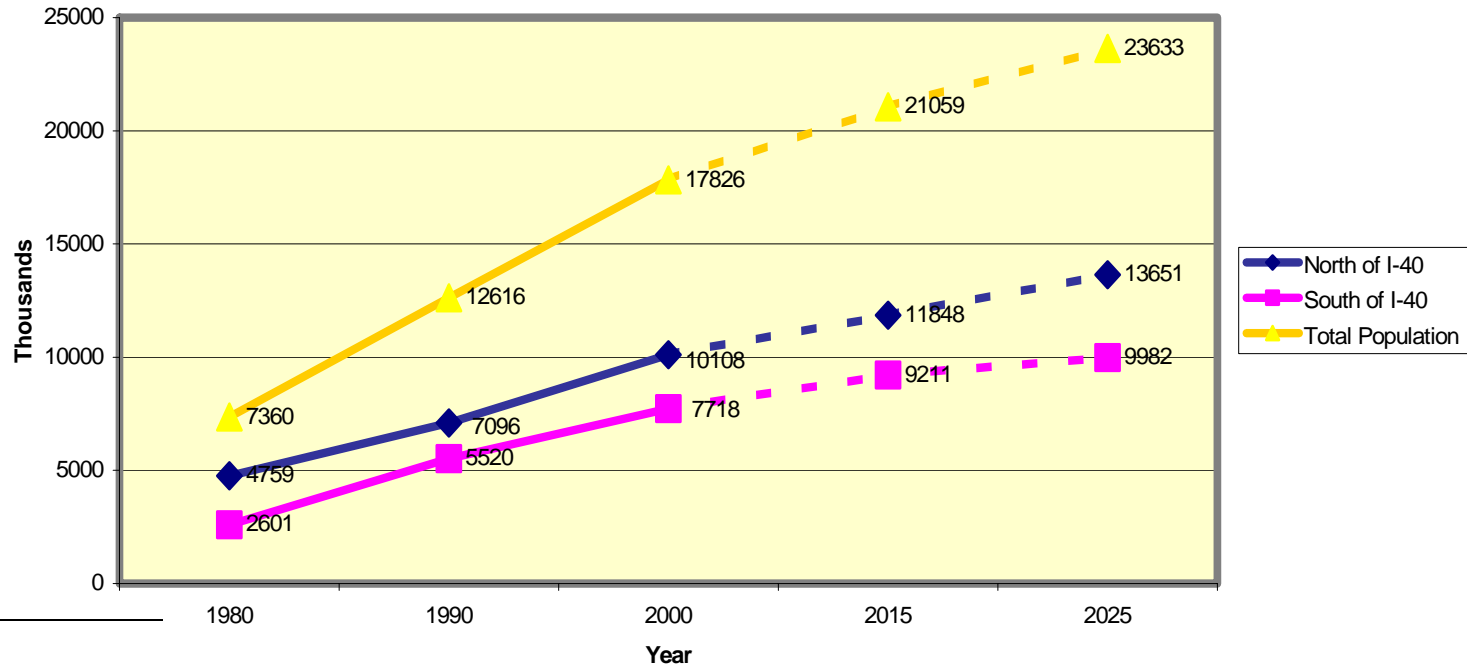


COMMUNITY DEVELOPMENT

Between 1990 and 2000, the population growth rate in the East Mountain Area decreased from that of previous decades. However even with this decrease, the area’s growth rate remains higher than other areas of Bernalillo County. The 2000 US Census Data shows an approximately 42.8 percent increase in population since 1990 for an estimated 17,826 people living in the East Mountain Area. In 1970, the population in the East Mountain Area was 4,055. In 1980, the population had increased to 7,360, an 81.5 percent increase. By 1990, the population increased an additional 69.6 percent to 12,480 people representing a 207.8 percent change since 1970. The 42.8 percent increase from 1990 to 2000 represents a 339.6 percent change since 1970.<sup>3</sup>

**Table 9**  
**Population Trends for the East Mountain Area**

Source: US Census Bureau, MRCOG



<sup>3</sup> In previous plans, North of I-40 was represented by Census Tract 38.01 and South of I-40 by Census Tract 38.02. As of 1990, the census tract designations have changed. Currently Tracts 38.03, 38.04, 38.05, 38.06, 38.07 and a portion of the blocks within Census Tract 7.10 Block Group 2, represent the East Mountain Area of Bernalillo County. For purposes of comparing current figures with those of previous plans, we have maintained the division line of I-40 to designate north and south areas. Tracts 38.03, 38.04, 38.05, cover the area North of I-40 and Tracts 38.06 and 38.07 and those blocks within Census Tract 7.10 Block Group 2 cover the area to the South of I-40. Data for the blocks within Census Tract 7.10 Block Group 2 that correspond to the southern area of Carnuel is not available for all categories. Therefore, where noted, this area has been omitted entirely from several tables and information sets within this plan.

The population growth within the past decade was significantly higher than the population projections. The Socioeconomic Projections for Albuquerque, 1980-2000 projected a 2.2 percent annual growth rate in the area for a anticipated population of 12, 843 in the year 2000 (only 363 more people than the 1990 census count of 12,480). The Albuquerque Public Schools predicted an even slower growth rate for the decade (1 to 1.3 percent annually).

In 1990 after review of the dramatic growth that had occurred in the East Mountain Area from 1980 to 1990, the East Mountain Area Plan team at the time, prepared three alternative population projections for low, medium, and high annual growth rates. The population projections for the year 2000 were drafted as follows:

- An annual growth rate of 1.7 percent (low) would yield a total population of 14,722 people in the East Mountain Area in 2000 (an increase of 2,242 from 1990).
- An annual growth rate of 3.0 percent (medium) would yield a population of 16,770 in 2000 (an increase of 4,290 from 1990).
- The high annual growth rate, 5.8 percent, would yield a population of 21,930 people in 2000 (an increase of 9,450 from 1990).

While these rates were much higher than what could be applied to Albuquerque or Bernalillo County, they are typical of rapidly growing areas with small base populations, and are consistent with actual growth in the area. The average annual growth rate of 4.3 percent that was observed from 1990-2000, fell between the 1990 planning team's projected medium and high growth rate. Previous decades had seen annual growth rates between 7 and 10 percent in the East Mountain Area. While it is not expected that such rates can be sustained indefinitely, mainly due to environmental constraints in the area, a rate significantly higher than the metro area is reasonable for the East Mountain Area.

Based on information gathered by the Bureau of Business and Economic Research (BBER), Mid-Region Council of Governments forecast data shows that by the year 2015 the population in the East Mountain Area will increase by 3,233 people to be at 21,059 (an 18.14 percent increase over 10 years). A projected increase of 2,574 people between 2015 and 2025 would leave the total East Mountain Population at 23,633 (a 12.2 percent increase over 10 years)

Both the area to the North and to the South of I-40 are showing strong growth. In the 1990 data it appeared that the south was rapidly catching up to the north in total population. Between 1990 and 2000 the ratio of the population to the north and to the south stayed fairly constant with that observed in the previous decade. According to the U.S. Census, in 1980, 65 percent of the study area population lived north of I-40. In 1990 that percentage had begun to level out, with 57 percent of the population (7,096) living north of I-40, and the remaining 43 percent (5,384) living south of I-40. In 2000 the population to the north of I-40 consisted of 56.7 percent (10,108) of the population, compared to 43.3 percent (7,718) living south of I-40. Between 1980 and 1990 the population south of I-40 increased 107 percent compared to a much lower increase of 49 percent in the north. Within the past decade, the population to the north has increased 42.45 percent whereas the population to the south has increased 43.35 percent.

The number of persons per household in 2000 was slightly lower in the East Mountain Area (2.02) than in Bernalillo County as a whole (2.47). The number of persons per household has progressively decreased since 1990 (2.72), and 1980 (2.9). The decrease in number of persons per household in the East Mountain Area is consistent with national trends. The total number of households in the East Mountain Area according to 2000 Census Data was 6,892. The East Mountain Area can be characterized as a relatively young population, with a higher percentage of people under the age of 18 than Bernalillo County, and a lower percentage of people 65 or older than the County as a whole.

Over 60 percent of the population in the East Mountain Area is between the age of 25-64. There are slightly more men than women in the East Mountain Area (9,088 males, 8,738 females), which is the opposite of the population breakdown by sex for Bernalillo County where women (284,774) outnumber men (271,904). Additional detail on population characteristics is included in Table 10 and 11.

**Table 10**  
2000 East Mountain Area Characteristics  
Population Characteristics

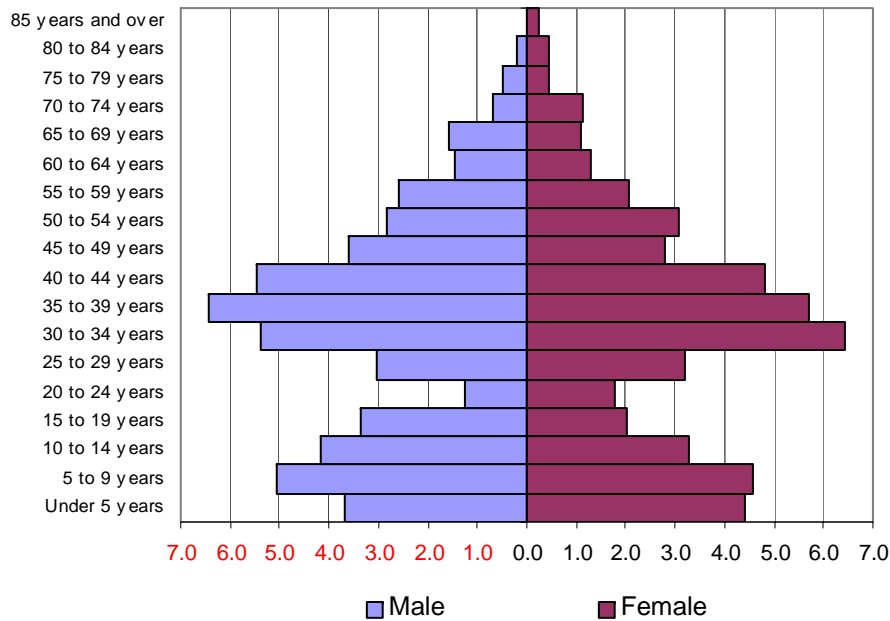
	<b>Total East Mountain Area</b>	<b>North of I-40</b>	<b>South of I-40*</b>
<b>Total Population</b>	17,826	10,108	7,718
<b>Male</b>	9,088	5,143	3,945
<b>Female</b>	8,738	4,965	3,773
<b>Under 5 yrs.</b>	1,038	508	530
<b>5-14 yrs.</b>	1,434	800	634
<b>15-24 yrs.</b>	955	530	425
<b>25-64 yrs.</b>	5,459	3,120	2,339
<b>65+ yrs.</b>	707	438	269

\* Includes 7.10 block data

Source: US Census Bureau, MRCOG

**Table 11**  
1990 and 2000 Population Pyramids

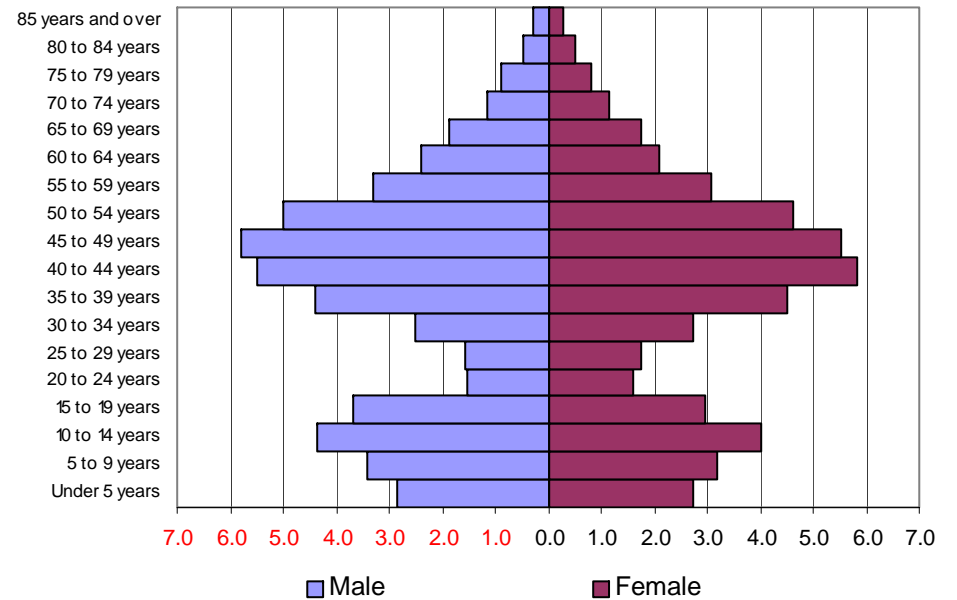
**1990 Population Distribution by Age, EMA**



1990 Pyramid does not include 7.10 Block Data which totals approximately 136 people.

2000 Pyramid includes 7.10 Block Data

**2000 Population Distribution by Age, EMA**



Source: US Census 2000, SF3 / Compiled by MRCOG

The percentage of individuals whose income in 2000 was below poverty level in the East Mountain Area was much less than the county and state as a whole. The percentage of people to the north of I-40 below poverty level was 4.6 percent and to the south was 8.7 percent (not including the southern portion of Carnuel). These percentages are very low compared to the county at 13.7 percent and the state at 18.4 percent.

In 1990, the distribution of income in the East Mountain Area varied from the County average in that a higher proportion of East Mountain residents had low to moderate incomes (less than \$20,000/year), but there was also a higher proportion than the County average that earned high incomes (\$35,000/year or more) (BBER, 1989). As can be seen in the following table, in 2000 the proportion of people with low to moderate incomes has lowered, and the proportion of households with higher incomes in the East Mountain Area is much greater than the county or state as a whole.

**Table 12**  
2000 East Mountain Area Characteristics  
Household Incomes and Percentiles

		Less than \$10,000	\$10,000 to \$19,999	\$20,000 to \$29,999	\$30,000 to \$39,999	\$40,000 to \$49,999	\$50,000 to \$59,999	\$60,000 to \$99,999	\$100,000 to \$199,999	\$200,000 or more	Total
<b>North of I-40</b>	<b>Number</b>	138	305	318	369	444	388	1,166	631	155	3,914
	<b>% of total</b>	3.53%	7.79%	8.12%	9.43%	11.34%	9.91%	29.79%	16.12%	3.96%	99.99%
<b>South of I-40*</b>	<b>Number</b>	136	299	225	331	274	295	840	347	52	2,799
	<b>% of total</b>	4.86%	10.68%	8.04%	11.83%	9.79%	10.54%	30.01%	12.40%	1.86%	100.01%
<b>Benallilo County</b>	<b>Number</b>	21,249	31,190	31,607	29,343	24,073	18,970	41,715	18,856	3,936	220,939
	<b>% of total</b>	9.62%	14.12%	14.31%	13.28%	10.90%	8.59%	18.88%	8.53%	1.78%	100.01%
<b>New Mexico</b>	<b>Number</b>	84,527	110,247	103,437	91,004	72,134	54,579	110,413	42,795	8,896	678,032
	<b>% of total</b>	12.47%	16.26%	15.26%	13.42%	10.64%	8.05%	16.28%	6.31%	1.31%	100.00%

\* 7.10 Block data not available

Source: US Census 2000, SF3

The East Mountain Area is largely a bedroom community in that most of the residents rely on Albuquerque for employment and shopping. In 1990, 997 jobs were available in the East Mountain Area with a working age population of over 8,000 (BBER, 1989). By

2000, the number of available jobs had increased to 1,846 and the working population was over 13,346. The number of jobs in the area is very low relative to the population of working age, therefore most residents must commute out of the area for employment.

In 1990 and 2000, the major employers in the East Mountain Area were; Rio Grande Portland Cement factory, the Albuquerque Public Schools and State County and Federal government offices. In 1990, Sandia Peak Ski Company also employed a large number of people. Self-employed workers also make up a large percentage of the employed population in the East Mountain Area. Excluding the southern portion of Carnuel (Tract 7.10, Block Group 2), over twice as many people are self-employed in the East Mountain Area (22 percent) than in the county as a whole (10 percent).

Most of the increase in population in the East Mountain Area has been due to immigration from Albuquerque. Growth will continue as long as water is available and water quality problems are resolved. People from Albuquerque appear more and more willing and financially able to commute to work in exchange for the lower population density, fresh air, scenic mountain environment, and quiet of the East Mountain Area.

#### RESIDENTIAL DEVELOPMENT

The U.S Census figures show that in 2000 there were an estimated 7,550 housing units in the East Mountain Area of Bernalillo County. Of those, 6,169 were occupied by owners, 723 by renters, and 658 were vacant. Due to unavailable Census Data, the following data was calculated excluding the 127 housing units in the southern portion of Carnuel. Out of the 7,423 housing units in the remaining East Mountain Area, 76.9 percent are conventional single-family detached homes (5,711 units) and 20 percent mobile homes (1,497 units). There is very little multi-family housing in the area (84 units). The Census Data in Tables 13, 14, 15 provide additional information on housing characteristics in the East Mountain Area.

Excluding the southern portion of Carnuel, the U.S. Census 2000 data revealed that there were 1,497 mobile homes in the East Mountain Area. Bernalillo County Zoning, Building and Planning Department permit records show that there were 1,205 mobile homes in the East Mountain Area at the end of 1990. Of the total number of parcels that are zoned for mobile homes in the county (5301), 23 percent of those parcels are in the East Mountain Area. Due to the larger lot size in the East Mountain Area, 38 percent of the total county acreage zoned for mobile homes is in the East Mountain Area.

Subdivisions with extensive new construction include: Richland Meadows, Rancho Verde, Sandia Mountain Ranch, Woodlands, Paa-Ko, and Tablazon Meadows Estates. The major new subdivisions are Paa-Ko (including Canyon Ridge Estates and Paa-Ko Villages 1-14) with 1,440 lots and Rancho Verde with 255 Lots. Both of these subdivisions are developing in phases. Paa-Ko has sold 500 lots and of those 275 have houses built or under construction. Rancho Verde has sold all 255 lots and currently 5 houses are built or under construction. Many of the other subdivisions are entirely built out.

The East Mountain Area was responsible for 37 percent of all Bernalillo County zoning and building permit applications in 1990, and for 36 percent of all applications in 1989. Bernalillo County Building records show that between 1990 and 1999 there were 3,191 permits issued in the East Mountain Area, 28.6 percent of the county total. 58 percent of those were non-commercial building permits (1,854). Comparatively, U.S. Census figures indicate that 3,109 structures were built between 1990 and March 2000. The discrepancy between these two sources may be attributed to the difference between new structures built and remodeling of existing structures, both of which need permits.

**Table 13**  
2000 East Mountain Area Characteristics  
Age of Housing Structure

Year Structure was Built	East Mountain Area	North of I-40	South of I-40*
Built 1990-March 2000	2,899	1,476	1,423
Built 1980-1989	2,201	1,284	917
Built 1970-1979	1,178	627	551
Built 1960-1969	498	355	143
Built 1950-1959	315	214	101
Built 1940-1949	122	106	16
Built 1939 or earlier	210	163	47

\* 7.10 Block data not available

Source: US Census 2000, SF3

Most of the existing housing units are associated with individual septic tanks for wastewater disposal. 5,190 wastewater (septic) permits were issued by Bernalillo County in the East Mountain Area between 1973 and 2003. In addition, 1,115 individual well permits have been issued in the area along with 566 wastewater operator permit between 1987 and 2003. 1,848 septic tank permits were issued by Bernalillo County in the area between 1980 and 1990. There is no information available on the number of septic systems that have been installed in the East Mountain Area without a permit.

**Table 14**  
2000 East Mountain Area Characteristics  
Housing Units, Tenure, and Vacancy Status

	Total Housing Units	Occupied Units	Owner Occupied Units	Renter Occupied Units	Vacant Units for Rent	Vacant Units for Sale	Other Vacant Units	Percent Vacant Units	Persons per Owner Unit	Persons per Renter Unit
North of I-40	4,225	3,965	3,526	439	30	72	158	6.15%	2.55	2.19
South of I-40*	3,325	2,927	2,643	284	46	61	291	11.97%	2.40	2.04
Total EMA	7,550	6,892	6,169	723	76	133	449			
Bernalillo County		220,936	140,634	80,302						
New Mexico		677,971	474,445	203,526						

\* Includes 7.10 block data

Source: US Census 2000, SF1

**Table 15**  
2000 East Mountain Area Characteristics  
Housing Units by Structure Type

	Total Housing Units	Single Family Detached	Single Family Attached	Units in Duplex	Units in 3 or 4 Plexes	Other Multi-Family	Mobile home	Other Housing Units.
North of I-40	4,225	3,453	79	28	33	16	611	5
South of I-40*	3,198	2,258	25	3	2	2	886	22
Total EMA	7,423	5,711	104	31	35	18	1,497	27

\* 7.10 Block data not available

Source: US Census 2000, SF 3



## Housing Costs

There is no housing value data available for the specified blocks within 7.10. Therefore the following data excludes the 127 units in the southern portion of Carnuel.

Recent housing construction trends indicate that the average home cost in the East Mountain Area is increasing faster than in the County as a whole. The 1992 East Mountain Area Plan reported that the East Mountain Area had a high proportion of lower priced housing. There remains a slightly higher percentage of houses under 50,000 in the East Mountain Area (8.55 percent) than the County as a whole (7.77 percent). The proportion of houses under \$100,000 in the East Mountain Area is 22.9 percent of total housing, 10 percent lower than the county total. 11.67 percent of the houses in the north have values over \$300,000, 8.41 percent of houses to the south have such high values, and 4.98 percent of houses in the county have values over \$300,000.

**Table 16**  
2000 East Mountain Area Characteristics  
Value of Owner-Occupied Housing Units

		Under \$50,000	\$50,000- 99,999	\$100,000- 149,999	\$150,000- 199,999	\$200,000- 299,000	\$300,000- 399,999	\$400,000- 499,999	\$500,000 +over	Total	Median Value
North of I-40	Number	220	545	889	789	713	196	114	107	3573	\$153,967
	% of total	6.16%	15.25%	24.88%	22.08%	19.96%	5.49%	3.19%	2.99%	100.00%	
South of I-40*	Number	277	439	564	539	499	96	44	73	2531	\$155,200
	% of total	10.94%	17.34%	22.28%	21.30%	19.72%	3.79%	1.74%	2.88%	99.99%	
Bernalillo County	Number	10,930	34,064	51,074	23,355	14,194	3,834	1,529	1,625	140,605	\$123,200
	% of total	7.77%	24.23%	36.32%	16.61%	10.09%	2.73%	1.09%	1.16%	100.00%	
Santa Fe County											\$169,100
New Mexico											\$94,600

\* 7.10 Block data not available

Source: US Census 2000, SF 3

From 1980 to 1987, nearly 80 percent of new single-family housing built in the East Mountain Area had an estimated value based on building permit data of over \$96,000. In the County as a whole, less than half of new single-family housing fell into that price range (SWLR, 1990). 2000 US Census Data indicated that owner occupied units in the area north of I-40 had a median value of \$153,967 (up from \$107,800 in 1990, and \$71,900 in 1980). The area south of I-40 had a median home value of \$155,200 (up from \$92,800 in 1990, and \$45,800 in 1980). As can be seen in Table # 16, these values are higher than the average values for Bernalillo County (\$128,300), and the State of New Mexico (\$108,100). Current data received from the Albuquerque Metropolitan Board of REALTORS confirmed these high housing values. A listing of 146 sales between April to June of 2004 shows an average closing sale price of \$213,060. These values are up from the 95 sales during the same time period in 2003 that had an average closing sale price of \$171,822.

Rent values are also increasing in the area. The 2000 US Census Data indicated that renter occupied housing units to the north of I-40 had a median contract rent of \$649/month (up from \$424/month in 1990). To the south, the median contract rent was \$579/month (up from \$296/month in 1990). This compares to \$500/month median rent in Bernalillo County (up from \$351/month in 1990), \$626/month in Santa Fe County (up from \$425/month) and \$432/month for the State of New Mexico (up from \$312/month).

**Table 17**  
2000 East Mountain Area Characteristics  
Renter-Occupied Units by Specified Contract Rent

		No Cash Rent	\$1-199	\$200-399	\$400-599	\$600-799	\$800-999	\$1000 and over	Total	Median Cash Rent
North of I-40	Number	20	22	44	94	107	38	70	395	\$649
	% of total	5.06%	5.57%	11.14%	23.80%	27.09%	9.62%	17.72%	100.00%	
South of I-40*	Number	41	0	73	46	49	40	10	259	\$579
	% of total	15.83%	0%	28.18%	17.76%	18.92%	15.44%	3.86%	99.99%	
Bernalillo County	Number	3,845	3,747	16,388	32,201	15,185	5,954	2,939	80,259	\$500
	% of total	4.79%	4.67%	20.42%	40.12%	18.92%	7.42%	3.66%	100.00%	
Santa Fe County										\$626
New Mexico										\$432

\* 7.10 Block data not available

Source: US Census 2000, SF 3

These high housing and rent values reflect the larger lots associated with mountain development, as well as the desirability of the area, and the increase in expensive custom-built homes. If more stringent environmental standards pertaining to water and wastewater criteria go into effect, the cost of housing in the East Mountain Area will only increase. The environmental necessity and aesthetic desire to maintain large lot sizes, may further increase property values and as a result limit growth in the East Mountain Area to those in upper income levels.

#### ECONOMIC AND COMMERCIAL DEVELOPMENT

Commercial activity in the East Mountain Area is predominantly located along the two main local transportation corridors, Highway 14/337 and Historic Route 66. The area between Tijeras and Frost Road along North 14 has the largest concentration of commercial activity and can be considered the commercial corridor of the area. Bernalillo County Building Department records confirm this, showing that a greater number of the residential and commercial building permits for the East Mountain Area have been requested for sites north of I-40. (Table 18)

**Table 18**  
East Mountain Area Characteristics  
Building Permit Data 1989-2003

Year	Residential *		Commercial		Total Permits
	North	South	North	South	
1989	90	75	6	4	271
1990	84	60	5	3	241
1991	66	56	11	9	219
1992	93	88	16	12	318
1993	114	77	9	9	332
1994	187	111	9	4	507
1995	170	100	7	6	460
1996	126	74	6	5	343
1997	93	69	8	7	278
1998	89	58	9	6	260
1999	75	64	7	5	233
<b>Total</b>	<b>1097</b>	<b>757</b>	<b>87</b>	<b>66</b>	<b>3462</b>

*\*Residential refers solely to Single Family Dwelling units*

*Total includes all building permits issued*

*Source: Bernalillo County Building Department*

By August of 2004, there were 141 Special Use Permits covering approximately 4,300 acres in the East Mountain Area. A Special Use Permit allows a specified use with a time limitation that is categorized under a different zoning than that of the existing site. Due to the limited number of properties zoned for commercial development in the East Mountain Area, Special Use Permits have allowed commercial activity on property zoned otherwise.

The East Mountain Area has 4.6 percent of its land use in commercial use. Approximately 0.6 percent of the land is classified for industrial and manufacturing. This primarily consists of the cement plant in Tijeras (employing over 100 people).

According to Reference USA, there are 14 public and private employers in the East Mountain Area with over 20 employees. Establishments with 20-50 employees include: Celebrity Enterprises INC., Coldwell Banker, Eastern Hills Christian, East Mountain Charter High School, Los Vecinos Community Center, Mc Ferrin & Mc Ferrin, Pink Flamingos/Art Explosion, Ribs Hickory Smoked Pit Bar BQ, San Antonito Elementary School, Sandia Ranger District office, Starfire Day Camp, US Forest Service Ranger Station, and Villa Santa Maria. Establishments with 50-99 employees include A Montoya Elementary School and Roosevelt Middle School. Rio Grande Portland Cement is the largest employer with over 100 employees. (Table 19) identifies only private establishments by employment size)

**Table 19**  
2000 East Mountain Area Characteristics  
Number of Private Establishments by Employment-size

Cedar Crest						
Industry Code Description	Total Establishments	1-4	5-9	10-19	20-49	Over 50
Total	76	52	13	9	1	1
Construction	9	7	1	1	0	0
Manufacturing	2	2	0	0	0	0
Wholesale trade	3	1	1	1	0	0
Retail trade	10	4	4	2	0	0
Information	2	1	1	0	0	0
Finance & insurance	6	4	1	1	0	0
Real estate & rental & leasing	11	9	1	0	0	1
scientific & technical services	11	10	1	0	0	0
Educational services	1	1	0	0	0	0
Health care and social assistance	4	2	1	0	1	0
Arts, entertainment & recreation	1	1	0	0	0	0
Accommodation & food services	7	4	1	2	0	0
Other services (except public	8	5	1	2	0	0
Unclassified establishments	1	1	0	0	0	0

Tijeras						
Industry Code Description	Total Establishments	1-4	5-9	10-19	20-49	Over 50
Total	149	102	27	13	5	2
Utilities	1	0	0	1	0	0
Construction	45	32	8	2	2	1
Manufacturing	9	6	2	0	0	1
Wholesale trade	5	4	1	0	0	0
Retail trade	11	8	2	0	1	0
Transportation & warehousing	8	3	3	2	0	0
Information	1	0	0	1	0	0
Finance & insurance	2	1	0	1	0	0
Real estate & rental & leasing	6	6	0	0	0	0
Professional, scientific & technical services	26	21	3	1	1	0
Admin, support, waste mgt, remediation services	7	6	1	0	0	0
Educational services	4	4	0	0	0	0
Health care and social assistance	6	4	0	2	0	0
Arts, entertainment & recreation	3	0	1	1	1	0
Accommodation & food services	6	1	4	1	0	0
Other services (except public administration)	9	6	2	1	0	0

Source: 2001 Industry Code Summary

## COMMUNITY RESOURCES

## Community Facilities

A cluster of community facilities are located in the vicinity of Tijeras including the Village Hall, a County Sheriff's office, a waste transfer station, a fire station and substation, a post office, an elementary school, a middle school, a community center, and a new library. Clustering of services in centralized locations should be encouraged through the policies of this plan.

Since 1995 several new community facilities have been constructed in the East Mountain Area. These facilities include Vista Grande Community Center and Multipurpose field, East Mountain Little League Fields and Concession Stand, Sunflower Meadow Park, Los Vecinos Skate Park, Whispering Pines Senior Meal Site, the Vista Grande /San Antonio Elementary School Trail, and the Vista Grande exercise station. (See Table # 18 & Table # 19)

Table #18 shows level of service based on 2000 population and 2003 facility inventory. Eight of the fifteen categories meet or exceed the County's level of service.

**Table 20**  
2001 East Mountain Area Characteristics  
Level of Service For East Mountain Service Area

East Mountain Service Area (pop. in 2000: 17,081)	Neighborhood Park (acres)	Community Park (acres)	Regional Park (acres)	Trails within park (miles)	Open Space (acres)	Outdoor Basketball Court-Full	Outdoor Basketball Court-Half	Tennis Courts	Volleyball Court	Adult Ball Fields	Youth Ball Fields	Soccer / Multipurpose Fields	Gym	Community Center
Existing Level of Service	24	72	0	2	865	1	3	0	1	2	5	3	1	2
# of Facilities Needed to Meet Bernalillo Co. Standard	0	0	85	15	0	2	3	6	0	0	0	0	n/a	0

Source: Bernalillo County Parks, Open Space, and Trails Master Plan

**Table 21**  
2001 East Mountain Area Characteristics  
East Mountain Park & Community Complex Facilities

Name	Acres	Classification	Special Activity	Water Source	Zoning
A. Montoya Elementary School Game Field	3	Community		Well	A-2
El Refugio Archery Range	20.3	Community	Archery		A-2/SU Permit
Harmony Hills (U)	4.7	Neighborhood		n/a	A-2
James H. Hockett Memorial Park	11.5	Community		Well	A-2/SU Permit
Los Vecinos Community Complex	5.2	Community	Skate park	Village of Tijeras and Well	C-1
Sandia Knolls (U)	18.1	Neighborhood		n/a	A-2
Sunflower Meadow Park	4	Community		Water cooperative	A-2/SU Permit
Vista Grande Community Complex / East Mountain Little League	28	Community	Performing arts center	Entranosa	A-2/SU Permit
Woodland Hills (U)	1.2	Neighborhood		n/a	A-2
Whispering Pines Senior Meal Site (see Hockett Park)		Community		Well	A-2/SU Permit
<b>TOTAL:</b>		<b>96</b>			

Source: Bernalillo County Parks, Open Space, and Trails Master Plan

**Context of the East Mountains:**

- Differing views by residents on park development
- Proximity to Cibola National Forest
- Large lot development patterns
- Well depth, water availability, water rights
- Appropriate uses on Open Space properties

*Source: Bernalillo County Parks, Open Space, and Trails Master Plan*

## Trails

Over half of the land within the East Mountain Area is County/City Open Space and National Forestland. These areas provide a wide range of recreational uses including an extensive trail network. The existing trail network of the East Mountain Area includes official trails within National Forest Service boundaries, and unofficial user trails that circulate through private and public property. National Forest Service trails located in the Sandia, Manzano, and Manzanita mountains circulate through the Sandia Wilderness Area and Forest Service lands. Trail access in wilderness areas is limited to non-vehicular use, but outside wilderness areas, trails accommodate multiple uses.

In 2005, the Board of County Commissioners adopted *The East Mountain Trails and Bikeways Master Plan*. This master plan identifies future trail and bikeway corridors in the area. One of the primary goals laid out in the Master Plan is to create an interconnected system of multi-use trails that link residential areas, commercial nodes, and public lands managed by the forest service, city of Albuquerque, and Bernalillo County.

## Education

There are two elementary schools in the East Mountain Area: A. Montoya Elementary School in Tijeras with 499 students and San Antonito Elementary School near Frost Road and Highway 14 with 313 students. There is one middle school, Roosevelt M.S. in Tijeras with 489 students. In 2000 the East Mountain Charter High School opened near Frost Road and Highway 14. Aside from the 305 student that go to the charter school, other high school students are mostly bused to Manzano High School in Albuquerque, although some choose to attend Moriarty High School.



## Cultural Resources

Three important pueblo sites are in the East Mountain Area, including Tijeras Pueblo, the San Antonio Pueblo and the Paa-ko pueblo along the San Pedro Creek. Other cultural sites as identified in the existing conditions section include early Hispano settlements, churches and plazas, such as those found at San Antonito and along the Tijeras Arroyo.

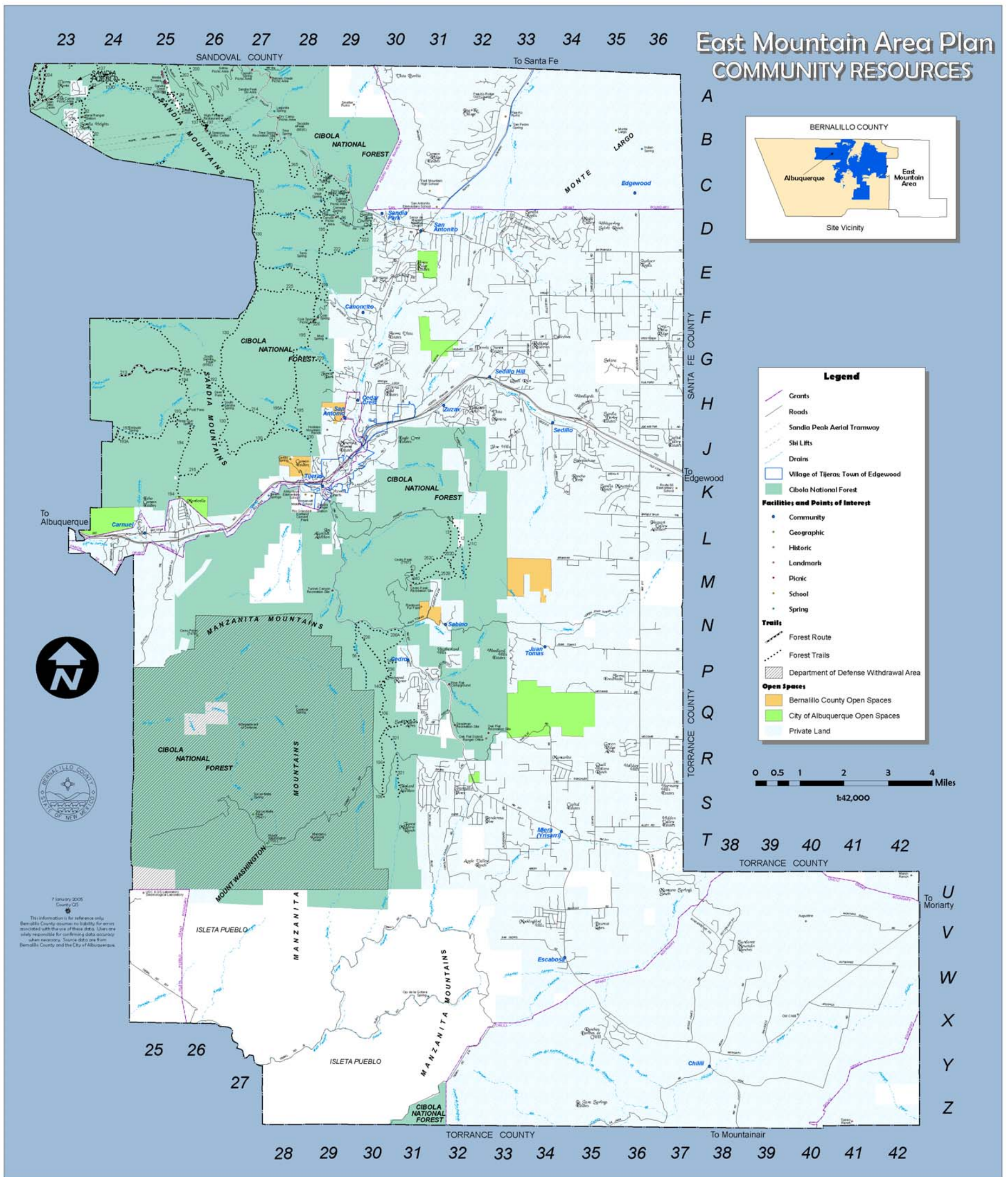
Land Grants, which are cultural sites, are still occupied by some heirs of the original grantees. In 2004 the state of New Mexico deemed that land grants, managed by a Board of Trustees, have the power to control and plan for common lands within land grant boundaries (State of New Mexico Senate Bill 142, Effective July 1, 2004). The Cañon de Carnué Land Grant drafted and adopted a Comprehensive Land Use Plan by which to carry out land use goals of the land grant. The goals and policies are based on traditional land grants planning concepts. The general purpose of implementing the Comprehensive Plan is to ensure the continuous viability of the people and the land.

## Public Safety

There are four main fire stations and three fire substations dispersed throughout the East Mountain Area. The Bernalillo County Sheriff is developing neighborhood watch groups to assist the residents of the East Mountains in protecting their homes from crime. In addition, the Fire Department and sheriff are working together to develop emergency evacuation plans for the East Mountain Area.

## Solid Waste

The Bernalillo County Solid Waste Ordinance states that solid waste must be disposed of properly. In the East Mountain Area, there are three independent solid waste haulers who can be contracted to pick up and dispose of garbage or residents can take it to the Transfer Station themselves. The Bernalillo County Transfer Station is located 3 miles east of the Village of Tijeras on Old Highway 66. It has been in operation since 1985 and serves a Bernalillo County residential base in the East Mountains. The facility is open 7 days a week, 10 hours a day with a staff of six. The facility accepts residential household solid waste, residential yard waste, residential construction and demolition waste, bulky items (furniture etc.) appliances and metals, used motor oil and batteries, green waste (tree and shrub trimmings and fire slash). The Transfer Station has become a central part of the community and a place to emphasize ways of recycling solid waste, such as newspaper, cardboard steel cans, aluminum can, #2 plastic containers, and tires. The Transfer Station has also helped play a role in reducing wildfire hazards in the area. There are periodic Green Waste Days where East Mountain residents may dispose of dead trees and yard waste for free.



## Transportation

The primary transportation corridors in the East Mountain Area are Historic Route 66/I-40, NM 14, and NM 337 (South 14). Nearly all development within the area relies on these routes for daily transportation needs. Interstate 40 is a six-lane divided freeway that bisects the area into a north and south area. Connections to and across the interstate are limited, thus reinforcing the break between the north and south areas.

Historic Route 66 runs parallel to I-40 across the area. This road is heavily used by local traffic to access retail and community services provided on the eastern fringe of the City of Albuquerque. Historic Route 66 is also the primary artery through the Village of Tijeras and Carnuel. Historic Route 66 is important to the area from a historical perspective as part of the original east-west roadway across New Mexico. As such, the NMDOT and the United States Department of Transportation, Federal Highway Administration have designated this alignment of Route 66/NM 333 as a Scenic Byway under the National Scenic Byways Program. Additionally, this roadway falls under the National Park Service's Route 66 Corridor Preservation Program intended to preserve the cultural and historic elements of the corridor with the establishment of a formal set of by laws intended to "identify options for its preservation, interpretation, and use." Grant funding and other support mechanisms have been made available for this purpose and can be pursued by local agencies and/or interested parties such as the New Mexico Route 66 Association.

Major north/south arterials serving the East Mountains area consist primarily of NM State Highway 14 (NM 14) north of NM Interstate 40 (I-40) and NM 337 south of I-40. Both of these facilities are owned and maintained by the NMDOT. As mentioned in the Physical Conditions and Visual/Historical Character section of this document, both of these facilities include State and National Scenic Byways designations. The Turquoise Trail follows NM 14 from I-40 to I-25 and Santa Fe. Destinations along this route include the old mining towns of Golden, Madrid, and Cerrillos, now emerging with galleries, theaters, restaurants, and other recreational and cultural activities favored by locals and tourists alike. Extending west from the Turquoise Trail (NM 14), the Sandia Crest Scenic Byway (NM 536) extends to the top of the Sandia Crest at 10,460'. The route along this byway affords beautiful vistas and access to numerous recreational areas including the Sandia Crest, the Sandia Peak Ski Area, and the Sandia Mountain Wilderness Area (USFS). Additionally, the Sandia Crest Scenic Byway traverses seven biological zones from high desert to sub-alpine at the Sandia Crest with an elevation change of nearly 4,000 feet.

Frost Road provides an east-west connection between NM 14 and Mountain Valley Road (NM 217) across the northern portion of the study area. This facility provides access to the Sandia Knolls subdivision, one of the larger subdivisions in the East Mountains. This area has absorbed significant amounts of development in the East Mountain Area.

Gutierrez Canyon Road offers an alternative north-south roadway north of I-40; however, this is a narrow and windy roadway and numerous residents have expressed concern over its safety. Thirty six separate request forms for paving of Gutierrez Canyon Road were submitted by interested residents along or nearby connecting roads for the 2004 Capital Improvement Program (CIP) public

Input period. This roadway will be paved under the near term dust mat treatment strategies pursuant to Bernalillo County's compliance with the Fugitive Dust Control air quality regulations. The only other north-south connection north of I-40 to Frost Road is the Vallecitos Road/Meadow Drive connection

Traveling south from I-40 on NM 337 provides access to Cibola National Forest and wildlife habitat. This route is designated as a State Scenic Byway as the Salt Missions Trail. The winding, nine-mile climb out of Tijeras passes through woodlands until reaching the plateau near Oak Flat. Residential development is limited and rarely visible from the road. Southbound travelers will pass the historic villages of Cedro, Escabosa, and Chilili en route to Mountainair in Torrance County. Near the old site of Yrisarri, NM 337 is intersected by NM 217 (a paved east-west route formerly called NM 222) with a continuous connection to the northeast to NM 333 (old Route 66), I-40, and Frost Road around to NM 14 to the north. The former NM 222 continues east into Torrance County as Martinez Road from the southern end of the original NM 217 several miles east of NM 337. NM 217 provides an alternate north-south route serving the areas in the southeastern portion of the Plan area.

The East Mountain Area has become a very popular place for recreational and competitive bicycling. Roads that are currently receiving heavy bicycle traffic include NM333 (old Route 66), NM 14, NM 337, and NM 217. Bicycle traffic must be taken into consideration as an integral part of transportation planning in the East Mountain Area and can be accommodated with adequate shoulders. Planning guidance and recommendations (contained in the East Mountain Trails and Bikeways Master Plan, Fall 05) for on street bicycle facilities should be followed with all future project level development, maintenance, and other related efforts.

Bernalillo County Parks and Recreation Dept. and Bernalillo County Public Works Division shall coordinate on development review, road improvement efforts, funding budgeting, and other means toward implementing the East Mountain Trails and Bikeways Master Plan. The East Mountain Coalition of Neighborhood and Landowner Associations also has agreed to work with Bernalillo County on master plan implementation.

### Paving

The Road Maintenance Section reports that the vast majority of through roads, or roads over a half mile in length that are unpaved, ultimately receive requests for paving. From the Road Maintenance staff's experience in processing 2,000 maintenance work orders per year in the EMA, there is a vocal minority that is opposed to paving for various reasons including concerns that paving would hamper the servicing of utilities. Approximately 21 miles and 21 road names for rural (no curbing) paved roadways have been sought by adjoining residents and improved since 1999 out of the 300 total miles of County public roads in the EMA. Additional mileage was paved under State Grants or by developments adjoining or connecting to existing public roads. One hundred six miles of the 300 miles in the two east mountain maintenance districts are currently paved.

The operational cost of maintaining a gravel road is estimated to be 200% the cost of maintaining the same mile of asphalt-treated roadway. That percentage rises if dust control agents are used routinely for unpaved roadway maintenance. The estimate is based on a comparison of labor, fuel equipment and materials needed multiple times per year for unpaved roadways, compared to the expense of proactively adding a new layer of asphalt to a paved surface every 12 years. Assuming longer repaving cycles and patch repairing, or preventative sealing maintenance programs, reduces the comparative cost of maintaining paved roads further. The Public Works Division has had the goal of increasing levels of service by paving all the unpaved roadways in Bernalillo County for many years prior to the advent of the Air Quality Board Regulations.

Annual physical audits of the remaining unpaved mileage in Bernalillo County always show a higher level of service than adjoining Counties, despite the same State disbursement of maintenance funding per mile to each County in New Mexico. This disparity in road quality is a direct result of the higher percentage of paved roads in Bernalillo County.

Nonetheless, accommodations and delays have been made for neighborhoods that express a strong desire against their roads being paved, if traffic levels are low enough. Eventually, the majority of roadways in the EMA are scheduled to be paved.

Speeding is sometimes brought up as a reason not to pave roads. Studies in North Albuquerque Acres (NAA Transportation Study, 1997) revealed that speeding was measured within a few miles per hour on the same road, whether the surface was paved or unpaved. Speeding is generally a function of the characteristics of the road, and has more to do with the straightness, clear line-of-sight, distance and density between populated areas and arterial roadways that provide access to other services. Various alternatives for Traffic Calming Devices for installation on roads that are chronically documented for speeding are legally allowable in the Federal Manual on Uniform Traffic Control Devices (MUTCD) only for consideration in transportation planning on paved roadways.

One other concern about paving that has been raised by some residents of the EMA in the past, is the chemical stability and “fumes” from asphalt, and the potential for material to leach into the ground water or cause health problems. The Material Safety Data Sheet required for documentation of health hazards that may be encountered by workers that regularly install pavement, shows the material to be non-toxic, and non-water soluble. Asphalt binders are used to “glue” specially-sized rock together in making pavement. The binder is generally what is left over from the crude oil refining process after all the volatile compounds have been stripped. Asphalt is a semi-solid with flow characteristics similar to window glass. Asphalt pavement is routinely specified as a cap to prevent water from leaching into higher-hazard landfill sites around the U.S. (Source: Asphalt Institute)

The Public Works O&M Department has received petitions with up to 70 signatures for the paving of the following roads during the 2004 CIP:

- Forest Road 252
- Camino Encantado

County Line Road

Canary Place

Easy Street

El Cedro

Lagarto

Venado

Zopilote

Campo

Kennedy

Liebre

Forest Road

Tortuga Lane

Escena

Oso

Tecolote Road

Brannan Road

Primera Agua

Sundance Kid

Jessie James

Magic Valley Road plus internal subdivision roads, Zane, Crystal Lane, Dalton Tr, Joy, Vickie, David Ct, Merlin Lane, etc.