesale	175.44	7.1
Institutions	5.85	0.2
Schools/Universities	70.98	2.9
Agriculture	192.38	7.8
Major Public Open Space/Parks	128.39	5.2
Urban Vacant	860.54	35.0
Landfills/Sewage Treatment	2.86	0.1
Other Non-Residential	66.44	2.7
Total	**2455.87**	**100**

Source: MRCOG

A list of the current Bernalillo zoning categories as defined in the Comprehensive Zoning Ordinance is shown in Table 19. Acreages have been calculated and their proportion of the total of the zoned land is indicated by percentages. Comparisons may be made between the zoning categories and the land use categories, however the land areas are different for a number of reasons and totals will not match.

Table 19
Bernalillo Zoning Categories

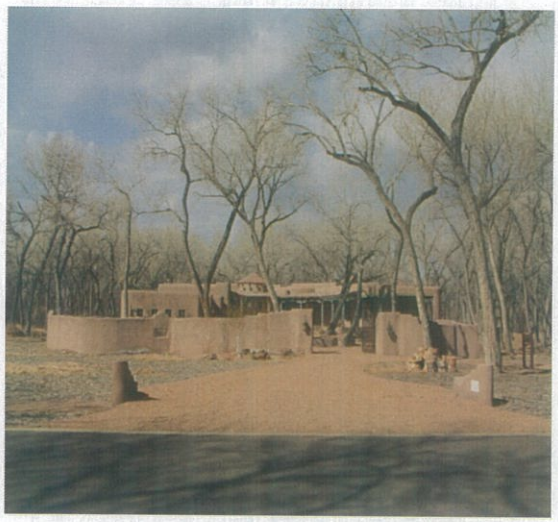
Zoning Category	Total Acres	Percentage
C-1 Commercial	288.71	11.4
CR Commercial Residential	48.53	1.9
EXPT Exempt Government Owned Land	145.46	5.8
M-1 Light Industrial	175.11	6.9
R-1 Single Family Residential	422.06	16.7
R-1A Mixed Single Family Residential	224.35	9.0
R-2 Multi-Family Residential	139.13	5.5
R-R Rural Residential	931.79	37.0
S-U Special Use	146.89	5.8
Total	**2522.03**	**100**

Source: MRCOG

Residential Land Use.

Residential land uses occupy 33.7 percent of the land in Bernalillo. This includes: single family detached (17.9), single family attached (0.4), mobile home and manufactured housing (10.8), and multi-family residential (4.6). Single family detached is scattered all throughout Bernalillo. Mobile home and manufactured housing are predominantly located east of the railroad tracks (see Figure 11).

Single Family Residential, Camino del Pueblo



Single Family Residential, west side

Bernalillo has ample room to accommodate new residential growth in the future, with 35 percent of the land use classified as vacant, while nearly 70 percent of the land is currently zoned for residential development. The demands for future residential development will continue, and the growth rate will depend on the amenities offered by the Town of Bernalillo. Much of the residential growth can be absorbed on the west side of town, where large-scale subdivision and development is presently occurring. Bernalillo can also add new development in the many vacant tracts on the east side of Town.

The infill development of existing vacant areas makes good economic sense, because the Town can take advantage of existing infrastructure and nearby community services. The Town population is projected to increase from 6,611 to 10,426 by 2025, and the Town of Bernalillo Planning Area is projected to increase from 9,469 to 14,933. As a result of such residential expansion in the next two decades, Bernalillo may need to closely monitor the location, timing, and density of the cumulative development and its impact on community infrastructure and services.

Bernalillo will also be affected by residential and commercial development taking place outside of the Town limits in Rio Rancho, Santa Ana Pueblo, Sandia Pueblo, and Placitas. This growth is expected to lead to increased traffic on the Bernalillo road system, particularly N.M. 528 and U.S. 550. The demands for additional public facilities

and services in the Town will probably grow as the density of development increases outside of Bernalillo.

Commercial Land Use. Commercial land uses today occupy 5.2 percent of the land in Bernalillo, the majority of which is made up of small offices and retail stores. Most of the commercial land is located along the major roads in Bernalillo, which include U.S. 550, N.M. 528, Avenida Bernalillo (N.M. 473) and Camino del Pueblo (N.M. 313). The lands abutting Camino del Pueblo and U.S. 550 are the most extensively developed commercial areas. Commercial development is found to a lesser degree along N.M. 528, Avenida Bernalillo, and I-25.

Range Café, Camino del Pueblo

It is anticipated that commercial land use will increase significantly over the next two decades. This growth will be greatly influenced by traffic generation and commercial development in neighboring Rio Rancho and Santa Ana Pueblo. Rio Rancho is continuing to develop commercial and office property in the area around the N.M. 528/U.S. 550 intersection. Santa Ana Pueblo has recently constructed the 350-room Hyatt Regency Tamaya Resort and the Santa Ana Star Casino on U.S. 550 bordering the Town of Bernalillo. There is presently construction underway to expand the casino with the addition of a new hotel, a 3,000-seat theatre, a bowling alley, more gaming tables, and a 24-hour café and restaurant. In addition, the tribe is planning to develop commercial lots west of the casino. This explosive growth in Rio Rancho and the Santa Ana Pueblo will greatly expand commercial growth on N.M. 528 and U.S. 550. In accordance with current development plans, much of the land along N.M. 528 and U.S. 550 will be changed to commercial use in the future (see Figure 12).

Commercial land use is also anticipated to increase over the next two decades along Camino del Pueblo, Avenida Bernalillo, and I-25. Camino del Pueblo is the designated "Main Street" of Bernalillo and includes a mix of commercial and business activities at present, but this corridor is the focus of attention for development as a special commercial zone with regional and tourist attractions such as shops, galleries, and restaurants. Avenida Bernalillo, which provides a freeway connection to the south end of Town, is presently a mix of commercial and residential uses, and could evolve into a commercial corridor between I-25 and Camino del Pueblo. The I-25 interchange that connects with U.S. 550 is presently developing into a commercial node and is

expected to continue to intensify in the future. Also, there are private, undeveloped lands on the east side of I-25 that have a potential to develop into commercial uses with freeway frontage.

The future land use map generally corresponds to the zoning throughout most of Bernalillo. The land along Camino del Pueblo is already zoned for commercial use. The land along U.S. 550 is also primarily zoned for commercial use, with the exception of two areas north of U.S. 550 between Camino Don Tomas and I-25 that are zoned as special use, and a small portion of land south of U.S. 550 on the west side of town that is zoned agricultural residential. The land along N.M. 528 already has some land zoned commercial, while the rest is zoned single-family residential, agricultural residential, multi-family residential, and industrial. The area that is currently zoned single-family residential that is east of N.M. 528 will most likely remain single-family residential.

Industrial Land Use.

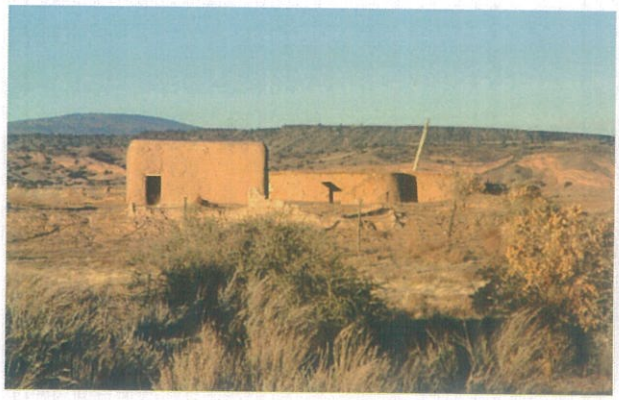
Industrial land uses make up 7.1 percent of the land in Bernalillo. The Town of Bernalillo has three major industrial areas: the Bernalillo Industrial Park in the south part of Town, the Tierra Montaña Industrial Park in between I-25 and South Hill Road, and the industrial area containing Centex American Gypsum Company in the far northeast part of Town bordering North Hill Road. A small industrial area is also found on the far west side of Town bordering N.M. 528.

Tierra Montaña Industrial Park

Bernalillo Industrial Park is well established, but should not expand much because of Sandia Indian Reservation to the south and the commercial and residential areas surrounding the industrial park. There are few opportunities for this park to expand without disrupting the surrounding neighborhoods; and surveys indicate that there are significant negative impacts associated with this industrial park. The Tierra Montaña Industrial Park is a newly developing park and will most likely intensify and expand, utilizing the large tracts of vacant land in between I-25 and South Hill Road. The location of this park is ideal for such development because of freeway access and visibility. If the off-site impacts are minimized, this industrial land could serve as a buffer between the Town and the freeway, although the visual impact may not be agreeable to the Town residents. The industrial park area in the northeast part of town will not expand much because of the San Felipe Indian Reservation to the north and west. Industrial activities in this area could expand slightly to the south where there is vacant land, but this area will most likely become commercial land for access to I-25.

The future industrial land use generally corresponds to the current zoning in most cases. The Bernalillo Industrial Park is zoned industrial, as are large parts of the area surrounding Tierra Montaña Industrial Park, and the northeast area surrounding North Hill Road. However, some large tracts of land between I-25 and South Hill Road are currently zoned agricultural residential, and some smaller tracts are zoned commercial and commercial residential. The largest tracts of land in this area are classified as vacant. A large area surrounding North Hill Road is currently zoned special use for industrial purposes.

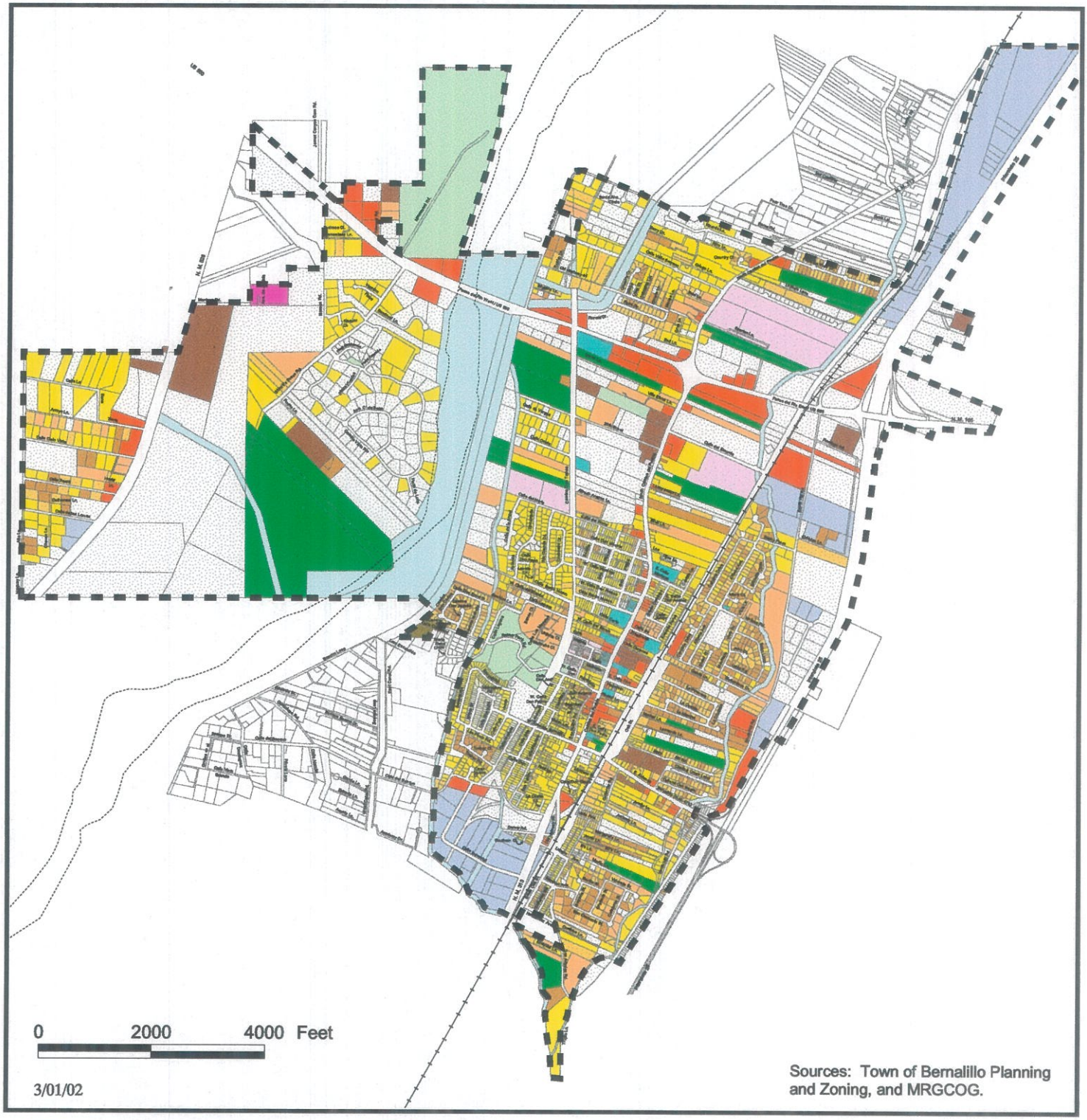
Open Space/Recreational Land Use. Open Space/Recreational land uses occupy 5.2 percent of the land. Open space/ recreational land use is found in four primary areas in Bernalillo. These areas include Rotary Park, Loretto Park, Coronado State Monument, and the Rio Grande Bosque. There are also recreational fields located on most school grounds which are generally available for limited public use. All of these areas should be preserved, with protective ordinances ensuring their continued existence. The Rio Grande Bosque is under the jurisdiction of the Middle Rio Grande Conservancy District, and the Coronado State Monument is protected by its State Monument status.



Coronado State Monument

Given the projected population of Bernalillo, there will be a need to construct more small community or neighborhood parks, such as Fred Saiz Park and the Bosque Park. A recent community survey indicates that the Town is in favor of preserving more open space and also points out that the Town's existing parks and recreational facilities are not considered by many to be adequate.

There is currently no local trail network within the Town, however this is changing. New residential subdivisions are including developed trails and the Town supports the extension of existing (and the creation of new) regional trails to serve the recreation and transportation needs of the area.

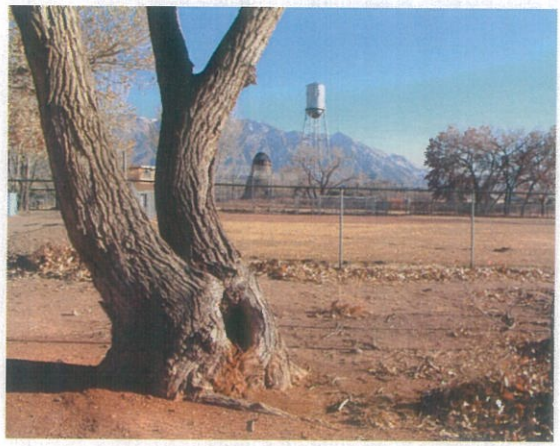


- Single Family Detached
- Single Family Attached
- Mobile Home
- Manufactured Housing
- Multi-Family Residential
- Commercial/Retail/Office
- Office Complex
- Industrial/Wholesale
- Institutions
- Schools/Universities
- Agriculture
- Major Public Open Space/Parks
- Drainage
- Urban Vacant
- Landfills/Sewage Treatment
- Other Non-Residential

Figure 11
2001 Land Use

Comprehensive Plan
Town of Bernalillo
Sandoval County, NM

Mid-Region
Council of Governments
317 Commercial NE, Suite 104
Albuquerque, NM 87102
505-247-1750



Rotary Park

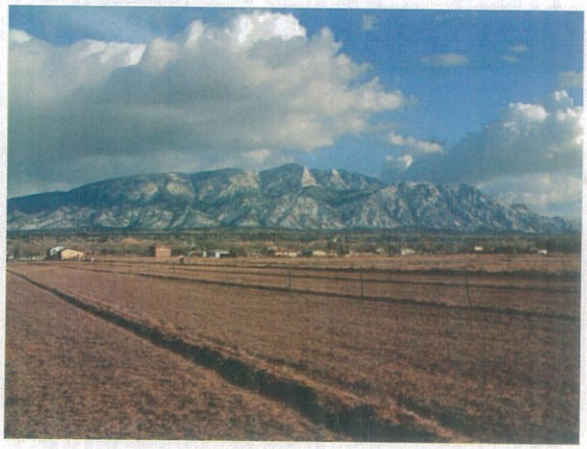
The Town could develop a planning policy that requires new subdivisions to include a minimum amount (5-10%) of dedicated open space for park and recreation purposes. The Town could also investigate the acquisition of vacant land with the intent of providing more open space and recreational areas. Land converted to open space/recreational use could also be incorporated with existing open space/recreational land into a pedestrian or bike trail system throughout Bernalillo.

Bernalillo should encourage coordination and multiple-use between municipal recreation and local schools facilities. The community could share-use school open spaces as neighborhood parks. This would increase the amount of open space/recreational land use without having to spend money for new acquisitions.

Future open space/recreational land use patterns should expand along with residential and commercial land uses. A potential large open space/recreation area that should be considered is the land directly south of N.M. 165 and east of I-25. This area is in and around the flood-control retention dam, is in the middle of a major arroyo, and is not feasible for development for commercial, industrial, or residential purposes. This area could be preserved as a large open space area, made into a sizeable community park with pedestrian/bike trails and ball fields, or a combination of the two. Even the ponding area behind the dam can be minimally developed to withstand and survive inundation by floodwaters.

Agricultural Land Use. Agricultural land uses currently occupy 7.8 percent of the land. Land that is classified as agriculture is being actively irrigated for crop production and is found in various areas throughout the Town. Livestock containment is not calculated as part of this acreage. The biggest agricultural land use is found on the west side of Town south of Rodeo Lane. There is also a considerable amount of land classified as agricultural land use north of 20th Street and west of Camino Don Tomas. There are many parcels of land throughout Bernalillo (mostly vacant land) that would appear to be agricultural, but because they are not actively farmed (at the time of the land use inventory in 2001), they are classified as vacant or some other land use.

The majority of agricultural land will be subject to intense demand for conversion to residential or commercial uses in the next two decades. However, the Town should consider the benefits of preserving and supporting local small-scale agricultural activities. The recent community survey indicates that maintaining the existing agricultural sector in the community was an asset that ranked high among Bernalillo residents.



Agricultural Land Use

Long Range Street System

Bernalillo is located at the intersection of several major roads, including I-25, U.S. 550, N.M. 528, and N.M. 313 (Camino del Pueblo). The amount of traffic on these highways passing through Bernalillo will intensify as development increases in Town and especially in the neighboring communities where significant development and expansion of roadways are expected. The Town should plan for the improvement of the local street network, and a more efficient transportation system in general.

Any long range transportation plan for Bernalillo should have a regional perspective and should be based on future forecasts which reflect the anticipated development in the region. The trend for future growth and development in the Bernalillo area implies more traffic generated for travel into and through the Town, with increasing congestion on the existing road network. Alternative routes may need to be considered to relieve congested areas such as the I-25/U.S. 550 interchange, the U.S. 550/N.M. 313 (Camino del Pueblo) intersection, and the U.S. 550/N.M. 528 intersection. An area-wide street network should function to provide effective relief for congested routes and intersections, more balanced distribution of traffic, and greater access to developed areas.

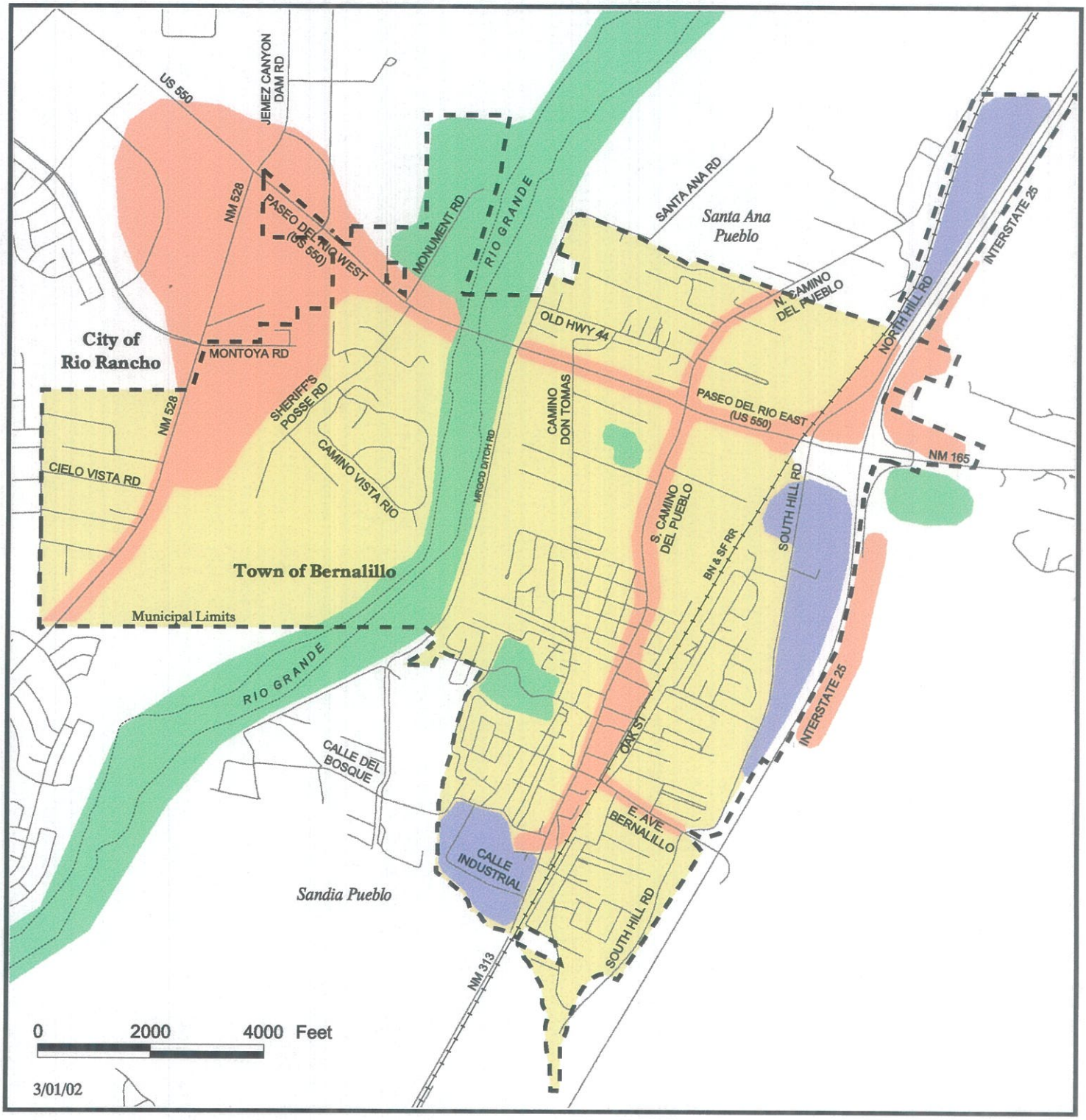
The Proposed Street Network Map displayed on Figure 13 is characterized in terms of "functional classification" of streets. Functional classification is divided into three categories: 1) Arterial streets, which consist of continuous or long-distance travel routes providing regional connections among urban and rural communities, and emphasize a high level of mobility for movement through the region; 2) Collector streets, which provide a linkage between local roads and arterial highways; and 3) Local streets, which provide direct access to all abutting lands and lead traffic to the higher capacity collectors and arterials.

The functional classification of streets and highways is used to define how specific transportation routes are used in serving the community, both currently and in

the future. Functional classification also implies design standards necessary to provide adequate traffic-carrying capacity on the street network. Generally, the street design and right-of-way standards related to the functional classification are established in the adopted Subdivision Regulations for the Town. Bernalillo is part of the designated Albuquerque Metropolitan Planning Area for the regional transportation system, and it is the Long Range Street System Plan adopted by the Urban Transportation Planning Policy Board (UTPPB) of the Mid-Region Council of Governments that formally designates the streets, roads, and highways to which road design standards for the region apply. The Proposed Street Network Map reflects the UTPPB Long Range Plan and supplements it with proposed study corridors that may lead to changes in that Plan.

The Proposed Street Network Map (Figure 13) identifies a number of proposed location study corridors for future traffic circulation. These study corridors will require an extensive technical evaluation in order to determine the feasibility of locating a new road connection in these areas. Should these roads be proven justified, efforts should be made as soon as possible to secure or preserve the future right-of-way needed for new road development. The following study corridors are identified on the Proposed Street Network Map:

- A southerly extension of Camino Don Tomas to link more directly with N.M. 473 (Avenida Bernalillo). This would improve circulation throughout Bernalillo, relieve traffic congestion on existing arterials, and enhance access to I-25, U.S. 550, and Avenida Bernalillo.
- A road connecting Sheriff's Posse Road to N.M. 528 would improve access to the new subdivisions on the west side of Town (see Figure 13). Given that no local roads within the limits of the Town of Bernalillo currently connect to N.M. 528, and because this is a rapidly growing residential district, this west-side area will soon need better traffic circulation and access provided by additional road outlets.
- A northerly extension of Castillo Lane, running generally parallel and west of the railroad tracks, would provide another relief route to the traffic on South Camino del Pueblo. Furthermore, there would be a secondary access to Carroll Elementary School and would open up development opportunities along the railroad right-of-way.
- An eastside frontage road along I-25 between the north and south Bernalillo interchanges would provide access to the high visibility lands fronting I-25. The economic development potential for these lands is significant for the Town of Bernalillo. A frontage road in this location would also provide an alternative route to I-25 in the event of traffic blockage or disruption on the mainline freeway passing through Bernalillo.



COMMERCIAL
INDUSTRIAL
OPEN SPACE/RECREATION
RESIDENTIAL

Figure 12
Future Land Use
(Projected Development Patterns)

Comprehensive Plan
Town of Bernalillo
Sandoval County, NM

Mid-Region Council of Governments
317 Commercial NE, Suite 104
Albuquerque, NM 87102
505-247-1750

EXISTING URBAN INTERSTATE

EXISTING URBAN PRINCIPAL ARTERIAL

EXISTING URBAN MINOR ARTERIAL

EXISTING URBAN COLLECTOR

Proposed Study Corridor

Figure 13
Proposed Street Network

Mid-Region Council of Governments
317 Commercial NE, Suite 104
Albuquerque, NM 87102
505-247-1750

Comprehensive Plan
Town of Bernalillo
Sandoval County, NM

PART IV

GOALS AND OBJECTIVES

In simple terms, goals are broad, visionary statements describing the direction that a community wants to go; while objectives are related statements that describe how goals can be achieved. The combination of goals and objectives provides a framework for the policy direction and strategies for action necessary to implement the Plan. Goals and objectives are not mandatory. The goals and objectives are the heart of the Plan and establish a basis for current and future programs, projects, and local regulations.

Citizen Participation Process

Concerns and perceptions about development, as expressed by the citizens of the community, are valuable sources of information in the planning process and can provide broad-based support for the recommendations submitted in the final Plan. Many opportunities were provided to the local residents to voice their opinions. The public involvement program for development of the Comprehensive Plan was both organizational as well as procedural.

One of the initial activities of the Comprehensive Plan process was to establish a Steering Committee. The purpose of the Comprehensive Plan Steering Committee was to establish a local group of individuals who represented the diverse interests and opinions of the community. This Committee served to oversee the development of the Plan and to ensure adequate public participation and involvement. Much of the work of this Committee involved the review and comment on draft elements of the planning documents including surveys, maps, and reports.

Citizen Participation Process in Bernalillo

The most significant public input was accomplished through community surveys. Two techniques were used: a mail-out survey and personal interviews with selected individuals in the community. Consequently, many of the concerns, values, and opinions of the residents could be identified and considered in the preparation of the Comprehensive Plan for the Town. The methodology, analysis, and results of these surveys are documented in a report entitled Town of Bernalillo Community Survey (MRCOG, 2001).

Public meetings and workshops were also conducted as major portions of the

Plan were completed. Such meetings were used to collect public input in a more interactive and open forum moderated by a trained facilitator. In addition, reports on the progress of the planning activities were periodically given to the Town Council. Taken together, all of these public participation activities helped to develop consensus and public support for the eventual Plan.

Community Survey Results

The community survey program was comprised of two parts. The first part utilized a mail-out questionnaire form distributed with the water bills. The purpose of the mail-out survey was to ask residents of the Town about their attitudes and expectations concerning the future development of the community. Nearly 16 percent of those who received this survey returned a completed form, many with additional written comments. The questionnaire listed 16 issue statements pertaining to the future of Bernalillo. Respondents were asked to rate those statements on a five-point scale indicating their level of agreement or disagreement with the statement. The results of this survey indicated a strong preference for the preservation of the small town amenities and rural visual impressions that are considered to be characteristic of the Town. Although more housing opportunities were suggested, there was some hesitation and disagreement about adding higher density housing such as apartments to the local housing mix. Recreation and open space were given high values. A number of the respondents felt that water supply, wastewater collection and treatment, and storm water drainage were serious considerations for future development. There was an expressed concern about the threat of intensive development in and around the Town itself. Many of the respondents felt that the Town presented a bad image that needed to be cleaned up and improved.

The second part of the survey program involved personal interviews with people who were prominent individuals or long-standing residents of the community. This group included business owners, government employees, educators, social workers, and professional people. A questionnaire form was used, containing 12 oral questions, some with follow-up questions, to conduct in-person interviews in a private office setting. More focused issues were brought into consideration, such as the condition of the local economy, community image and appearance, specific challenges in providing services to a growing population, traffic congestion, industrial development, and local control over growth and development in general.

Overview of Goals and Objectives

The formulation of goals and objectives is an outgrowth of the public comments, opinions, and suggestions about the future direction of the Town. The goals and objectives which follow are composed as positive statements and potential actions that reflect the concerns expressed through the public input process, but also respond to basic community needs identified through planning research and staff interviews. A variety of action alternatives are implied by these goals and objectives. Furthermore,

goals and objectives may be used to justify future community programs and projects.

As indicated previously, these goals and objectives are not a mandate of the Town and are not legal commitments by the governing body. However, as part of an adopted Comprehensive Plan, goals and objectives do provide a blueprint or framework for specific actions which may be taken in regard to the future management and development of Bernalillo. A resolution approving the goals and objectives was adopted by the Town of Bernalillo on May 13th, 2002 (see Appendix A).

There are a total of 19 goals and 65 objectives which, in essence, provide policy guidance as the core of the Comprehensive Plan for the Town of Bernalillo. Goals, with their subordinate objectives, have been grouped into the following six categories: form of development, housing, transportation and circulation, water infrastructure, public services and facilities, and economic development. In many cases, these goals and objectives can be traced back to the community issues identified through the public involvement process. In other cases, goals and objectives are directly aimed to enhance the public health, safety, and welfare of the community.

Form of Development

Goal: Preserve and enhance the unique small town character and culture of Bernalillo.

Objective: Protect the character of established residential neighborhoods.

Objective: Provide assistance and incentives to preserve historical structures within the following areas: Las Cocinitas, Abenecio Salazar Historic District, Our Lady of Sorrows Church and Convent, and the Coronado State Monument.

Objective: Help to preserve and protect small-scale agricultural activities where sufficient land exists in the community.

Objective: Use zoning and other regulatory ordinances to control the density and distribution of development.

Objective: Encourage small-scale development with clustering of buildings rather than large bulky structures.

Objective: Formalize and support the establishment of neighborhood associations within the Town.

Objective: Protect housing areas from the detrimental impacts of non-residential development.

Goal: Apply long-range planning and land use management techniques that ensure a desirable mix of land uses and densities in future development.

Objective: Allow flexibility for mixed-use zoning and expand the range of densities and housing types.

Objective: Adopt, implement, and periodically update the Town's Comprehensive Plan.

Objective: Maintain current and future land use maps to reinforce a desirable future vision of the Town.

Objective: Continue to administer and enforce extraterritorial zoning of unincorporated lands adjacent to the Town.

Objective: Adopt an annexation policy that requires an explanation of the purpose and conditions, the costs and benefits, and the overall impact regarding the annexation of lands to the incorporated area of Town.

Goal: Maintain the appearance of a clean and scenic community.

Objective: Implement the most efficient and economical methods of removing and disposing solid waste from the Town.

Objective: Encourage scheduled clean-up days and a town beautification effort that removes weeds and litter from all local properties.

Objective: Strictly enforce Town sign regulations.

Objective: Adopt and strictly enforce an animal control ordinance to address problems with livestock, domestic pets, and wild animals within the town limits.

Goal: Concentrate commercial development in specified corridors and centers.

Objective: Allow for highway-related business and retail commercial activities to be located predominantly along U.S. 550 and clustered around the I-25 interchanges to help prevent the disruption of residential neighborhoods.

Objective: Encourage tourist-oriented businesses to locate along Camino del Pueblo (N.M. 313).

Goal: Provide open space areas for recreation, public appreciation, and natural resource protection.

Objective: Work with local citizen groups to adopt and implement a recreation and open space plan and program for the Town.

Objective: Continue to improve and expand the functions of Rotary Park as the primary community park.

Objective: Work with MRCOG, Sandoval County, Middle Rio Grande Conservancy District, and neighboring Indian Tribes and municipalities on a regional open space initiative that regulates development along the Rio Grande to protect the "Bosque" and the river as a major natural resource for the community.

Objective: Identify types of open space that the town would like to protect or that would benefit from open space protection (e.g., 100 yr floodplain, National Wetlands Inventory wetlands, aquifer recharge zones, Bosque, unstable soils, habitat protection, historical buildings and properties, agricultural land, parks and recreation areas, scenic byways, river corridors, and properties with views).

Objective: Encourage cluster development in new planned unit developments to preserve open space.

Objective: Explore methods to finance open space purchases, compensate landowners for open space preservation, and transfer or purchase development rights.

Housing

Goal: Provide adequate housing for all residents of the Town of Bernalillo.

Objective: Regulate the location and placement of manufactured housing to ensure attractive and affordable housing choices.

Objective: Provide opportunities for multi-family housing units to be located in areas where higher density is acceptable and designed in a manner that would not be disruptive to surrounding neighborhoods.

Objective: Locate higher density development in existing multi-family residential zones for more effective land use and to conserve natural resources.

Transportation and Circulation

Goal: Establish a comprehensive, safe, and efficient street network of sufficient capacity to meet local and regional circulation needs.

Objective: Designate local "functional classification" of streets in Town and adopt associated right-of-way and construction standards.

Objective: Investigate and implement traffic management and control measures throughout the community.

Objective: Create a Traffic Impact Analysis process to study the impact of proposed large scale developments on the surrounding transportation system.

Objective: Adopt an annual capital improvement program of transportation priorities.

Goal: Promote a variety of transportation systems in the community, including mass transit, bicycles, pedestrians, equestrians, and vehicles.

Objective: Plan and develop a system of local bikeways and pedestrian trails with connections to regional systems.

Objective: The town should develop a multi-modal community transportation terminal that has facilities for park-and-ride, express and local bus stop, carpooling, vanpooling, taxi pick-up, connections between local and regional transportation systems, and travel information.

Objective: Participate in regional studies of alternative modes of transportation.

Water Infrastructure

Goal: Ensure an adequate supply of quality water for current and future needs of the Town.

Objective: Acquire and secure water rights to meet projected future demands.

Objective: Establish a long range policy and program for the utilization of the Town's San Juan-Chama water allocation (400 acre-feet).

Objective: Adopt and maintain a water conservation program which includes a drought contingency plan.

Objective: Educate water users about the benefits of water conservation, and offer specific water conservation techniques and practices.

Objective: Develop a ground-water protection plan in cooperation with neighboring communities to reduce the potential for groundwater contamination from on-site liquid waste disposal systems, leaking underground storage tanks, and improper handling or disposal of hazardous materials.

Objective: Protect groundwater by preventing land uses that pollute the groundwater from locating in floodplains, groundwater recharge areas, and wellhead protection zones.

Goal: Provide an efficient system for the collection and treatment of wastewater to protect public health and water resources.

Objective: Provide connections to the wastewater system for all residents of the community.

Goal: Protect the community from the damaging effects of storm water runoff.

Objective: Develop and implement a drainage plan and program.

Objective: Develop and implement a storm water pollution control plan and program.

Public Services and Facilities

Goal: Build and maintain public facilities and provide services in response to public need.

Objective: Conduct periodic public opinion surveys to identify level of satisfaction and potential need for publicly-provided services and facilities.

Objective: Utilize bond elections for enhancing sources of revenue for major public facilities.

Goal: Improve the efficiency and availability of public services for all residents of the community.

Objective: Consolidate health and safety services where feasible.

Goal: Improve the recreational opportunities of all citizens.

Objective: Investigate the need for additional recreational facilities such as parks, ball fields, recreation areas, theatres, bowling alleys, and swimming pools.

Objective: Satisfy the need for additional organized social and recreational programs in town.

Goal: Improve fire protection and emergency services.

Objective: Plan to achieve a better Insurance Service Office (ISO) rating for fire protection services in order to decrease costs for homeowner's insurance.

Objective: Require the fire department to maintain a schedule for replacement of fire-fighting equipment.

Objective: Adapt and implement a fire management plan for the Rio Grande Bosque.

Economic Development

Goal: Support and promote the local business community.

Objective: Improve infrastructure and services to make the community more attractive to prospective employers.

Objective: Improve the skills and abilities of the local workforce through education and literacy programs.

Objective: Encourage businesses and educational institutions to develop partnerships to provide job training programs.

Objective: Encourage the retention and expansion of existing businesses in Town.

Objective: Recruit new retail businesses that will provide a greater range of shopping opportunities for Town residents (e.g., clothing, shoes, groceries, movies, furniture, hardware, automobiles, and videos). Provide incentives to encourage appropriate businesses to locate in the Town.

Objective: Preserve historic and cultural attractions as a means of attracting tourism.

Goal: Enhance Bernalillo's Main Street (Camino del Pueblo) as a specialized business corridor and regional attraction.

Objective: Maintain and emphasize architectural design elements to establish a unique character for Main Street business and entertainment.

Objective: Recruit and retain tourist-related businesses such as restaurants, galleries, and small special shops along Camino del Pueblo.

Objective: Incorporate a variety of pedestrian amenities along Main Street such as landscaped walkways, sitting areas, waste receptacles, etc. Work with the New Mexico State Highway and Transportation Department to make Main Street safer and more pedestrian-friendly.

Objective: Encourage the development of off-street parking.

Goal: Improve and maintain permanent facilities for the Bernalillo Wine Festival and other major events and cultural activities in the Town.

Objective: Secure lands for off-street parking for festival events.

Goal: Encourage light industrial activities in appropriate areas of Town.

Objective: Revitalize and improve the Bernalillo Industrial Park.

Objective: Continue to develop the Tierra Montaña Industrial Park.

Objective: Recruit new industries that do not create pollution or use excessive amounts of water.

PART V

RECOMMENDATIONS AND ACTION PLAN

This Comprehensive Plan for the Town of Bernalillo offers a compendium of goals and objectives for the physical development of the community. The Plan is intended to draw attention to major development issues as well as opportunities for the Town. Procedurally, development policies carried out by the governing body should draw from these planning goals and objectives. As a whole, the goals and objectives presented in this Plan are extensive and are not intended to be accomplished in the immediate future. Therefore, priorities need to be set relative to factors such as costs, ease of implementation, time scheduling, and appropriateness. Ultimately, it is the decision of the governing body to move forward on this Plan. A recommended plan of action within this Comprehensive Plan provides a strategy for the implementation of goals and objectives that can be achieved; and it creates a time frame for addressing the multiple needs of the community.

Overview of Recommendations

Specific action statements are presented below, including brief explanatory information further describing the action. All of these actions are recommendations that may or may not be initiated by the governing body to carry out the implementation of this Comprehensive Plan. These plan recommendations are placed into the same categories used in the listing of goals and objectives, and identify a time frame in terms of short, medium, and long range actions. Short range means an action that may be achieved within a one to five year time frame. Medium range means an action that may be achieved within a five to ten year time frame. Long range means an action that may be achieved within a ten to twenty year time frame. Also, some of these recommended actions are already in effect but may need to be enhanced or assured of ongoing action into the future. A resolution adopting the Comprehensive Land Use Plan was adopted by the Town of Bernalillo on December 13th, 2004 (see Appendix B).

Short Range Actions (1-5 years)

Form of Development

Focus attention on Bernalillo's planning and platting jurisdiction. Bernalillo's planning and platting jurisdiction extends three miles beyond the Town's municipal boundary. However, this jurisdiction does not include Indian Reservation and Federal lands (i.e., Cibola National Forest) nor does it include territory within the full three-mile radius outside the municipal limits where it overlaps with the City of Rio Rancho planning and platting jurisdiction. This jurisdiction allows the Town to review proposed subdivisions and other plans for future development primarily in neighboring Placitas

and unincorporated areas near Bernalillo such as El Llanito and the "Bosque" area directly southwest of the Town. These areas outside the Town may someday receive town services or become annexed. Subarea planning studies should be conducted in these areas to anticipate and plan for future growth impacts.

Encourage formal neighborhood organizations. Bernalillo should adopt an ordinance that authorizes the formation of neighborhood associations and provides them with an opportunity to comment on local government activities that have a direct impact on the neighborhood. Such an ordinance would need to establish a local certification process to ensure that viable neighborhood organizations are formally organized to adequately represent the neighborhood. The role of a neighborhood association is to promote neighborhood issues, establish a special sense of identity, and maintain communication channels with the local government. Neighborhood associations often work together to improve their own communities by becoming involved in crime prevention, emergency preparedness, traffic issues, neighborhood clean-ups, and social activities.

Adopt an annexation policy. The Town should adopt an annexation policy resolution that requires a clear explanation of the purpose and conditions, the costs and benefits, and the overall impact regarding the annexation of lands to the incorporated area of Town. Annexation of new territory should only take place when there are obvious benefits to the Town. A recent community survey indicated strong support for the Town to annex adjacent lands for the purpose of controlling future growth in those areas.

Organize regularly scheduled clean-up days. The Town should organize or promote more regularly scheduled clean-up days in an effort to continually remove weeds and litter, particularly when visible from public areas. According to a recent community survey, there is an overwhelming perception that the community needs to be cleaned of trash and litter. The regularly scheduled clean-up campaigns should be done in coordination with the Town's solid waste contractor (Waste Management of New Mexico, Inc.), and volunteer groups such as the Boy Scouts, Girl Scouts, Knights of Columbus, Main Street Association, Chamber of Commerce, the Sheriffs Posse, Neighborhood Associations, and any other local service groups.

Housing

Adopt a comprehensive housing plan. Bernalillo needs to formally adopt a comprehensive housing plan that ensures a desirable mix of densities and housing types throughout the Town. The plan should focus on providing adequate current and future housing for all Bernalillo residents. The plan should address single family housing units, multifamily housing units, and manufactured and mobile home housing units. The plan should allow flexibility for mixed-use zoning in specific areas, which results in more effective land use and conserves natural resources and open space. The recent community survey indicates that the Town should provide multiple housing

use opportunities. The survey also strongly suggests that the location of mobile homes and trailer parks should be regulated and controlled. Zoning and subdivision regulations should be strictly enforced or changed to discourage the development of more mobile home parks, and to ensure attractive and scenic communities. After adoption and implementation, the Town should periodically update the comprehensive housing plan.

Transportation and Circulation

Provide public parking. Bernalillo cannot compete commercially without sufficient parking. Off-street parking is limited on Camino del Pueblo and other areas where large public events are conducted. The Town should investigate vacant lands feasible for parking lot sites and funding mechanisms for parking lot development. Public lots (publicly or privately owned) should provide common parking areas for all businesses or activities within the surrounding area. A parking management study would determine the most effective placement of off-street public parking lots.

Parking along Camino del Pueblo

Water Infrastructure

Ensure quality drinking water. The community will need to comply with the Environmental Protection Agency's (EPA) new, higher arsenic standards for drinking water by January of 2006. The arsenic standard (limit) was changed from 50 to 10 parts per billion. Arsenic occurs naturally in groundwater throughout the state, and most New Mexico residents get their water from underground water supplies. Bernalillo has a history of high arsenic levels in wells on the east side, and will need federal and state assistance in order to meet the new arsenic standard. Bernalillo should conduct a study to determine the most effective method of arsenic removal from the public water supply, and to identify funding sources available to the Town for water treatment system improvements.

Control septic tanks. Bernalillo can also protect community drinking water by adopting a septic tank ordinance. Septic tanks which do not work properly can contaminate ground water, and possibly, the drinking water supply. There are areas in and around Bernalillo with concentrations of active septic tanks. A septic tank monitoring and inspection program might help to reduce the potential for malfunctioning

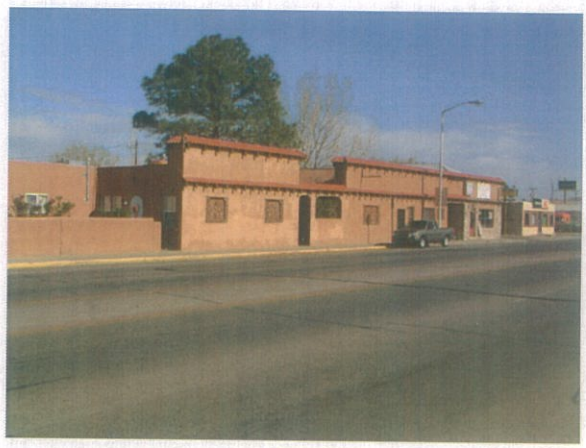
septic tanks. Also, reducing dependence on private domestic wells by completing connections to centralized water supply systems will help to assure safe drinking water for residents. Individual water well testing (often conducted by the N.M. Environment Department) outside the water service area should be a priority.

Establish well head protection. The community water supply also needs protection at the location of public water wells (well heads). Local regulations to protect well heads should be established by the Town to control land use and development near all public water supply wells in order to prevent toxic or hazardous materials from polluting the soils and ground water around the well head. Well head protection can be regulated through ordinances or overlay zones which identify a ground water "capture zone" delineated around the well head where certain land uses may be restricted.

Economic Development

Promote employment in Town. The Bernalillo economy will ultimately benefit by increasing local employment opportunities, particularly with jobs that raise local income levels. According to the 2000 U.S. Census, Bernalillo's median household income was only 73.5 percent of the U.S. median household income. In a recent community survey more than 68 percent of Bernalillo residents agreed that the Town should increase efforts to retain and attract business activities on Camino del Pueblo. There is also considerable land available for new industrial development in the existing industrial-zoned areas of Town. Bernalillo may help to raise local income levels by supporting education and literacy programs to improve the skills and abilities of the local workforce.

Enhance Bernalillo's Main Street (Camino del Pueblo). There is significant public support for capitalizing on the unique character (historical and cultural) of Camino del Pueblo as a specialized commercial and business street with a potential for regional and national attraction. In recognition of the designated MainStreet of Bernalillo, efforts should continue to be made to create a distinctive corridor, promote improvements that enhance the MainStreet character, and develop funding sources to assist local businesses. Implementation of a MainStreet Overlay Zone is the most practical approach to retain that special character.



Camino del Pueblo

Medium Range Actions (5-10 years)

Form of Development

Adopt a recreation and open space plan. The Town lacks a comprehensive long range recreation and open space plan. Such a plan would need to involve significant participation by local citizen groups and public officials. Bernalillo does have numerous facilities and well-managed programs for recreation. In regard to open space, the plan should identify the types of open space that the Town would like to protect, investigate the potential effects of cluster development with dedicated open space, and determine methods to finance open space protection. In a recent community survey, 76 percent of the respondents concurred that more open space needs to be preserved.

The Town should focus on improving and expanding the functions of Rotary Park. Rotary Park is currently used as the Town's primary park, but potential design improvements could make the park even more successful and enjoyable to residents. Future design improvements might include additional landscaping, lights (both for night events and security), seating for field events and passive recreation, public restrooms, and a permanent concession stand. Access to Rotary Park and internal circulation would be improved by removing the existing road block on Rotary Park Road and installing speed humps, traffic circles, and other traffic calming devices to control vehicular through traffic.

Protecting the Rio Grande Bosque and evaluating the potential for new recreation areas on the west side of Town should also be elements of a comprehensive recreation and open space plan. Bernalillo could work with Sandoval County, Middle Rio Grande Conservancy District, and neighboring Indian Tribes and municipalities to protect the Bosque and other valuable natural resources (see Figure 9). The Town could also require that new subdivisions provide open space/recreation land as part of the overall design.

Provide more stringent land use management. Zoning, subdivision approval, and other regulatory ordinances can be used to control the density and distribution of development. Zoning can also concentrate commercial activities within specified corridors or development clusters in order to prevent the disruption of residential neighborhoods. This could help ensure that highway-related businesses and intense commercial activities remain located primarily along U.S. 550 and the I-25 interchanges. Bernalillo can also benefit by establishing the proposed MainStreet Overlay Zone to preserve and enhance Camino del Pueblo's appeal and character. The proposed MainStreet Overlay Zone will encourage the private sector to invest in commercial and business activities with a common goal of enriching the character and culture of Camino del Pueblo as a special regional attraction. The Town is granted authority by State law to establish development and design guidelines for buildings, signs, parking areas, streets, curbs, sidewalks, and medians. A recent community

survey indicated that retaining the small town character and culture is a high priority for Bernalillo residents. The survey also indicated that residents would like the Town to enforce sign regulations and maintenance laws, and preserve agricultural activities.

Bernalillo can protect historical structures and properties such as Las Cocinitas, Abenecio Salazar Historic District, our Lady of Sorrows Church and Convent, and the Coronado State Monument (see Figure 9), as well as small scale agricultural activities, through innovative local historic preservation ordinances. The Town would need to review the zoning ordinance to determine whether enhanced zoning techniques could better meet preservation needs. Enhanced zoning techniques could include downzoning (changing the zoning to accommodate less intense uses) or upzoning (to encourage more intense uses in desirable locations). Open space zoning is an additional practice that can be used to protect scenic views, agricultural land, and landscapes rich in history or heritage. Another way to effectively protect historic and cultural resources is through the formation of a local historic district. Local historic districts offer the strongest form of protection, because demolitions and unsuitable alterations are strictly controlled. The Town should periodically review zoning and subdivision regulations from top to bottom to ensure that they are consistent with the comprehensive plan and reflect the changing conditions and values of the community.

Transportation and Circulation

Establish a bicycle and trail network. A bicycle and trail network would improve local circulation, provide relief to the street network, and enhance the recreational opportunities throughout Town. In a recent community survey, almost 80 percent of respondents supported the building of pedestrian trails within the community. Bernalillo has included a Municipal Jogging and Bike Trail project in the latest ICIP plan. This ICIP project could initiate Bernalillo's bicycle and trail network. The Town should designate certain roads as bicycle routes, create dedicated lanes on roadways for bicycles, and establish recreation trails for bicyclists, pedestrians, and perhaps equestrians that are closed to automotive traffic. A Bernalillo bikeway and pedestrian study with reference to the regional bikeways network adopted by the Metropolitan Planning Organization (MPO) should be completed prior to any construction. Also, funding assistance needs to be investigated for development of bikeways and trails.

Improve pedestrian circulation. The Town's attractiveness could benefit by constructing sidewalks in appropriate areas. Sidewalks would improve safety and access for the elderly and disabled, and would encourage walking in business areas. The Town should carry out a pedestrian movement study to determine the most feasible locations for new sidewalk construction or maintenance to existing sidewalks. The sidewalks on Camino del Pueblo should be a high priority as part of Bernalillo's MainStreet program. Also, special sidewalk assessment districts should be considered along with other funding sources for sidewalk improvements.

Long Range Actions (10-20 years)

Transportation and Circulation

Improve the major street network. The Town should continue to develop an efficient street network that provides better access and local circulation in anticipation of regional population growth and development. There is a concern about trips generated in communities west of Bernalillo with traffic flowing across the Rio Grande and through Bernalillo in order to access the I-25 freeway.

Several important Town roads are discontinuous, which results in poor internal circulation. Consequently, Bernalillo should seek to improve east-west travel in certain locations. Currently, only U.S. 550 and Avenida Bernalillo provide cross-town, east-west movement. In another location, vehicular circulation and access to Rotary Park could be improved by removing the road block and allowing through traffic with flow controls such as speed humps or traffic circles on Rotary Park Road.

North-south circulation could also be improved. One proposed scenario would extend Camino Don Tomas further south until it reaches a direct connection to West Avenida Bernalillo, thus providing an alternate route when traffic is congested on Camino del Pueblo, or because of accidents or construction projects on I-25 or U.S. 550. A proposed road extending Sheriff's Posse Road South and West to N.M. 528 would improve circulation through the new subdivisions developing on the west side of Town (see Figure 13). These changes would also improve access for police, fire, and rescue personnel. Any proposed street network changes, however, should be tested through appropriate traffic evaluation techniques.

Improving the street network should be based on the designation of "functional classification" of streets, adopting an annual capital improvement program of transportation priorities, and creating a Traffic Impact Analysis process. Funding for new street linkages to improve circulation in areas of intensive development should be explored in terms of the regional transportation system since Bernalillo is now part of the Albuquerque Metropolitan Transportation Planning Area.

Establish a multimodal Transportation Center. Due to its regional location, Bernalillo should initiate feasibility and design studies for a multimodal and intermodal transportation center near the I-25 / U.S. 550 interchange. A transportation center could provide multiple-use facilities for activities such as carpooling, vanpooling, park-and-ride express, connections between local and regional transportation systems, a local bus stop, taxi pick-up, travel information, access to rail (to accommodate the commuter rail that will be running by fall of 2005), and a visitors center.

A Park and Ride Lot is located at the corner of U.S. 550 and South Hill Road. This Park and Ride Lot is close to the I-25 Bernalillo exit on U.S. 550, and near railroad tracks. Recent improvements to the lot include paving, lighting, and a shelter. Bernalillo could work jointly on this facility with MRCOG, Sandoval County, neighboring Indian Tribes and municipalities, and the Albuquerque transit department to make more improvements in the future.

Bernalillo Park and Ride Lot off U.S. 550

Improve traffic flow. The Town needs to consider traffic improvements such as installing traffic signal lights at intersections and traffic calming devices such as speed humps at critical locations in residential neighborhoods. Traffic improvements should be constructed based upon technical and feasibility studies. Bernalillo should maintain an ongoing, prioritized list of traffic improvements ranging from high to low priority. A recent community survey suggests that there are some dangerous intersections in town without traffic lights, and areas that could benefit from traffic calming measures. Also, the Town should conduct studies on controlling on-street parking in high traffic areas. Bernalillo's ICIP plan has proposed streetscape improvements on N.M. Highway 313. These improvements would add to the beautification of MainStreet Bernalillo.

Water Infrastructure

Implement a master drainage plan. An up-to-date master drainage plan is needed because the Town lies in a designated 100-year floodplain. Bernalillo's location and geography makes the Town prone to flooding and ponding. Bernalillo receives storm runoff from the Sandia Mountains and arroyos to the east, and is threatened by overbank flooding from the Rio Grande that bisects the Town. Most of the Town is relatively flat and surrounded by higher escarpments on the far west and east sides of Town (see Figure 8). The purpose of a master drainage plan would be to address these problems by improving the ditch, canal, and levee system and incorporating other facilities for drainage and storm water catchment. A recent community survey indicates that citizens believe Bernalillo needs an effective storm water drainage system.

The possibility of storm water runoff containing hazardous materials from the industrial sites on the east side of town should be a concern for Bernalillo. The Town should also protect itself from any potential contaminants that could be included in storm runoff from the urbanizing Placitas community. As development increases in

Placitas, the severity of contaminated runoff could intensify for the Town of Bernalillo. Bernalillo can use extraterritorial zoning control with waste management regulations, subdivision review and approval, and improvements to water conveyance and retention structures to control this threat.

Extend wastewater system to protect community health and water resources. Bernalillo should continue to provide connections to the wastewater collection and treatment system for service to all community residents. The regions outside the Bernalillo municipal limits are not presently connected to the wastewater system. Other areas include the lands west of Calle Laguna, west of N.M. 528, and a small area between Los Hijos Lane and East Calle Montoya in the center of Town (see Figure 3). All of these areas currently use septic tanks. An accumulation of septic tanks can eventually pollute and contaminate the community's groundwater, and is typically responsible for affecting shallow domestic wells. Bernalillo's ICIP proposes two water improvement plans, the Wastewater Treatment Plant Improvements and the Municipal Water/Sewer System Improvements.

Public Services and Facilities

Improve recreational services. In a recent community survey, nearly all those interviewed pointed out that the Town's existing parks and recreation facilities were not adequate, and that the existing facilities needed enhancements such as outdoor lighting, new equipment, perimeter fencing or landscaped buffer zones, additional parking, and increased maintenance. Many of the respondents to the survey also called for more parks and recreation facilities such as swimming pools, theatres, bowling alleys, roller/ice rinks, and designated walking trails and paths. The Town can improve their recreational resources by cooperating and pooling their resources with the local school district and Sandoval County. Three capital improvement projects have been included in the Town's ICIP. These recreational enhancements include a Municipal Swimming Pool, Municipal Park Improvements, and Community Park Improvements.

Establish medical services and retirement home. Bernalillo needs to upgrade community health services. Currently, the Town is served by only one general practitioner, and the nearest emergency care facility is found at Lovelace Sandia Urgent Care Center in neighboring Rio Rancho. The Town should seek to establish permanent medical facilities such as a clinic or urgent care center with accompanying doctor's offices. Bernalillo could work with Sandoval County to develop a joint town/county community health center that provides multiple medical services.

As the number of elderly persons in the general population continues to increase, Bernalillo should consider developing a local retirement sector in the community. The elderly citizens (65 and over) are the fastest growing population group in the U.S., and Bernalillo is no exception. In the last decade, Bernalillo's elderly population increased 22 percent, from 475 persons (1990 Census) to 608 persons

(2000 Census). Bernalillo should promote and support the establishment of senior citizen facilities, retirement homes, assisted living centers, and hospices for the growing proportion of elderly residents in the community.

Implementation of Plan

This Comprehensive Plan is a living document. Although this Plan is adopted by the governing body of the Town of Bernalillo, it should be continually reviewed as to progress in achieving the stated goals and objectives. The Comprehensive Plan should be revised when appropriate, due to changing development issues, community values, and regional circumstances, and should be fully updated every five to seven years.

The primary responsibility for implementing this Plan will fall on the shoulders of the Town governing body. However, it will take the community at large to support and participate in the actions necessary to carry out the recommendations presented in this Plan. The future vision inherent in the Comprehensive Plan can only be realized through the dedication and efforts of the community working cooperatively and with a common purpose.

Fundamentally, this Comprehensive Land Use Plan is a general policy plan that provides a framework for governmental actions and other, more specific functional plans relating to infrastructure, facilities, and community services. Implementation of any successful plan, program, or project for the physical development of the Town must be driven or guided by policies established and carried out by the governing body.

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APPENDIX A

Town of Bernalillo
RESOLUTION: 05-13-02

A RESOLUTION
ADOPTING THE GOALS AND OBJECTIVES of THE PROPOSED TOWN OF BERNALILLO COMPREHENSIVE LAND USE PLAN

WHEREAS, The Town of Bernalillo received a year 2000 Community Development Block Grant for the purpose of developing a Comprehensive Land Use Plan; and

WHEREAS, The Town of Bernalillo has entered into a Planning Services Agreement with the Middle Rio Grande Council of Governments to establish an organizational structure and process for the development of the Comprehensive Land; and

WHEREAS, the staff of The Town of Bernalillo Community Development Department and the Planning and Zoning Department have worked with the staff of the Middle Rio Grande Council of Governments and the Land Use Plan Steering Committee in the development of the Land Use Plan since March, 2000; and

WHEREAS, The Town has engaged in numerous activities to solicit community input such as surveys by mail, personal interview, public presentations at Planning and Zoning Commission meetings and Town Council meetings, and public workshops held December 1, and 5, 2001; and

WHEREAS, The Town of Bernalillo and Middle Rio Grande Council of Governments staff, with oversight from the Land Use Plan Steering Committee, have incorporated all public input into the development of the Town of Bernalillo Comprehensive Land Use Plan Goals and Objectives; and

WHEREAS, The Town of Bernalillo Comprehensive Land Use Plan Goals and Objectives are designed to define the Town's vision and enable the Town to achieve that vision, serve as a guide to decision making on issues such as housing, business development, transportation, water infrastructure, public services, form of development and land use; and

WHEREAS, The Town of Bernalillo Comprehensive Land Use Plan would strengthen the Town's Comprehensive Zoning Ordinance and future ordinances that may be adopted concerning the above stated issues.

NOW, THEREFORE BE IT RESOLVED that the Governing Body of the Town of Bernalillo does hereby adopt the Town of Bernalillo Comprehensive Land Use Plan Goals & Objectives hereby attached and made a part of this resolution.

PASSED, APPROVED, AND ADOPTED THIS 13th DAY OF May, 2002

Mayor Charles J. Aguilar

Attest: _____
Ron Abousleman, Town Clerk

APPENDIX B

RESOLUTION No. 12-13-04
A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF BERNALILLO, NEWMEXICO, ADOPTING HE COMPREHENSIVE LAND USE PLAN

WHEREAS, the Town of Bernalillo has undertaken a process to develop a Comprehensive Land Use Plan for the Town, funded in part by a federal Community Development Block Grant administered by the New Mexico Local Government Division, and prepared by the Mid-Region Council of Governments (MRCOG) under a Planning Services Agreement; and

WHEREAS, the Bernalillo Comprehensive Plan Steering Committee, appointed by the City Council, has been working with the staff of the MRCOG in the development of the Comprehensive Plan document; and

WHEREAS, proposed Strategic Action Recommendations were presented for public input at advertised public hearings held on December 1, 2001 and on April 22, 2002;

WHEREAS, Goals and Objectives for the Bernalillo Comprehensive Land Use Plan were adopted on May 13, 2002, by the Town Council to serve as a guide for policy decisions regarding the future development of the Town of Bernalillo (Resolution 05-13-02); and

WHEREAS, the adopted Goals and Objectives provided a foundation for the preparation of Strategic Action Recommendations intended to further define a comprehensive plan for the Town of Bernalillo which include form of development, housing, transportation, water/wastewater infrastructure, public services and facilities, and economic development; and

WHEREAS, the Comprehensive Land Use Plan contains the basic components necessary to understand the Town as a municipal jurisdiction including a community profile describing the fundamental character the Town with information concerning historical background, population, housing, employment, transportation systems, community services and facilities, and trends and projections for growth, and

WHEREAS, the Comprehensive Land Use Plan is an official document intended to guide policy and decisions about the physical development of the community and provides a basis for regulations and programs necessary to manage the current and future development of the Town.

NOW, THEREFORE BE IT RESOLVED that the Bernalillo Town Council does hereby adopt the Comprehensive Land Use Plan hereby attached and made a part of this Resolution.

PASSED, ADOPTED, and APPROVED this thirteenth day of December, 2004, by the Bernalillo Town Council.

Mayor Charles J. Aguilar

Attest: Les Swindle, Manager