



CITY OF ALBUQUERQUE

CENTRAL ALBUQUERQUE COMMUNITY PLANNING AREA ASSESSMENT



As Accepted By City Council on XX/XX 20XX



IMPROVING PLACE FROM PLANNING TO ZONING



**ONE
ALBUQUERQUE**

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PART 1. INTRODUCTION





1. INTRODUCTION

The Central Albuquerque Community Planning Area (CPA) neighborhoods include some of the oldest settlements in Albuquerque, most of which were built over time by multiple generations of families. Besides encompassing many of Albuquerque's historic residential neighborhoods, Central ABQ is at the center of civic institutions, with local, regional, state, and federal government services located Downtown in close proximity to banking and other business centers. The iconic historic US Route 66 bisects the Central ABQ CPA boundary from east to west, creating an active corridor of higher intensity mixed uses. Many of Albuquerque's educational, cultural, and historic attractions are also located within the area. The Central ABQ CPA is bordered to the west by the bosque and the Rio Grande, running north to south through the city. This wealth of history, culture, nature, and urban activity creates a dynamic environment that is home to some of the most diverse and historic neighborhoods in the city.

The CPA assessment process is designed to identify priorities and concerns from the community and to identify potential policies, programs, and other strategies that address community priorities. Key objectives for the

assessment process include preserving and enhancing neighborhoods by understanding disparities, the impacts of land use policies / regulations, and identifying projects that may help improve the quality of life in each CPA.

1.1 Overview

The City of Albuquerque's CPA assessment process engages residents and businesses to identify what is working in that part of town and provides an opportunity to discuss visions for the area.

The CPA assessments are one avenue within the City for addressing past harms and engaging communities equitably. The Planning Department facilitates CPA assessments in a cyclical process, since comprehensive solutions may not be identified during the first round. We acknowledge that this is an evolving strategy to ensure that community members have an ongoing say in the future of their neighborhoods.

1.2 Purpose

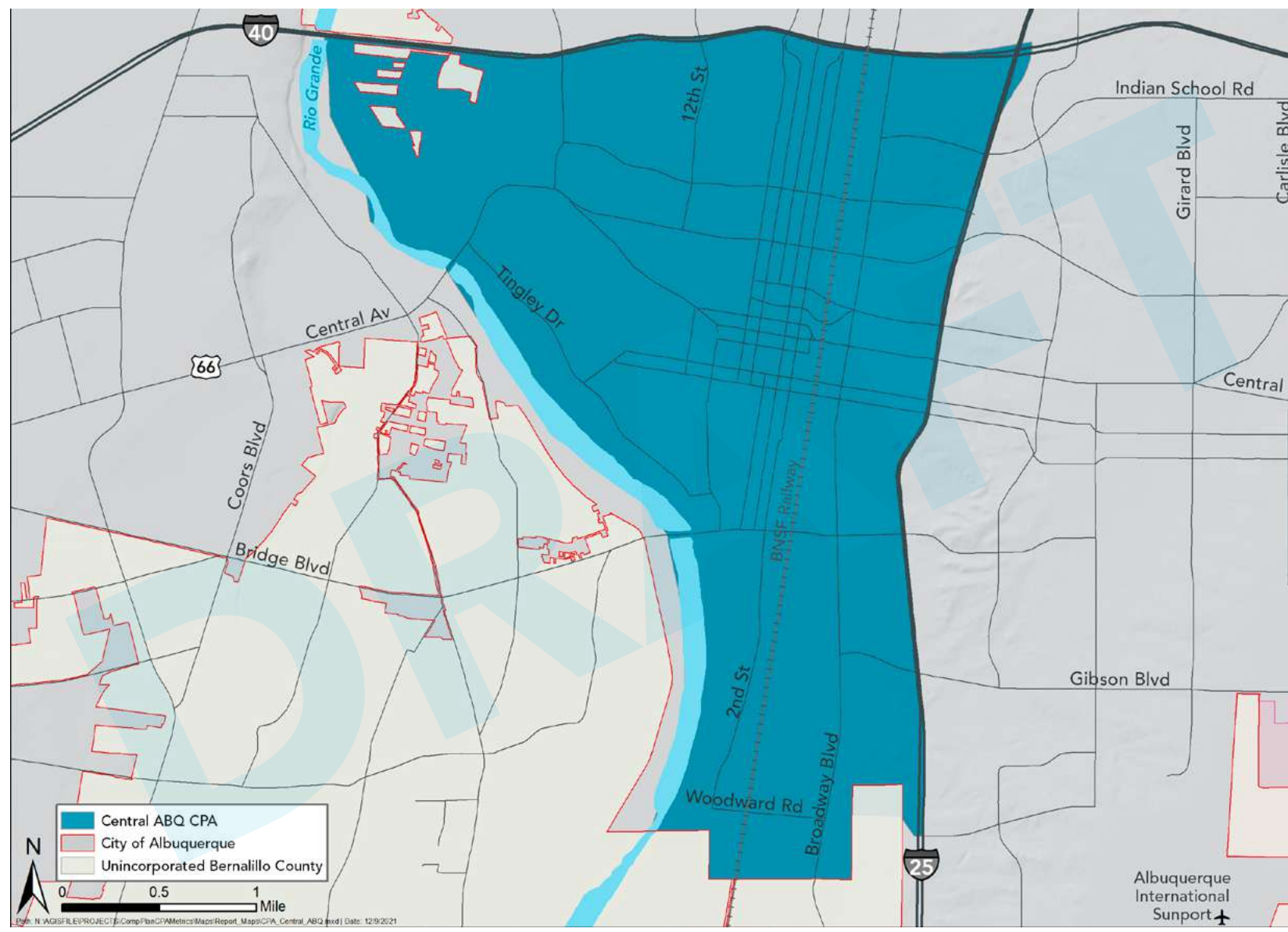
The CPA assessment process is intended to ensure that all residents, neighborhoods, and city areas benefit from long-range

planning efforts, coordination, and problem-solving. The CPA assessment process seeks to develop positive relationships between the City and community members by focusing on actions that can lead to positive, transformative changes in the community.

During this process, the Planning Department collaborates with staff from other City departments and area agencies. The CPA process is designed to help ensure that the best practices for community planning are implemented throughout the city, with plans complementing and informing each other so that all communities benefit from the planning efforts within each CPA.

CPA assessments are intended as vital tools to help identify, implement, and track the policies in the Albuquerque Comprehensive Plan ("Comp Plan") and regulations in the Integrated Development Ordinance (IDO) to better serve and protect neighborhoods. We hope this process not only allows for but encourages community members to take an active role in shaping their neighborhoods.

FIGURE 1. CENTRAL ABQ - COMMUNITY PLANNING AREA (CPA)





1.3 CPA Process

Community Planning Areas were first developed during a City planning effort in 1995. People were given maps of the metropolitan region and asked to identify their home, their neighborhood, and their community. The resulting map outlined distinct Community Identity Areas that were adopted into the Comp Plan in 2003, the same time the Centers and Corridors framework was added.

The CPA assessment process is a community-based approach to enable residents, business owners, property owners, neighborhood associations, community groups, and other institutions to determine the future vision of their community and the priority actions needed to get there.

The Central ABQ CPA planning process involves engaging with community members and stakeholders to identify and prioritize a broad set of assets and challenges, and then create an action plan to leverage those assets and address those challenges. The action plan connects government, institutions, and community organizations that can implement the action plan. Because the Planning Department does not typically implement projects, we work to cultivate partnerships to move these priorities forward.

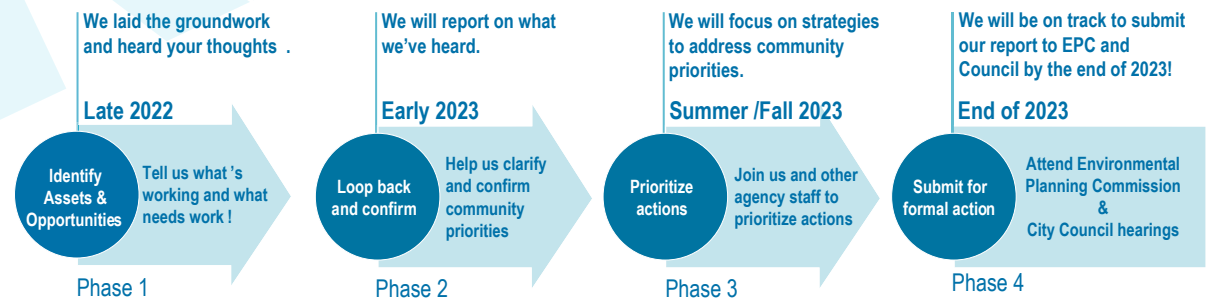
The City intends to update this information over time through an ongoing long-range community planning effort for each area. This effort marks a significant departure from past planning efforts. Instead of reacting to immediate crises, the process is intended to be proactive – like a wellness check before serious symptoms of illness appear. It is also intentionally designed to accommodate all areas of the city, learning from each and extending the benefits to all.

In all cases, future development and planning should respect and strengthen existing communities, enhance their distinctive qualities, and provide more opportunities for residents to satisfy their daily needs.

1.4 Engagement

Community engagement for the Central ABQ CPA began in late Spring of 2022 and continued through 2023. The process sought to engage the community and gather input from a variety of residents and other stakeholders in the area with an emphasis on ensuring that historically-excluded community voices were included. The engagement was organized into four phases, each with a different type of community participation. The project team provided multiple engagement opportunities with the intention to accommodate the wide range of interests and availability of community members. The general timeline below illustrates the CPA assessment process, followed by descriptions of how each phase was conducted.

FIGURE 2. PLANNING PROCESS





1.4.1 PHASE 1. IDENTIFY ASSETS AND OPPORTUNITIES

During Phase 1, we collected input from community stakeholders regarding existing Assets & Opportunities within the Central ABQ CPA boundary. Using a wide range of methods customized for the type of event or engagement, we invited and encouraged feedback on a range of topics that were organized according to the ten elements in the Albuquerque Comprehensive Plan (e.g., Community Identity, Land Use, Transportation, Urban Design, etc.).

Initial input was collected through an online “pre-assessment survey” in early 2022, followed by in-person and virtual kick-off meetings in late June 2022. The CPA team subsequently conducted dozens of engagement activities during neighborhood association meetings, community events, virtual engagement through web-based tools, and neighborhood walks within the Central ABQ CPA. Input from the surveys, kick-off meetings, and engagement throughout the assessment process was synthesized and analyzed by the project team. This analysis identified a set of preliminary community priorities that emphasized homelessness and housing, mobility and safety, community identity and public art, abandoned buildings and vacant lots, and environmental concerns.

1.4.2 PHASE 2. LOOP BACK AND CONFIRM

During Phase 2, the Central ABQ CPA team re-connected with area residents and stakeholders to confirm our synthesis of draft priority statements from Phase 1 and to clarify our understanding of the issues. For each statement we asked:

- Did we get that right?
- What should be the priority strategy to address the issue or leverage the asset identified?
- Did we miss something?

This gave respondents an opportunity to expand on any existing concern as well as add any additional item that may have arisen between Phase 1 and Phase 2 of the engagement process. This concept was adapted for a range of engagement activities including tabling at events, direct engagement at standing community meetings, and online surveys. An example of the Phase 2 framework is illustrated in Figure 3 on the next page. Engagement reports for Phases 1 and 2 are provided in Appendix B.

1.4.3 PHASE 3: IDENTIFY AND PRIORITIZE STRATEGIES

Throughout the engagement process, the CPA team researched projects, programs, and policies that might address or inform some of the concerns and suggestions from community stakeholders. We also engaged numerous partners, including other City departments and community groups. Informed by this background information, the CPA team identified existing projects and programs that could address some of the community's priorities. With this information, the Central ABQ CPA team organized a series of Focus Group meetings. These Focus Groups brought together City departments, various service providers, and community stakeholders to establish a shared understanding of assets and opportunities. Strategies were then proposed and prioritized to address identified issues wherever possible.

Focus group themes included:

- Transportation
- Land Use and Development
- Community and Social Services
- Cultural and Historical Preservation
- Environmental Strategies and Green

Space

1.4.4 PHASE 4: REPORT DEVELOPMENT AND APPROVAL

The Central ABQ CPA Assessment Report will be submitted to the Environmental Planning Commission (EPC) in Fall 2023. The EPC will recommend approval or denial to the City Council. The City Council’s Land Use, Planning, and Zoning Committee will review the assessment report and make a recommendation to the City Council. The City Council will vote on whether to accept the assessment report. Throughout the City’s review and decision process, members of the public have an opportunity to write comments, attend hearings, and give verbal comments. The public can also speak directly to elected officials to express their thoughts and comments on the Assessment Report. We hope that by having robust engagement opportunities and direct collaboration throughout the process, public comments to the EPC and Council will be well informed and constructive.

Ongoing CPA activities:
<https://cpa.abq-zone.com/>

FIGURE 3. EXAMPLE PHASE 2 FRAMEWORK

“A walkable environment is important in my community. Being able to safely walk is a strength in the community, a boost for the local economy, and an overall priority.”

<i>Strongly disagree</i>	<i>Disagree</i>	<i>Neutral</i>	<i>Agree</i>	<i>Strongly agree</i>
<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>

Which of the following best describe your priorities? (select 3)

- o Improving sidewalk connectivity: the sidewalk system is incomplete, with many gaps or large areas that don’t have sidewalks*
- o Increasing safety for street crossings*
- o Making street crossings closer and more convenient to destinations*
- o Having better sidewalk maintenance*
- o Improving sidewalks that are too narrow or have obstacles*
- o Making sidewalks safer and more comfortable for wheelchairs, strollers, others with mobility needs*
- o Increasing and improving destinations (grocery, park, school, shopping) within a comfortable walking distance*
- o Improving the aesthetic urban environment via public art, architecture, and appropriate lighting*

Is there something we missed? (Please specify): _____



PART 2. COMMUNITY CONTEXT





2. COMMUNITY CONTEXT

This section provides a brief overview of some key characteristics of the Central Albuquerque Community Planning Area, especially as they differentiate the area from other CPAs and the City of Albuquerque as a whole.

2.1 Area Description

Central Albuquerque serves as the cultural and economic center of the city. The area includes the current city center of Downtown Albuquerque and the original city center of Old Town, both surrounded by residential neighborhoods. The many neighborhoods of this district boast some of the area's earliest settlements, the roots of which can still be seen today through the unique range of design, layout, and architecture of community spaces. This diversity has sustained many different residential and mixed-use neighborhoods that host many activities and community celebrations throughout the Central ABQ CPA.

Mixed use developments with retail, lodging, dining, and office activities are located along significant roadways, including Central Avenue, Broadway Boulevard, and Rio Grande Boulevard. These roads serve as important thoroughfares connecting

several of the neighborhoods, including Downtown, Old Town, West Old Town, and South Broadway. Many Central ABQ neighborhoods have smaller activity centers, including Sawmill, Old Town, and Barelás.

Many of the city's museums, cultural facilities, and entertainment venues are located within the Central ABQ CPA, including large institutions such as the ABQ BioPark (Zoo, Aquarium, and Botanical Gardens), the National Hispanic Cultural Center, and the Albuquerque Convention Center. These venues appeal to local residents and visitors from the world over. Catering to a more local scene, the Central ABQ CPA offers a variety of smaller entertainment venues, theaters, dance clubs, and art galleries. Natural attractions include open space along the Rio Grande, multi-use trails through the Bosque, and a collection of well-established parks and green space.

With proximity to the railroad and interstate highways, the Central ABQ CPA is also home to a large number of industrial and manufacturing businesses that continue to serve regional demands for products like food, beer, and industrial goods.

Community members value the rich history,

mix of uses, proximity to services and amenities, vibrant collection of cultural activities, and compact urban form of the Central ABQ CPA.

Design & Character

- *Pedestrian-friendly urban scale*
- *Mix of land uses and proximity of residential and non-residential uses*
- *Street level retail/commercial activity*
- *Building fronts at sidewalk in many areas*
- *Architectural style and building scale reflecting the historical era of each neighborhood*
- *Historic adobe architecture, e.g., Old Town, Barelás, San Jose, South Broadway*
- *Victorian architecture of the railroad era neighborhoods, e.g., Huning Highland, Reynolds Addition, Old Town*
- *Rural landscapes in West Old Town*



Caption: Historic Kimo Theater



Caption: Civic Plaza, Juneteenth 2022



Caption: EDo District



Caption: Railyards Market

2.2 Demographics

Approximately 24,000 people live in the Central ABQ CPA, making up about 4% of the Albuquerque population. The population of this area is holding fairly constant, while the number of households is increasing. This suggests that the number of individuals living together in a single household is decreasing.

Around 60% of residents age 25 and over have at least some college education, including nearly 40% with Associates degrees or above. In comparison, about 70% of all Albuquerque residents have some experience in higher education. Just under 20% of adults in the Central ABQ CPA do not have a high school diploma or GED.

As shown in Figure 6, over 40% of residents in the Central ABQ CPA identify as White Hispanic/Latino. Those identifying as White Non-Hispanic/Latino represent approximately 27% of the population. About 4% of residents identify as American Indian/Alaska Native, close to 3% identify as Black, and 1% identify as Asian/Pacific Islander. Finally, over 20% of the Central ABQ CPA population identify as Other which is defined as anyone who self-identified as a race other than those listed in Figure 6.

FIGURE 5. EDUCATIONAL ATTAINMENT

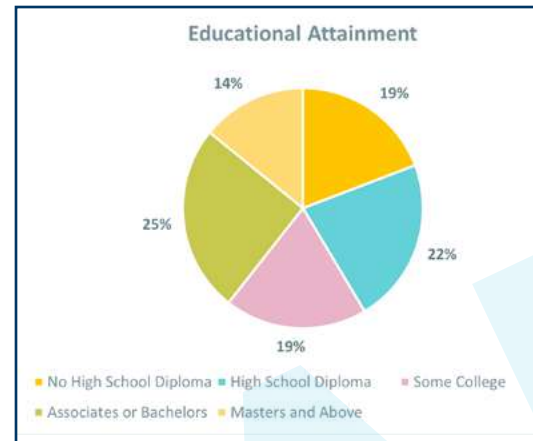


FIGURE 6. POPULATION BY RACE AND ETHNICITY

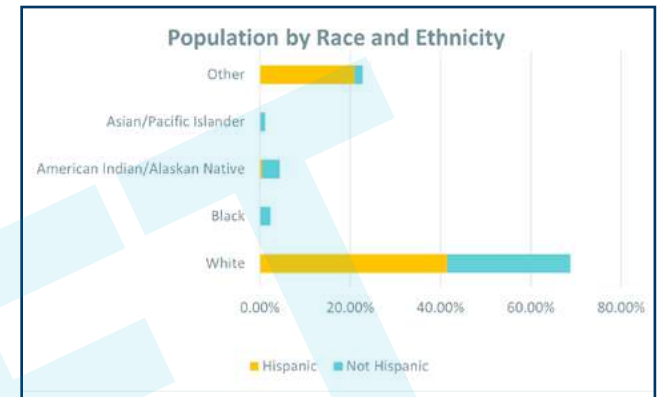
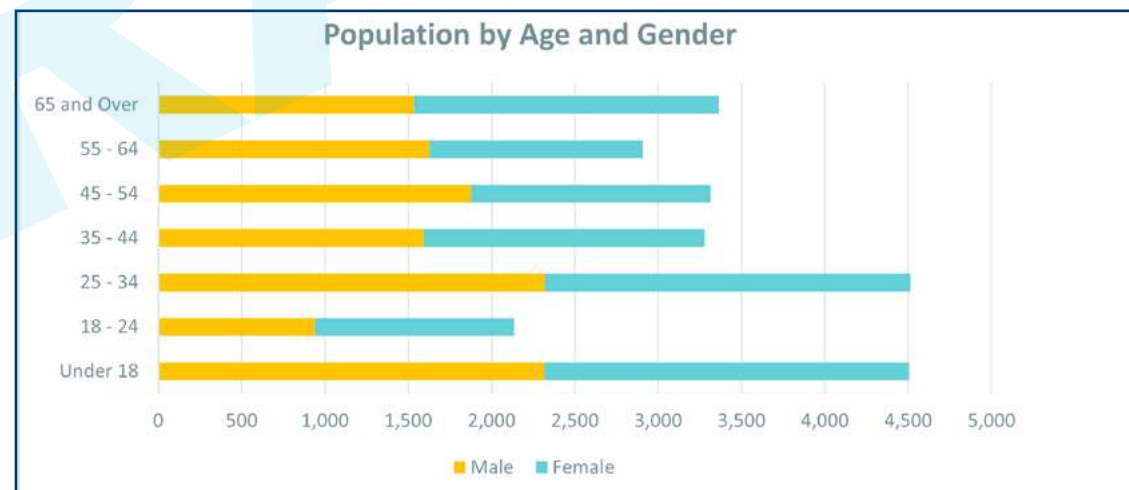


FIGURE 4. POPULATION BY AGE AND GENDER



A majority of homes in the Central ABQ CPA are rentals, accounting for approximately 58% of housing. Housing affordability is typically measured by the percentage of income that a household spends on housing. Households that spend more than 30% of their household income on housing are considered to be cost-burdened. Based on this threshold, approximately 43% of households in Central are cost-burdened. In Albuquerque overall, less than a third of homeowners and less than half of rental homes are spending more than 30% of their income toward housing costs.

In the Central ABQ CPA, about 27% of households live below the poverty line (approximately \$29,000 a year), which is nearly double the rate for Albuquerque overall (14%). Approximately 68% of households in the Central ABQ CPA earn less than \$50,000 a year (cumulative % of household incomes between less than \$15,000 and \$49,000). Less than 20% of households earn more than \$75,000 annually.

View more demographic data on the [Central ABQ CPA Story Map](#).

FIGURE 9. HOUSEHOLDS RENTING V. OWNING

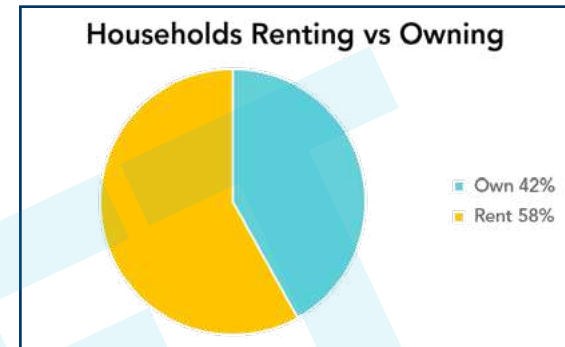


FIGURE 7. HOUSING AFFORDABILITY

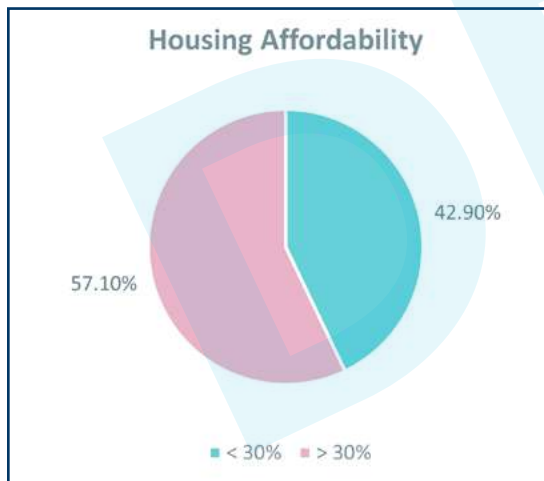
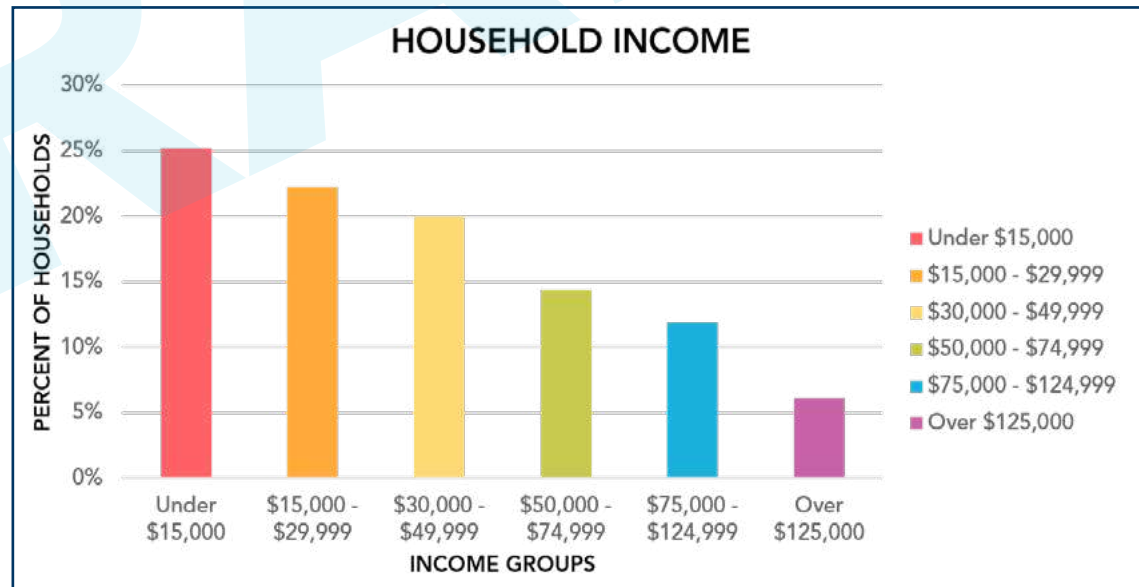


FIGURE 8. HOUSEHOLD INCOME





2.3 History

Communities throughout the Central ABQ CPA have been shaped by distinct cultures that continue to impact the ever-evolving character of this area. This region has been inhabited for thousands of years by indigenous communities who continue to influence the area's cultural landscape. The Native Pueblo people who still maintain their sovereign tribal lands in and around the area have hunted, gathered, and cultivated food



Caption: Sanborn Map of Albuquerque 1891, Source: Library of Congress Geography and Map Division

along the Rio Grande Valley for millennia. More specifically, the Central Albuquerque area is located on the unceded lands of the Tiwa people, whose descendants include the Sandia and Isleta Pueblos.

Following Spanish recolonization in the 1600s, the land was further transformed by more intensive agricultural practices and haciendas that benefited from access to the Rio Grande and the north-south El Camino Real trade route. Spanish business and residential development were centralized around the Old Town area, but surrounding communities now incorporated into the City of Albuquerque, like Barelitas, San Jose, and Martineztown, also supported significant commercial and residential activity.

Migration into New Mexico increased markedly after the United States annexed the territory after the Mexican American War (1846-1847).

Development further accelerated after the transcontinental railroad arrived in the 1880s. The area's population increased rapidly as workers moved here to fill the many jobs associated with the Rail Yards, one of the only steam engine repair shops west of the Mississippi. The Rail Yard restructured the area's economy as Albuquerque overtook the Town of Bernalillo to the north as the

major center of trade. During the Railroad Era (1882-1920), growth was especially focused along the rail line and prompted the establishment of platted neighborhoods like "New Town" (now Downtown), Huning Highlands, and South Broadway, the latter of which housed a significant African American community in Albuquerque in the early 1900. Beginning in 1903, the Sawmill neighborhood was home to one of the largest working sawmills in the southwestern US and further spurred residential growth and commercial development in the surrounding neighborhoods, including Wells Park and West Old Town. Except during war time, the sawmill was a bigger employer than the rail yards until it closed in 1945.

Through the first half of the 1900s, residential subdivisions replaced agricultural fields, central commercial district activities intensified, and industrial operations were launched to satisfy regional needs. The introduction of US Route 66 along Central Avenue, nuclear atomic research, and US post-war demographic changes were major factors contributing to the city's population growth and similarly strengthened the importance of the central Albuquerque core as a commercial and activity hub.

Nevertheless, the growing dominance of automobiles moved residential development

from the city center to the suburbs. During the second half of the 1900s, development and local economies in the Rio Grande Valley were significantly impacted by the construction of the interstate system and large arterial roadways, which incentivized development outside of the city center. Interstate 25 and Interstate 40, which were constructed to cross the city north and east of Albuquerque's Downtown, not only rerouted travel away from the city center and US Route 66, but also divided historic communities by demolishing existing residential neighborhoods and displacing many long-time inhabitants. As industry and residential activity moved outward, the importance of the central business district steadily declined. Over time, many Central Albuquerque neighborhoods became increasingly perceived as blighted from loss of business activity and economic decline.

In 1968, Albuquerque received \$25 million for what would become known as the Tijeras Urban Renewal Project. Covering 182.6 acres in and near downtown, this plan focused on the neighborhoods north and northeast of the central business district – Tijeras Avenue, north to Lomas Boulevard and east to Broadway Boulevard. A major facet of the plan was the rehabilitation of suitable single-family units and construction of high-density housing developments on cleared property. Resident reaction to these



Caption: Downtown Albuquerque 1885, 1st Street, Source: New Mexico Digital Collections

disruptive proposals was swift and negative, with mounting pressure placed on the city government to change their plans. This was largely due to wrongful assumption that a neighborhood slated for demolition was a "slum" rather than a community comprised of some run-down homes and others well-maintained, all built at the turn of the century. Although unable to stop the push for renewal, the well-organized communities of South Martineztown and later Sawmill petitioned the City for self-determination. Both communities were able to reshape and leverage the imposed redevelopment for the benefit of both homeowners and renters within these communities. During the 1980s and 1990s, the City invested in public and institutional attractions (e.g., museums, cultural and science centers) that were part of

a broader economic redevelopment strategy for the core of the city.

Community members worked with the City to develop special regulations for historic district and sector development plans to address specific community character. These regulations have been carried over as Historic Protection Overlay (HPO) zones and Character Protection Overlay (CPO) zones when the City adopted the Integrated Development Ordinance in 2017. These regulations have worked to stabilize, protect, and preserve historic neighborhoods in the Central ABQ CPA, along with designating many of these areas as Registered Historic Districts, such as 4th Street in Barelás. In fact, 5 of the 7 Albuquerque HPOs are in the Central ABQ CPA. (CPOs and HPOs are



summarized in Section 5. See Figure 19 for a map of HPOs and Figure 26 for a map of CPOs in the Central ABQ CPA.)

Enhancing the city as it grows and changes is a complex, ongoing process. There are continuing efforts to invest in public infrastructure (e.g., Metropolitan Redevelopment Plans, ART, MainStreet Initiatives). Public and institutional attractions (e.g., museums, parks, city-owned land) have become more intentional about serving local residents as well as tourists and minimizing negative impacts on existing neighborhoods. Together, these investments represent a commitment to revisit flawed urban renewal efforts, strengthen existing communities, and positively contribute to the health and overall vibrancy of the Central ABQ CPA.

Recent History Considerations & Trends:

- *Public/institutional attractions (museums, parks, city-owned land)*
- *Public investment (infrastructure, ART, Redevelopment Area Plans)*
- *Private investment/development*
- *Perception of crime/safety*
- *Population growth*
- *Mix of land uses and proximity of residential and non-residential uses*



Caption: Alvarado Transportation Center



PART 3. AREA PROFILE



3. AREA PROFILE



3.1 Community Identity

Albuquerque is home to distinct and vibrant historical neighborhoods that support a wide range of urban, semi-urban, and rural lifestyles that reflect the unique history, culture, and environment of the region. This section provides a general overview of Community Identity for the Central ABQ Community Planning Area (CPA) and provides related assets and challenges based on community input. Look for programs, projects, and policies in Sections 4, 5, and 6.



Caption: Central Avenue looking East

The Area Profile describes aspects of the Central ABQ CPA, organized by the ten elements of the Comprehensive Plan. Generally, these sections provide background on the current conditions, along with summaries of assets and opportunities identified by the community.

3.1.1 ACTORS, PLANS, AND PROGRAMS



CABQ Office of Neighborhood Coordination (ONC)

[Neighborhood Association Websites](#)
[Neighborhood Sign Program](#)
[Zoning Hearing Examiner](#)



CABQ Office of Civic Engagement

[One Albuquerque Volunteers](#)



CABQ Department of Arts & Culture

[Special Event Permitting](#)
[CABQ Public Art Program](#)



CABQ Office of Equity & Inclusion

[Equity Toolkit and Reports](#)
[CABQ Office of Native American Affairs](#)
[CABQ Office of Immigrant & Refugee Affairs](#)
[CABQ Office of Black Community Engagement](#)



3.1.2 SNAPSHOT

The Central ABQ CPA encompasses the heart of Albuquerque. Today’s development continues to be influenced and shaped by the deep historical and cultural roots of this community, from the first settlements of the Tiwa people in the 1200s to the 17 Spanish estancias set up along the Camino Real. By the 1680s, the founding of “Old Town” in 1706, the arrival of the railroad in 1880 that shifted the focus from agricultural to industry in “New Town” to urban renewal in the 1950s to the 1970s.



Caption: Input Received During Community Engagement

As the Central ABQ CPA team engaged local community members, residents expressed love for their individual neighborhoods and the broader Albuquerque community, its history, cultural diversity, community spaces, multi-generational families, and public art. During public engagement, people frequently identified the deep cultural and historical roots as features that shape this community’s identity. Ties to history reflect a source of pride and contribute to a strong sense of place. People in residential areas also frequently mentioned landscaped elements and the importance of the proximity to the city center and its many amenities as key assets.



Caption: Old Town Luminaries

Assets

- Great neighborhoods
- Long-time residents
- Close to downtown
- Walkable areas
- Great parks and community events
- Central Avenue
- History and mix of cultures
- Art and culture
- Proximity to Rio Grande and Bosque

Opportunities

- Crime and public safety
- Safe places and activities for kids
- More neighborhood connections
- More neighborhood events and activities
- Housing solutions and services to address homelessness
- More art and murals
- Historic preservation

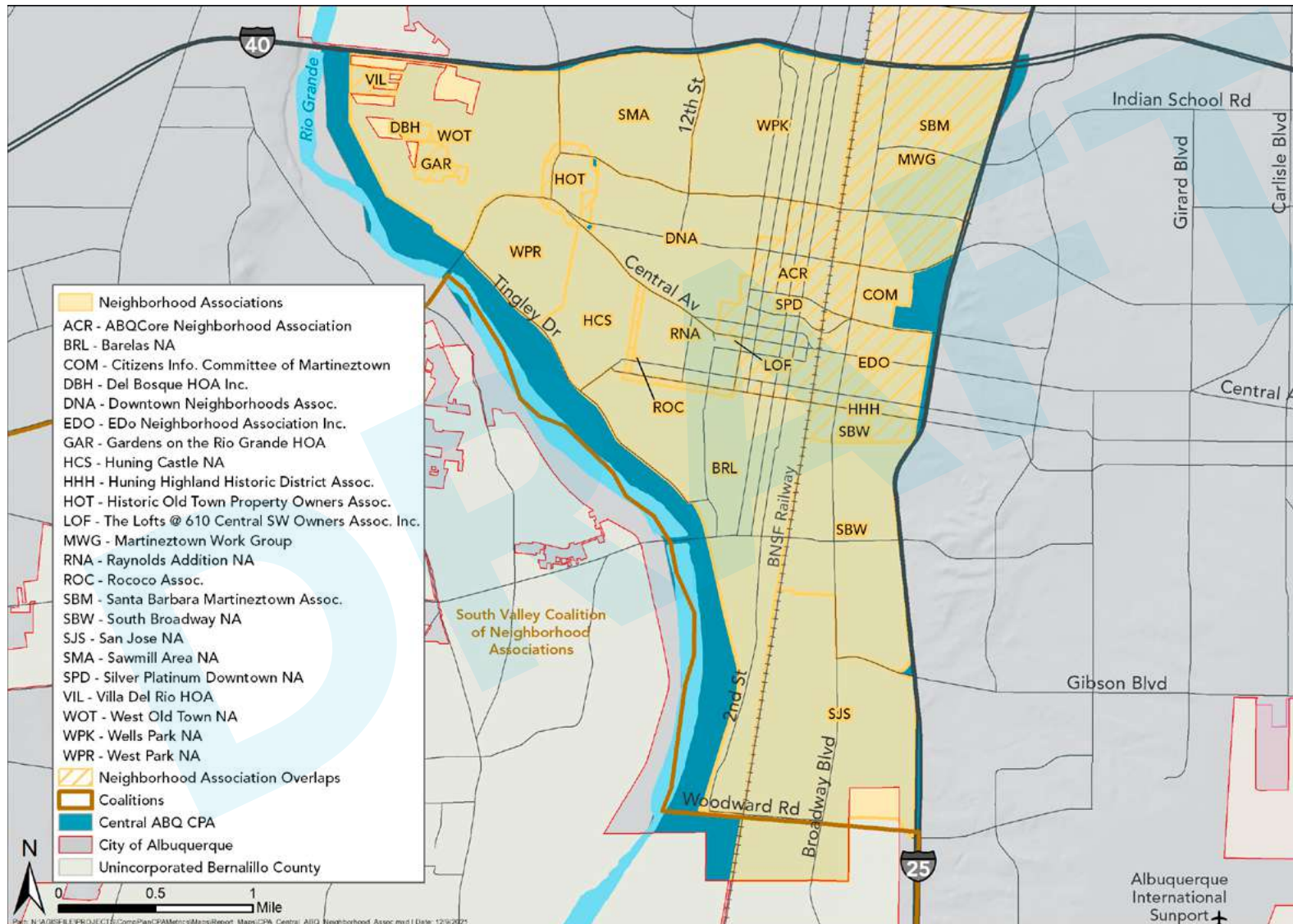


Caption: Tiguex Park Tricentennial Celebration

3.1.3 CENTRAL ABQ CPA NEIGHBORHOODS

The Central Albuquerque CPA is home to the original city centers of Albuquerque Old Town and New Town, as well as many of the area's other early settlements. Today, many of these neighborhoods share common assets and opportunities while they maintain their own history and unique character.

FIGURE 10. CENTRAL ABQ CPA - NEIGHBORHOOD ASSOCIATIONS





3.1.3.1 Old Town

Formally established in 1706, Old Town remains a center of historic traditional adobe buildings and is one of Albuquerque's top destinations, attracting visitors from near and far. San Felipe de Neri Church and the Old Town Plaza sit at the center of this walkable area, now encircled by shops, galleries, and restaurants. Several of the city's museums (Albuquerque Museum of Art and History, New Mexico Museum of Natural History and Science, Explora Science Center) contribute significantly to city cultural and educational programs and are situated along the edges of Old Town. These cultural venues can be reached by foot from the plaza. Tiguex Park is a popular green area that provides recreational space alongside the museums and historic homes. Central Avenue and Rio Grande Boulevard define the western and southern boundaries of Old Town.



Caption: Old Town Shops

3.1.3.2 West Old Town

West Old Town is located directly west of Rio Grande Boulevard, bounded by the Rio Grande, Central Ave, and I-40. Several parcels have not been annexed by the City and these properties remain part of Bernalillo County. Much of this area is still used for agriculture, with a significant number of parcels are zoned R-A (Rural and Agricultural). This zoning helps the area retain its semi-rural character. Single-family homes predominate, including both historical and newer homes often located in several gated communities. But there is one state and one federal multi-unit housing project and several manufactured home communities. Commercial services stretch

along the corridors that form the southern and eastern borders of the neighborhood, Central Avenue and Rio Grande Boulevard respectively. This neighborhood enjoys relatively high access to nature, including the ABQ BioPark and Botanic Garden and direct access to the Bosque trails along the river. Other community resources and amenities include one elementary school (Reginald Chavez), the West Old Town Park, and the Albuquerque Museum. The Duranes Ditch, built during the founding of Old Town, and the Zearing Lateral are two active acequias that run north-south through the West Old Town neighborhood, delivering water to the remaining small farms, adjoining properties, and the shade trees along their path.

3.1.3.3 Downtown

Directly to the west of Downtown lies the Downtown Neighborhood Area (DNA). This area is compiled of a number of registered historic districts, including Fourth Ward, Eighth and Forrester, Watson, Orilla De La Acequia, and Manzano Ct., as well as unregistered historic areas. The DNA is noted for its architecture, which includes a great variety of small, simple, and attractive housing types built between 1880 and 1930. Many of these homes are scaled-down versions of styles popular in the period between 1901 and 1930. Ongoing plans envision Downtown as a pedestrian-friendly streetscape united by consistent signage, lighting, and urban trails that connect Downtown to Old Town and surrounding neighborhoods. Built after the arrival of the railroad in the 1880s, Downtown is an inviting walking environment, due in part to the smaller-scale city blocks, relatively narrow streets, and an array of attractions such as art galleries, restaurants, and entertainment venues. City efforts continue to encourage revitalization through a push for mixed-use development. Recent residential and commercial growth is bringing new life to the area with higher density, multi-unit dwellings and a grocery store.



3.1.3.4 Barelás

The Barelás neighborhood is a mix of single-family and multi-family dwellings with family-owned and operated businesses concentrated along Fourth Street, which forms the backbone for the neighborhood. The South Fourth Street Historic District was part of the historic Route 66 alignment in the 1920s and became a thriving commercial corridor in the decades that followed. Many of the historic features of the neighborhood were lost due to the decline of the railroad industry, the construction of the Interstate highway system, and the urban renewal program that removed many historic homes in South Barelás. Additionally, construction of Civic Plaza on Fourth Street between Marquette and Tijeras interrupted the 4th Street thoroughfare that had historically provided a continuous north - south route through Albuquerque.

Several popular local attractions are located within the Barelás neighborhood—the ABQ BioPark Zoo, Tingley Park, the Albuquerque Rail Yards, the National Hispanic Cultural Center, and the Albuquerque Hispano Chamber of Commerce. These assets attract visitors, businesses, and first-time residents to the Barelás neighborhood. Recently, the Barelás community began work on the [4th Street Great Blocks Project](#), focused on restoring economic vitality to the neighborhood.

3.1.3.5 Huning Highlands

The historic Huning Highlands neighborhood is very walkable, with homes and businesses fronting the tree-lined streets. This residential area has easy access to Downtown, Interstate 25, and the University area via Central and Lead/Coal Avenues. Originally developed as single-family homes in the late nineteenth century, Huning Highlands as seen the conversion of many larger homes into apartments and rental properties. The area's advantageous location, increased density, unique historic style, and mature tree-lined streets are attracting increased investment and restoration.

The area along Central Avenue and Broadway Avenue within Huning Highland is known as East Downtown (EDo). EDo was established to support the business community in close collaboration and cooperation with the surrounding residential neighbors. EDo's primary focus is economic revitalization. The construction of adjacent interstates (I-25 and I-40) and accelerated auto-oriented growth farther from the Downtown core pulled businesses and residents away from the area in the 1950s. The highway continued to serve as a barrier to redevelopment for decades. The EDo neighborhood now boasts a live/work, mixed-use urban environment, and redevelopment efforts now concentrate on walkability, adaptive reuse of existing buildings, and the development of vacant lots.



Caption: Barelás Park Dedication



Caption: EDo Neighborhood



3.1.3.6 South Martineztown

South Martineztown has a distinct history of community collaboration, notably creating a grassroots process that successfully stopped the relocation of South Martineztown residents during the urban renewal program of the 1970's. The neighborhood is home to family and senior public housing units for all income levels. In the past 50 years, South Martineztown has been transformed from a blighted area, a Federal disaster area, and a Superfund site into a vibrant, mixed-income, walkable residential neighborhood adjacent to the Downtown core. Martineztown Park is part of the National Park System along the Camino Real. The Acequia Madre Crossing and three major public art installations enhance the quality of life in the neighborhood.

3.1.3.7 Santa Barbara / Martineztown

Santa Barbara / Martineztown was established as an agricultural settlement in the 1850s. The neighborhood center sits below a mesa ridge where Albuquerque High School, Embassy Suites, New Heart Fitness and Health, and TriCore Laboratories are located. The neighborhood is edged by Interstate 25 to the east. San Ignacio Catholic Church sits on a prominent location at the top of the eastern mesa slope. Despite being zoned for commerce and light manufacturing in the 1950s, much of the community still maintains the look and feel of a small village: winding streets, small, low houses, and narrow and irregularly shaped lots. In many

cases, land in the area has been handed down through generations, tying family, tradition, and culture to the land. Santa Barbara / Martineztown residents are working with the city's Historic Preservation Division to consider a new Historic Protection Overlay zone for the neighborhood, with the goal of protecting historical, architectural, or cultural assets.

3.1.3.8 Sawmill / Wells Park

Originally farms built on wetlands, the Wells Park and Sawmill neighborhoods became a major employment center of industrial and commercial uses. The neighborhoods also include housing originally developed for railroad and sawmill workers. Immediately north of Old Town and Downtown, the push for economic development in and around Old Town, and the establishment of the City's Museum District have boosted environmental cleanup, investment, and revitalization for these neighborhoods. Local stakeholders (e.g., the Sawmill Community Land Trust, neighborhood associations, etc.) initiated many of the residential development efforts that include affordable housing and economic opportunities for low- to moderate-income residents. Today, this area is a mix of historic homes, artist studios, breweries, and small businesses. More recent investments in both the Sawmill and Wells Park neighborhoods are attracting a significant number of tourists and new residents to the area.



Caption: South Martineztown Acequia Madre Crossing



Caption: Sawmill Market



3.1.3.9 South Broadway

South Broadway is located in the southeastern portion of the Central CPA boundary adjacent to the Rail Yard site. Properties in South Broadway are mainly homes, small businesses, and more intense commercial and industrial parcels at the southern end of the neighborhood. Adding to the rich cultural diversity, in the early 1900s, South Broadway was home to the city's largest African American community. During this time the neighborhood was primarily working class, and residents were employed by the railroad shops or the iron foundry located along the railroad tracks near Commercial Street and Pacific Avenue.

The South Broadway Cultural Center serves as an event and exhibit resource for community members and artists in the area. Previously a small storefront and library, it was redeveloped in 1994 to replace the storefront with an artistic center for South Broadway. The famous John Lewis Theatre now hosts a variety of events, and the Community Room serves as a popular community meeting space.

3.1.3.10 San Jose

San Jose is located at the southern boundary of the Central ABQ CPA boundary, east of the railroad. The San Jose neighborhood is characterized by single-family homes to the north and east, and larger parcels with commercial and industrial business at the southern end of the community. The prolonged concentration of industrial sites, some of which are still active, has created

public health issues. Air and groundwater contamination concerns warranted the designation of two federal Superfund sites in the area. These challenges have contributed to distrust of government but have also strengthened resolve and community connections. San Jose residents have advocated for area improvements related to affordable housing, infrastructure improvements, and creating spaces within the community that can serve as destinations for local residents.

3.1.3.11 Huning Castle

The Huning Castle neighborhood was initially platted in 1928. It was developed around Albuquerque's second Country Club between Old Town and New Town, and south of Central Avenue. This neighborhood boasts broad, tree-lined streets and elegant homes, several of which have been accepted to the National Register of Historic Places for their fine design. The neighborhood enjoys easy access to the river and parks, along with landmarks such as the ABQ BioPark Zoo, Tingley Beach, and Albuquerque Little Theater. Huning Castle hosts one of the City's annual Christmas Eve luminaria displays.

3.1.3.12 West Park

The West Park neighborhood is bounded to the north and west by Central Avenue and encompasses the Albuquerque Country Club to the south. The small residential area was platted in the late 1920s. Most of the housing in this neighborhood was built in the 1930s and 1940s after the Middle Rio Grande

Conservancy District (MRGCD) completed a drain and dam system on the Rio Grande to reduce flooding. The neighborhood includes a mix of single-family homes, duplexes, and courtyard apartments along the northern and western edges of the golf course. The neighborhood also includes historic US Route 66 (Central Avenue) and the Rio Grande, which positions this neighborhood in walking distance of many city amenities, including the river, BioPark, Tingley Beach, and Old Town. The historic 1937 El Vado Motel was recently redeveloped to include a taproom, micro retail, and apartments. While recent new development and redevelopment initiatives in the area are welcomed by neighborhood residents, they are also concerned with increased use of street parking in the West Park neighborhood.

3.1.3.13 Raynolds Addition

The Raynolds Addition sits between Huning Castle on the east and Downtown on the West. The neighborhood enjoys established trees, many nearby parks (e.g., Robinson Park, Bennie Hargrove Park, Tingley Beach, Rio Grande Park, and the ABQ BioPark). Beginning in the 1990s, an activated Raynolds Neighborhood Association began a push for community revitalization by painting murals, planting xeric gardens, helping redesign the formerly named Washington Park (now Bennie Hargrove Park), and adding a new neighborhood entrance. The Neighborhood Association also staffs the bike valet at the seasonal Downtown Grower's Market.



3.2 Land Use



Caption: Affordable Housing Development on 2nd Street

The types and designs of land uses influence the ways the community members experience a place, from shaping housing options to growing economic opportunities and impacting environmental quality. The Comp Plan shapes growth using a Centers and Corridors framework. New development and redevelopment will be encouraged in existing centers and connected by a strong transportation network. The Centers and Corridors framework encourages a range of vibrant places with varying activity intensity and development densities with development appropriately scaled to protect existing single-family neighborhoods and rural areas.

Within this framework, land use decisions are regulated by zoning code, contained in the Integrated Development Ordinance (IDO). The Centers & Corridors and zoning within Central ABQ are summarized in the following pages. They are described in more detail in the policy analysis (Part 5 of this report).

3.2.1 ACTORS, PLANS, & PROGRAMS



Boards & Commissions

[Albuquerque City Council](#)
[Development Hearing Officer](#)
[Environmental Planning Commission](#)
[Landmarks Commission](#)
[Zoning Hearing Examiner](#)



CABQ Planning Department

[Albuquerque / Bernalillo County \(ABC\) Comprehensive Plan](#)
[Albuquerque Geographic Information System \(AGIS\)](#)
[Case Tracking & Research](#)
[Code Enforcement](#)
[Development Review Services](#)
[Integrated Development Ordinance \(IDO\)](#)
[IDO Interactive Zoning Map](#)



CABQ Department of Municipal Development (DMD)



CABQ Office of Neighborhood Coordination (ONC)

[Neighborhood Association Websites](#)
[Neighborhood Sign Program](#)
[Zoning Hearing Examiner](#)

3.2.2 SNAPSHOT

Two Activity Centers — Old Town and Bridge/4th in Barelás—are intended to provide convenient day-to-day services at a neighborhood scale. There are 3 designated Main Street Corridors in the Central ABQ CPA are: Central Avenue, Broadway Boulevard, and Fourth Street.

Main Street Corridors allow higher building density and a greater intensity of land use to accommodate retail space, offices, and services in addition to residential uses. Outside of the Centers and Corridors, residential uses predominate, but there are substantial industrial uses clustered along the Burlington Northern Santa Fe (BNSF) railway as well as Interstate 25 and Interstate 40 (I-25 and I-40). Remnants of the City’s agrarian base (44 acres covered by rural and agricultural designated parcels) can still be found in the northwestern corner of the Central ABQ CPA in the West Old Town neighborhood. These spaces augment the expanse of green space found in the area’s parks and open space. A map of Center & Corridors in the Central ABQ CPA is provided in Section 5.

Assets

- *Urban center*
- *Historic center*
- *Parks & open space*
- *Mixed-use*
- *Development density*

Opportunities

- *Infill development of surface parking lots and vacant properties*
- *Density to support live / work / eat / shop areas*
- *Improved parking standards*
- *Reduced industry impact*

During community engagement, Central ABQ CPA community members celebrated the area’s walkability, convenient location, and mix of uses while feeling challenged by City planning processes and restrictions. Community members prioritized mixed-use and infill development that honors existing residential areas and better connects all uses through multimodal transportation options.

FIGURE 11. LAND USE CATEGORY PERCENTAGE

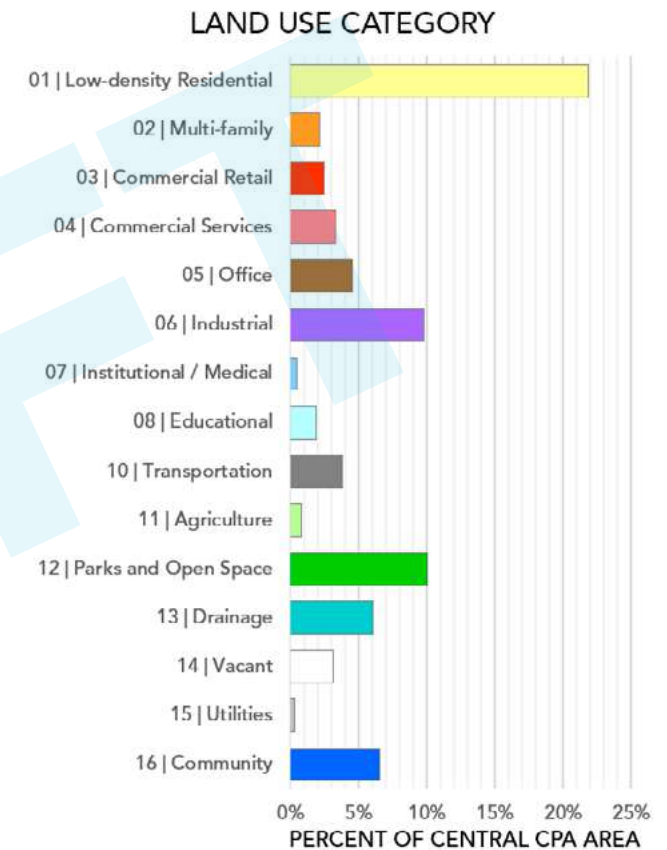


FIGURE 12. CENTRAL ABQ CPA - LAND USE

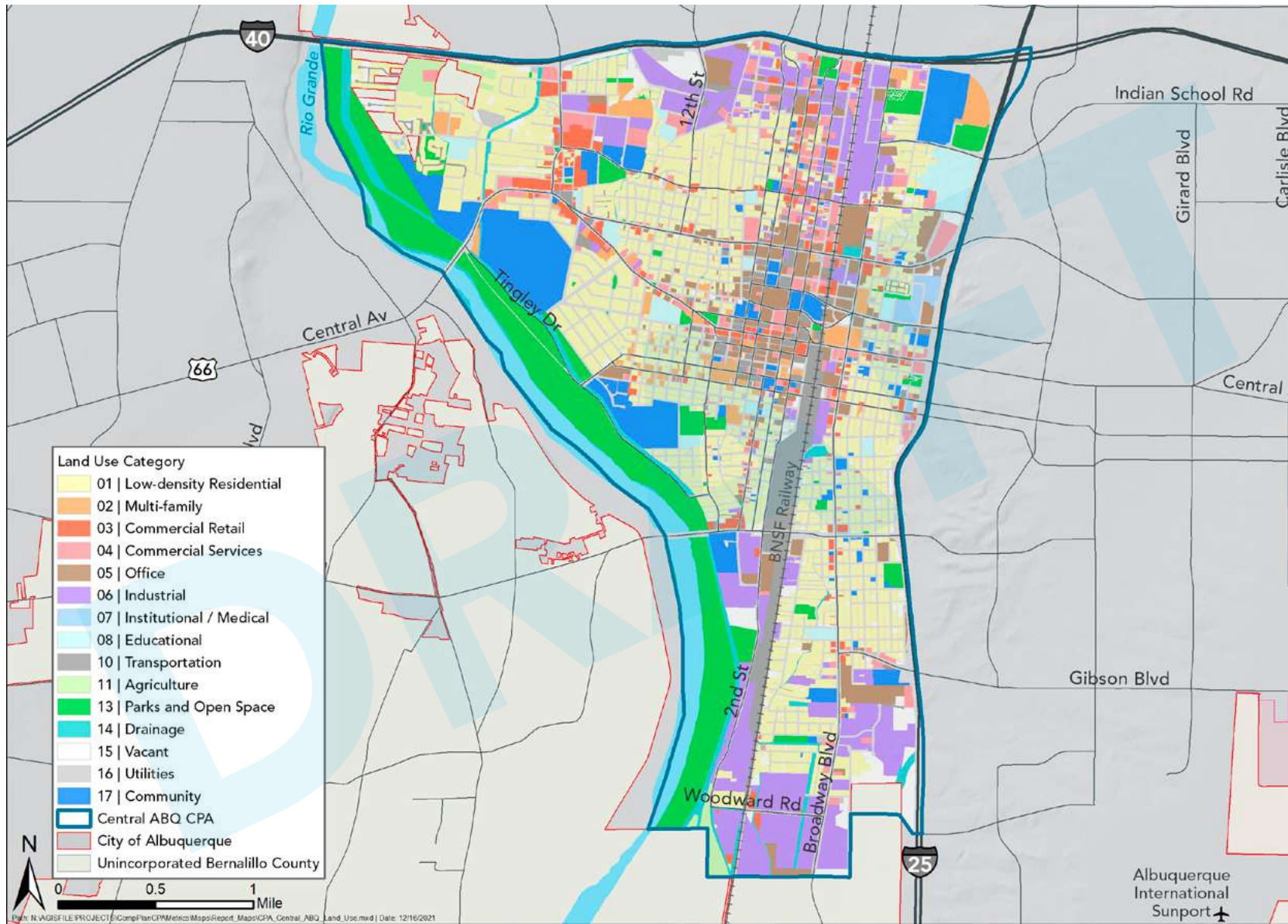
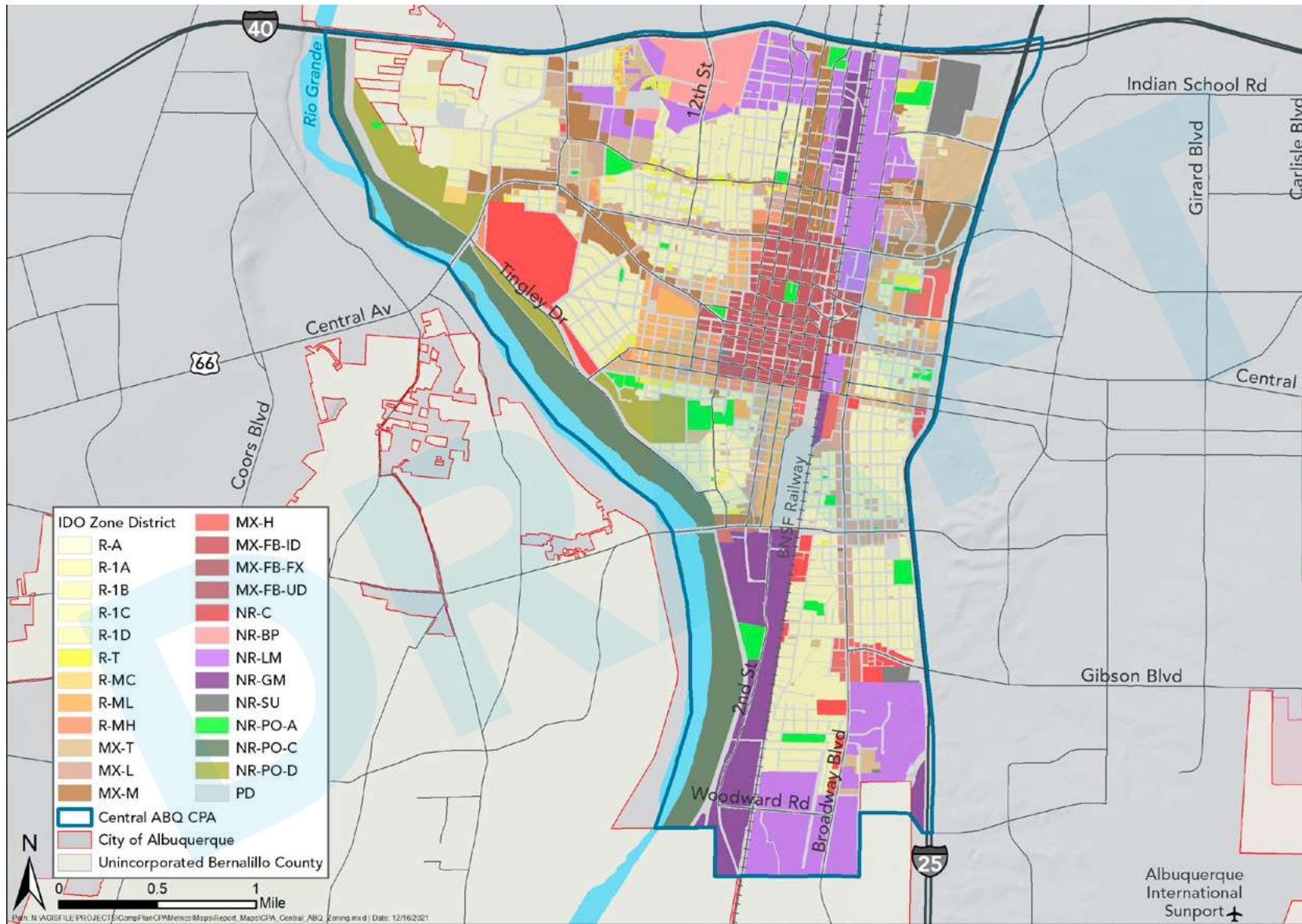


FIGURE 13. CENTRAL ABQ CPA - ZONING





3.3 Transportation



Connections between the places where residents live, work, play, and learn is key to enhancing quality of life. What’s needed in terms of transportation infrastructure and services depends on the population and demographic make-up of different areas, the types and mix of land uses, and lifestyle choices, all of which change over time. This section provides an overview of Transportation in the Central ABQ CPA, reviews related assets and challenges, and includes community input on this element.

3.3.1 ACTORS, PLANS, & PROGRAMS



CABQ Department of Municipal Development (DMD)

[Vision Zero Action Plan](#)
[Neighborhood Traffic Management Program](#)
[Capital Implementation Program \(CIP\)](#)
[ADA Transition Plan](#)
[Municipal Development Projects Map](#)



Mid Region Council of Governments (MRCOG)

[Mid Region Metropolitan Planning Organization](#)
[Transportation Improvement Program](#)
[ADA Transition Plan](#)
[Connections 2040 Metropolitan Transportation Plan \(MTP\)](#)
[Rio Metro Rail Runner](#)



CABQ Transit Department (ABQ RIDE)

[Routes & Schedules](#)



CABQ Parks & Recreation

[City Parks](#)
[Dog Parks](#)
[Bikeways & Trails Facility Plan](#)
[Open Space Maps](#)



New Mexico Department of Transportation (NMDOT)

[Active Projects](#)



Bernalillo County Public Works



3.3.2 SNAPSHOT

The Central ABQ CPA has a wide variety of transportation options—bus, train, automobile, bicycle, and pedestrian—in addition to easy access to the city airport. Developed before the automobile, Central ABQ was originally built as a compact and easily walkable district and has maintained that character over time.

The transportation network grew from traditional waterways and unpaved roads for pedestrians and wagons in the 18th century, to bicycles, trolleys, and railways in the 19th century, into a network that accommodated motorized vehicles in the twentieth century. Overall, the combined pre- and post-railroad development styles have resulted in a mix of slow moving, narrow and irregular streets in many historic village areas that are amenable to pedestrians, and broad, fast-moving traffic corridors responsive to auto-oriented traffic or train service. Located at the southeastern edge of Downtown, the Alvarado Transportation Center is an existing multimodal transit hub that provides connections to ABQ Ride, as well as Amtrak, the Rail Runner Express, and Greyhound bus services.

Assets

- *Multi-modal possibilities*
- *Great connections between travel modes*
- *Walkable neighborhoods*
- *Bicycle friendly areas*
- *Low traffic speeds in areas*

Opportunities

- *Better ADA compliance*
- *Design for pedestrian safety*
- *Reduced traffic noise and speeds*
- *Better/ more crosswalks*
- *Additional bicycle safety elements*
- *Better signage*

During the engagement process, walkability ranked among the most commonly mentioned assets in the Central ABQ CPA, followed by bicycle access. The community views safe and accessible pedestrian infrastructure as a strength and a priority for a welcoming downtown, boosting the local economy, supporting public safety, and enhancing parks and open space. The community expressed concerns about safety, and security when walking in some areas and requested more destinations so that more people walking would provide safety in numbers, increasing a sense of safety and deterring undesirable activity.



Caption: Alvarado Transportation center

FIGURE 14. CENTRAL ABQ CPA - BIKEWAY & TRAIL FACILITIES

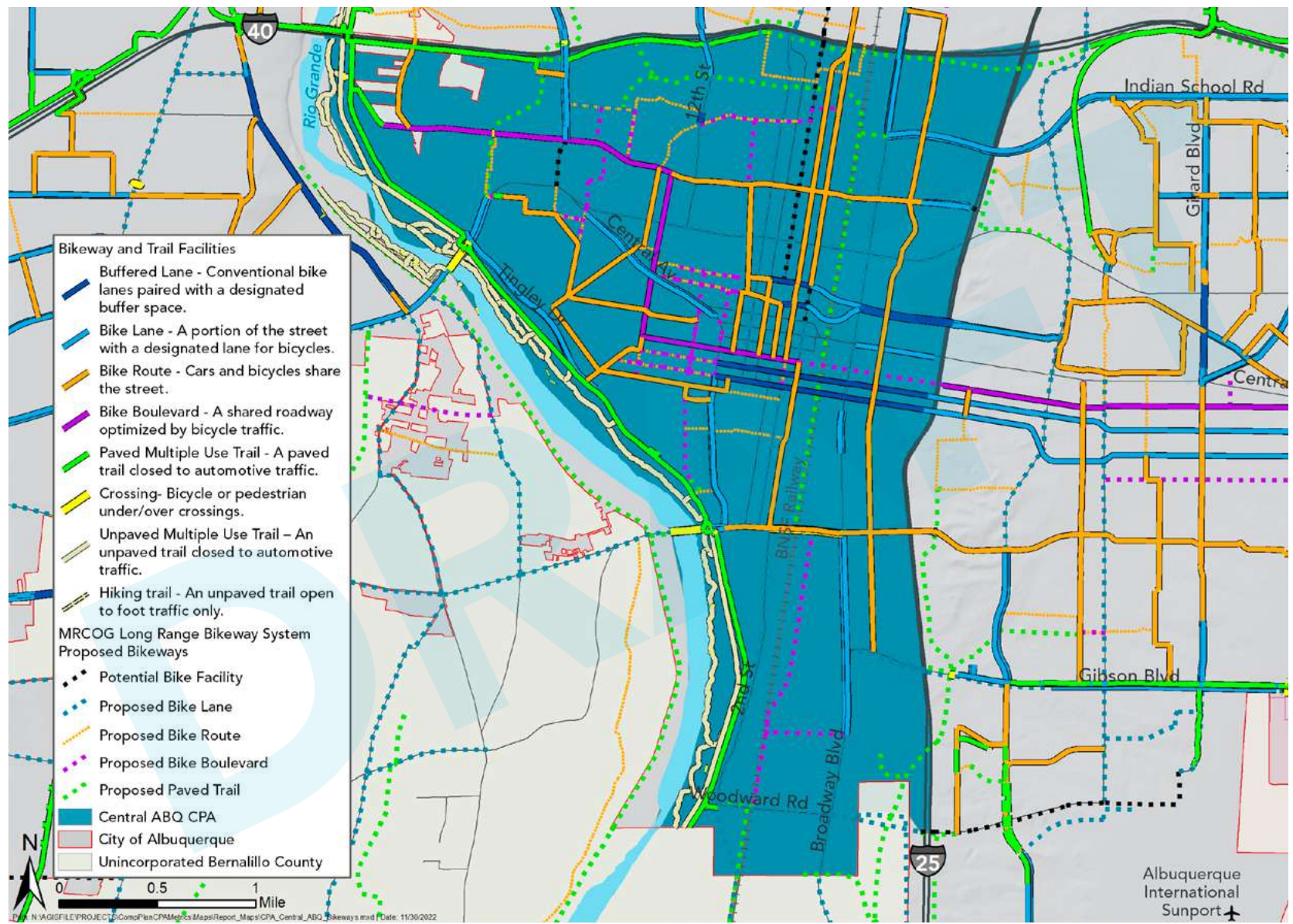
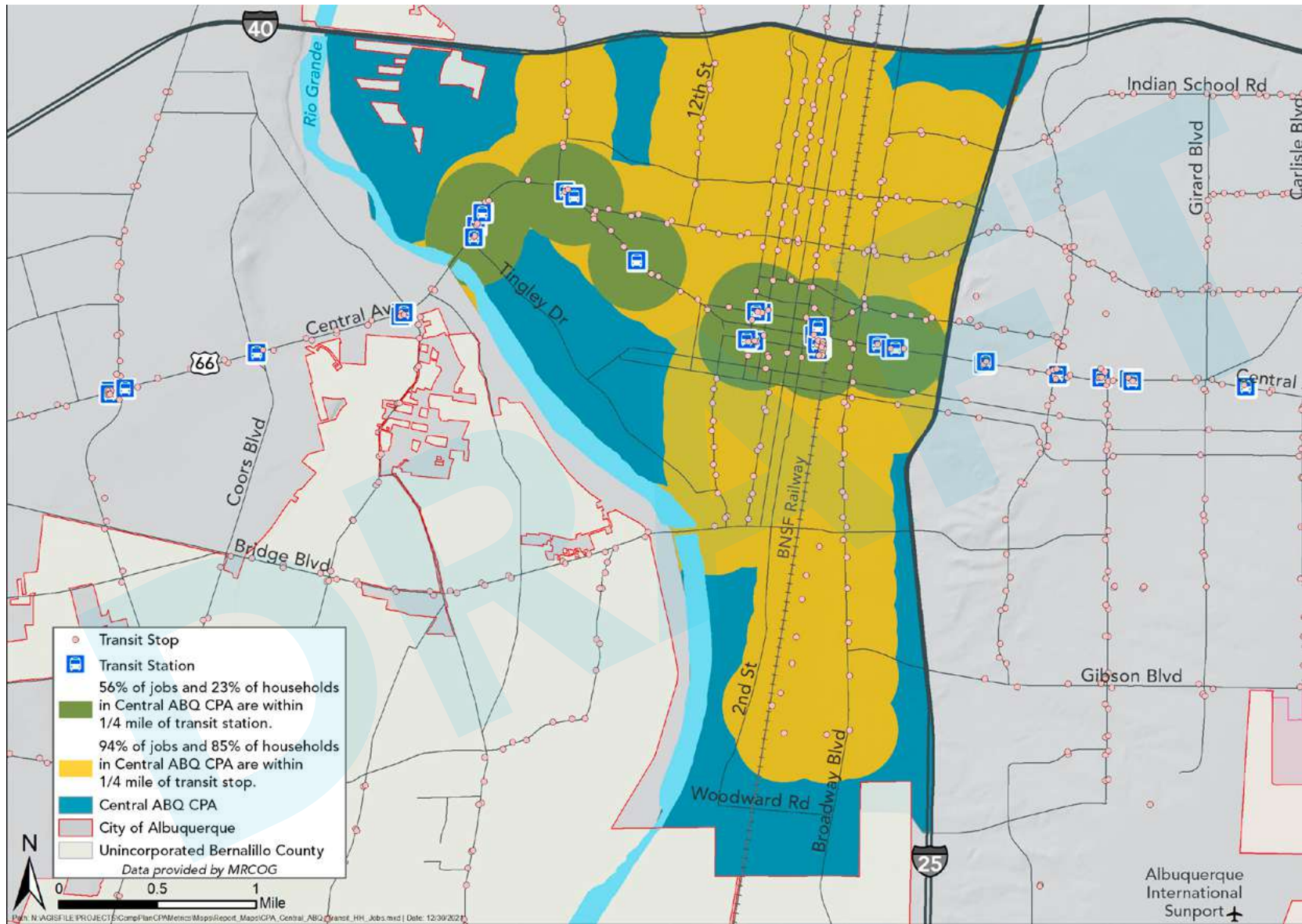


FIGURE 16. CENTRAL ABQ CPA - 1/4 MILES ACCESS TO TRANSIT





3.4 Urban Design



The design of buildings, roads, green space, and infrastructure contribute to the health and well-being of a community. A healthy community is safe, comfortable, and has economic vitality. This section provides an overview of Urban Design in the Central ABQ CPA, reviews related assets and challenges, and includes community input on this element.

3.4.1 ACTORS, PLANS, & PROGRAMS



Boards & Commissions

[Albuquerque City Council - Appeals Development Process Manual Executive Committee](#)
[Environmental Planning Commission](#)
[Landmarks Commission](#)
[Zoning Hearing Examiner](#)
[Development Hearing Officer](#)



CABQ Planning Department

[Albuquerque / Bernalillo County \(ABC\) Comprehensive Plan](#)
[Code Enforcement](#)
[Development Process Manual \(DPM\)](#)
[Interactive Development Ordinance \(IDO\)](#)



CABQ Department of Municipal Development (DMD)

[Capital Implementation Program \(CIP\)](#)



311 Community Contact Center

[311 app](#)



Mid Region Council of Governments (MRCOG)

[Long Range Transportation System Guide](#)

3.4.2 SNAPSHOT

The network of roads, irrigation ditches, and landscape established in pre-industrial, agricultural communities are still visible in the current layout of the area’s lots and buildings. Industry accelerated the subdivision of farmland into newly platted yet still walkable neighborhoods in the late 1800s.

Auto-oriented development in the mid-1900s shifted the pattern to larger blocks and businesses that oriented along corridors, especially along Central Avenue, 4th Street, Broadway Boulevard, and Rio Grande Boulevard. The Central ABQ CPA lost many of the businesses and residents, but retained the character remnant of the pre-

Assets

- *Density*
- *Walkability (Scale)*
- *Location*
- *Mixed use*
- *Easy access to parks & open space*

Opportunities

- *Tree canopy along streetscapes/ urban forestry elements*
- *Link between density and the walkability of a neighborhood*
- *Safer and more walkable streets*
- *Appropriate scale and design*
- *Additional public art*

industrial neighborhoods. Several of these neighborhoods, including Old Town, Sawmill, and Barelás, have maintained much of their walkable scale and development patterns.

During community engagement, residents emphasized walkability as a priority, in keeping with the “small city” feeling. Improved personal security and safety were among the most commonly mentioned opportunities for improvement, as well as the need for more and better destinations. Suggestions included more commercial, residential, and mixed-use development, higher density, increased building height, and promoting more cultural corridors. Other common themes included: more tree canopy along streets and increased maintenance and clean-up of developed spaces like parks. Residents noted the importance of new and maintained streetscapes and the distinct development character of downtown buildings.



Caption: Rio Grande Park



3.5 Economic Development



Each CPA has unique assets, businesses, and industries that contribute to the character of its neighborhoods, provide employment, and offer goods and services to residents and visitors. There are also many programs and organizations throughout the city dedicated to entrepreneurship and workforce development. This section provides an overview of Economic Development in the Central ABQ CPA, reviews related assets and challenges, and includes community input regarding this element.

3.5.1 ACTORS, PLANS, & PROGRAMS



[CABQ Economic Development Department](#)
 Small Business Office
 ABQ 66
 Economic Development Incentives



[CABQ Metropolitan Redevelopment Agency \(MRA\)](#)
 Redevelopment Areas
 Redevelopment Incentives



[New Mexico MainStreet](#)



[311 Community Contact Center](#)
 311 App



[CABQ Planning Department](#)
 Interactive Development Ordinance (IDO)
 Business Registration
 Code Enforcement



[CABQ Department of Arts & Culture](#)
 Rail Yards Market



[Albuquerque Fire Rescue \(AFR\)](#)
 ADAPT Program



3.5.2 SNAPSHOT

The Central ABQ CPA has a high concentration of economic activity, with more than three jobs for every housing unit. The Albuquerque Downtown area is a regional hub for government, services, and retail employment. While the Central ABQ CPA is a hub of economic opportunity, it also has a high proportion of low-income households. Nearly half of Central ABQ CPA households have annual incomes under \$30,000. Nearly 30% of the Central ABQ CPA population lives at or below federal poverty levels, and over 50% of the CPA area is defined as a part of a Pocket of Poverty, or an area with at least 10,000 people or 10% of a city's population where at least 70% of residents have incomes below 80% of the Area Median Income (AMI).



Caption: Rail Yards Market

Assets

- *Diversity of local food establishments, retail businesses, breweries, and distilleries*
- *Growing film industry production and training*
- *Walkability*
- *Rail Yards activities*

Opportunities

- *More direct collaboration between businesses and the city*
- *Redevelopment opportunities*
- *Employment and training opportunities*
- *Retail space available for more businesses to locate Downtown*
- *Available buildings, surface parking lots, and vacant lots*
- *Shopping and fresh food at the Rail Yards Market*
- *Better grocery access*

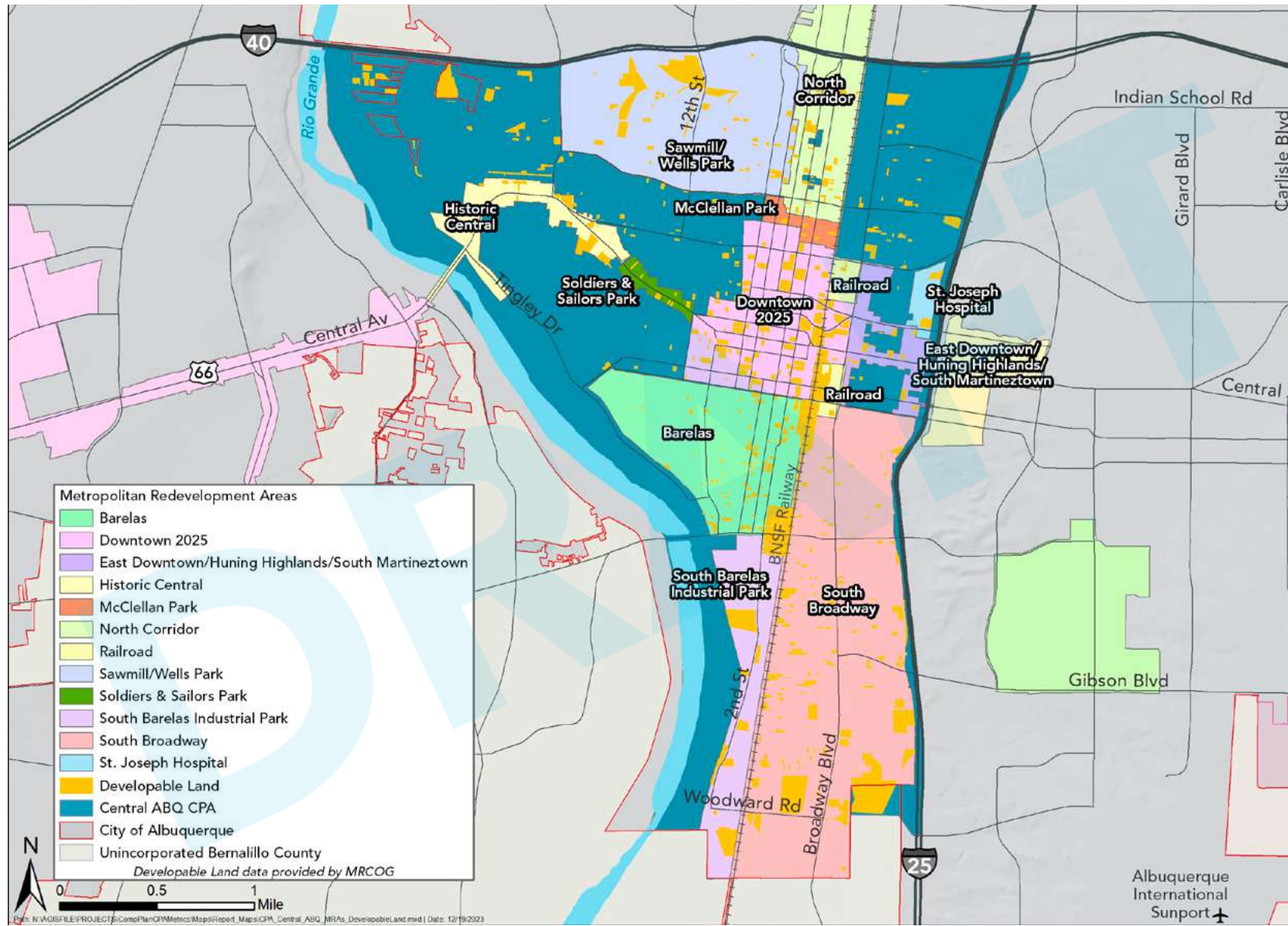
City policies, public investments, and other strategic tools are intended to help support the local economy and create opportunities for current residents and future growth. The Metropolitan Redevelopment Agency (MRA) creates public-private partnerships aimed at providing opportunities for local residents and businesses to thrive. (Metropolitan Redevelopment Areas are discussed in Section 4 and 5). The Rail Yards is home to

the popular weekend Rail Yards Market, has been used as a film location, and is planned to be the Central New Mexico Community College Media Academy headquarters.

In addition to the many locally-serving facilities, such amenities as the City's BioPark with 4 facilities—Zoo, Aquarium, Botanic Garden and Tingley Beach area—attract more than 1.5 million visitors each year and is the top-visited tourist destination in New Mexico. The National Hispanic Cultural Center and Albuquerque Convention Center are also cultural resources that draw visitors to the area.

Residents would like Economic Development initiatives that include collaborative problem-solving with support for local solutions, e.g. encouraging and helping local businesses. Community members made various suggestions of activating community by increasing mixed-use infill that would support additional family-friendly destinations and address affordable housing issues. Despite the recent upgrade and addition to grocery options, there were various calls for more grocery and growers market opportunities. In particular, the South Broadway and Barelás neighborhoods have limited full-service grocery options.

FIGURE 17. CENTRAL ABQ CPA - METROPOLITAN REDEVELOPMENT AREA+ DEVELOPABLE LAND





3.6 Housing



Every CPA has a unique mix of existing housing types and needs. This section provides an overview of housing within the Central ABQ CPA, reviews related assets and challenges, and includes community input on this element.

3.6.1 ACTORS, PLANS, & PROGRAMS



Albuquerque Housing Authority
 AHA Housing Development Corporation (AHA-HDC)



CABQ Family and Community Services Department (FCS)
 Community Development Programs and Services
 Consolidated Housing Plan
 Community Needs Assessment
 Homeless Services Division
 Affordable Housing Committee



New Mexico Mortgage Finance Authority
 Housing Assistance
 LIHTC Program Overview
 Qualified Allocation Plan



Albuquerque Affordable Housing Coalition (AAHC)



CABQ Planning Department
 Interactive Development Ordinance (IDO)
 Code Enforcement



CABQ Department of Senior Affairs



Homewise



3.6.2 SNAPSHOT

Single-family detached units comprise more than half of the housing stock within the Central ABQ CPA. Overall, the Central Albuquerque area has a higher number of renters (59%) than home owners (41%), with over 55% of all renters and 25% of homeowners paying more than 30% of their income on housing costs.

While some residents greatly appreciated the mix and variety of historic homes and multi-family residences in the area, community members identified increased rents, high home prices, rising home maintenance costs, and gentrification as top priorities. Community members also cited an overall lack of housing, indicating a need for a



Caption: Existing Housing

Assets

- *A variety of residential types and scales*
- *Varying architectural styles*
- *Historic homes*
- *Mixed-use*

Opportunities

- *Reuse vacant parcels*
- *Convert parking to multi-family residences*
- *Redevelop vacant and abandoned homes and buildings*
- *Address rising housing costs*
- *Help cost-burdened households*
- *Encourage multi-generational living arrangements*

variety of housing options, permanently affordable housing, and greater housing stability for the unhoused. Community members pointed to vacant properties and parking lots in the area as potential sites for new housing development.

Nationally there is growing interest in converting properties to short-term rentals, such as Air BnBs, which may reduce the overall housing supply. The City Council recently considered imposing caps on short-term rentals, but the proposed legislation ([O-23-69](#)) did not pass. Concerns about the effects on affordability and displacement continue to be raised.



Caption: Existing Apartment Rentals



3.7 Parks & Open Space



Parks, open space, and trails provide recreational opportunities, a space for community gatherings, environmental benefits, and generally, healthier neighborhoods and communities. Each CPA has a unique relationship to parks and open space, from large-scale natural settings and trail systems in some areas to reduced access and investment in others. This section provides an overview of Parks & Open Space in the Central ABQ CPA, reviews related assets and challenges, and includes community input on this element.

3.7.1 ACTORS, PLANS, & PROGRAMS



CABQ Parks & Recreation

Parks Management
Open Space Division
Aquatics
Recreation
Bikeways & Trails Facility Plan
Esperanza Bicycle Safety Education Center
Featured Projects
Volunteer Opportunities
Park Pop-up Program



Albuquerque Public Schools

Facilities Usage Procedures



Middle Rio Grande Conservancy District



3.7.2 SNAPSHOT

Community members identified parks and open spaces as one of Central ABQ CPA's greatest assets. Over 25 parks, including two dog parks, of various sizes are spread throughout the CPA and cover about 10% of the land area. The ratio of developed parkland (115 acres) to population is about 4.8 acres per 1,000 people. When compared to the other 11 CPAs, the Central ABQ CPA ranks the highest for the percentage of people (97%) living within a 10-minute walk of a city park.

Central Albuquerque area parks are administered by the City Parks and Recreation Department. The Rio Grande Valley State Park, which runs along both

Assets

- Large and small parks scatter through neighborhoods
- Access to Bosque Trails
- Dog parks
- Green space in an urban environment

Opportunities

- Additional green space
- Tree planting
- Increased park maintenance
- Restrooms in parks

sides of the river, is part of the Albuquerque Open Space and offers miles of paved and unpaved multi-use trail corridors that connect neighborhoods along the Bosque. A mix of paved and unpaved trails also connect local communities to the BioPark, Tingley Park, and the National Hispanic Cultural Center. In addition to capital projects, the Parks Department offers programs to provide the community with access to park resources. For example, the Park Pop-Up Program invites neighborhood groups, associations, non-profits, and educational institutions to initiate community-led recreational, arts, culture, and educational programming in City parks.

Many public comments mentioned protecting, improving, and expanding park and open space assets. Residents have requested additional pocket parks and green space in designated drainage areas, dog parks, skate parks, splash pads, and picnic areas. Safety was a noted concern in some locations, with walking trails and Dennis Chavez park repeatedly mentioned as places that felt unsafe. Many of these concerns related to the presence and activities of the unhoused population residing in the Central ABQ CPA, along with residents voicing support for additional transitional housing options and mental health services dispersed throughout the city to address this issue.

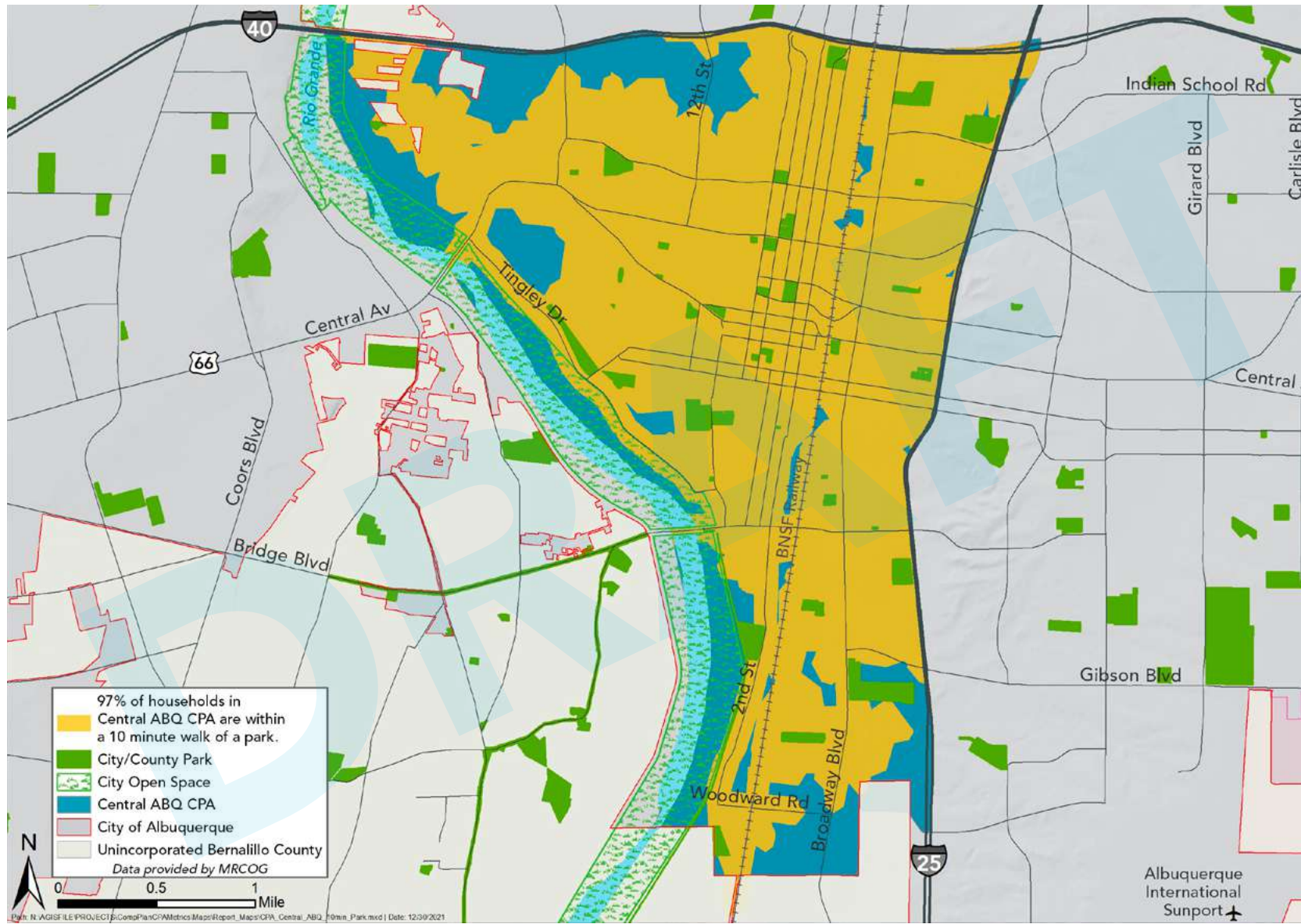


Caption: Downtown Growers Market



Caption: Max Ramirez Park

FIGURE 18. CENTRAL ABQ CPA - ACCESS TO PARKS AND OPEN SPACE FACILITIES





3.8 Heritage Conservation



Albuquerque has a diverse history and culture, reflected in the numerous heritage sites, cultural services, and archaeological resources. This section provides an overview of Heritage Conservation in the Central CPA, reviews related assets and challenges, and includes community input on this element.

3.8.1 ACTORS, PLANS, & PROGRAMS



CABQ Planning Department

[Albuquerque / Bernalillo County \(ABC\) Comprehensive Plan](#)
[Case Tracking & Research](#)
[Code Enforcement](#)
[Historic Preservation Division](#)
[Historic Protection Overlay Zones](#)
[Interactive Development Ordinance \(IDO\)](#)
[IDO Interactive Map](#)



CABQ Department of Arts & Culture

[CABQ Public Art Program](#)
[Special Event Permitting](#)



State of New Mexico Historic Preservation Division

[Camino Real de Tierra Adentro Trail Association \(CARTA\)](#)



3.8.2 SNAPSHOT

The Central ABQ CPA has a rich and diverse heritage that is evident in the architecture, development patterns, and the strong tie residents have to the land. Heritage conservation consists of all actions that help preserve the city’s inherited cultural resources from damaging change. Conserving the significant, long celebrated heritage within the Central ABQ CPA strengthens residents’ sense of identity and emphasizes connections between the past and future, thereby contributing to a sense of place.

Community residents repeatedly described how their neighborhood directly reflected the history of the area, especially with regard to the areas’ unique historic architecture, buildings and spaces (e.g., the Rail



Caption: House Style 1900’s - Hunning Highland

Assets

- Historic districts, landmarks, and places
- Unique community character
- Acequia and ditch thoroughfares
- Public art
- Multi-generational (founding) families
- Ongoing historic preservation measures
- Walking tours

Opportunities

- Invest resources in historic areas
- Add historic markers
- Highlight unique history; add signage
- Definitely characterize historic neighborhoods
- Address displacement and gentrification
- Facilitate repairs and renovation



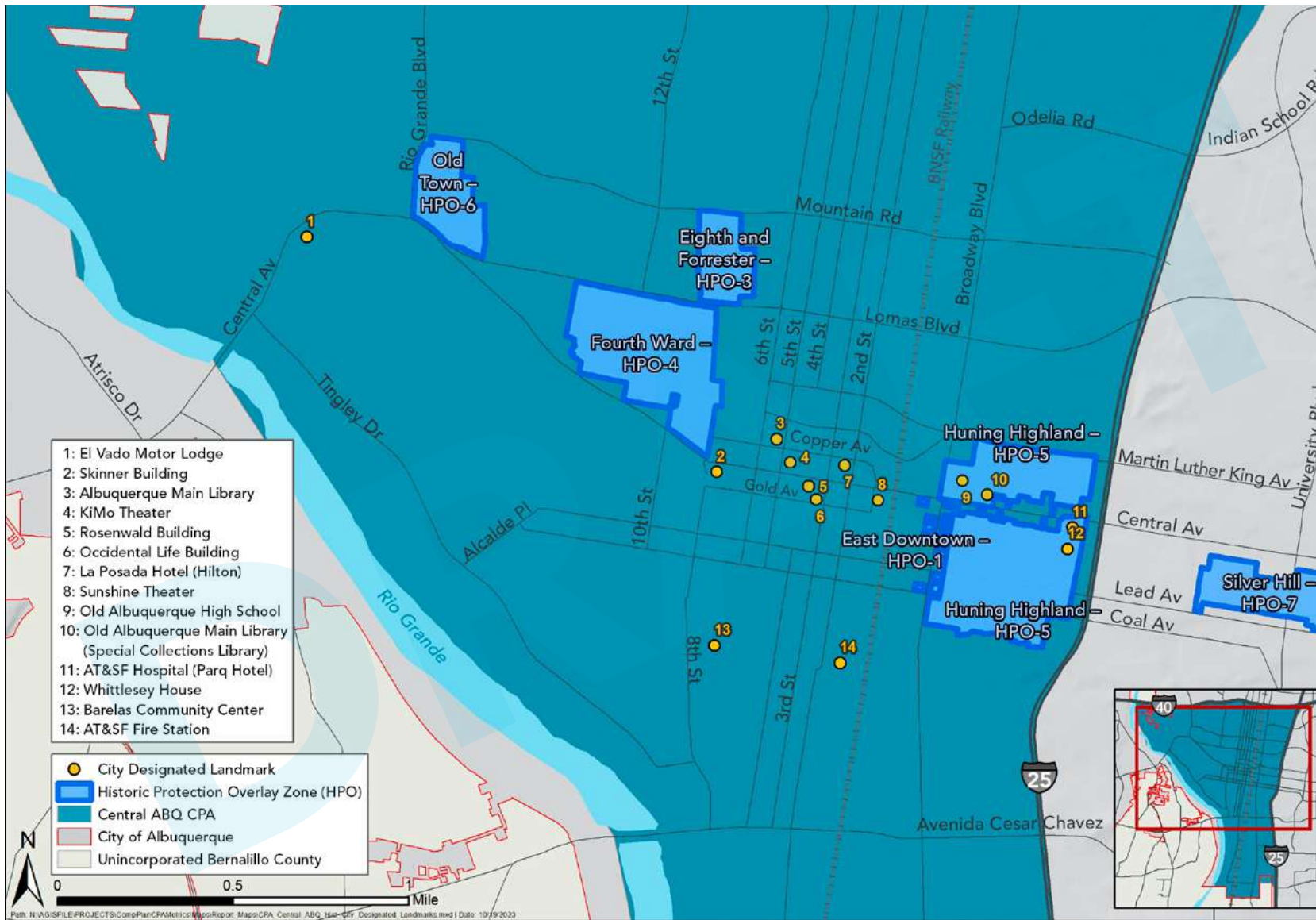
Caption: Heritage Art

Yards, Old Town, San Ignacio church, the Harwood Art Center, the National Hispanic Cultural Center, and acequias). The Central ABQ CPA boasts 10 registered Historic Preservation Districts, 14 City Landmarks, and 108 Registered Historic Places, which are regulated by 5 Historic Preservation Overlay Zones (HPOs) and 7 Character Protection Overlay Zones (CPOs).

See Figure 19 for a map of City Historic Designations. A map of the CPOs is provided in Appendix A, along with a map of State and Federal historic designations.

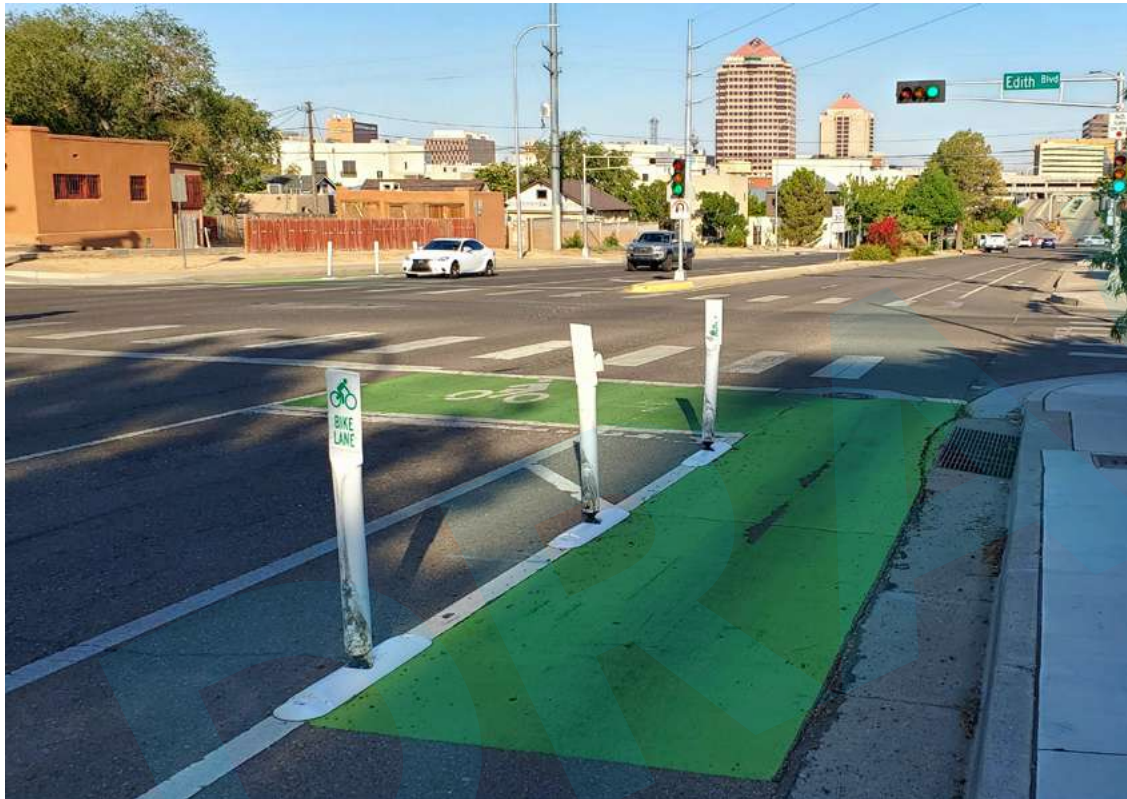
Public comments reinforced the idea that shared heritage and multi-layered identities contribute to a sense of place. To maintain these assets, residents urged the ongoing support for existing annual cultural events, as well as the addition of new cultural events. Members of the public also wanted to acknowledge the historic importance of past activities, such as the history of the sport of boxing in Albuquerque. Community members also requested physical improvements, specifically the need for additional signage and better accessibility, especially to the César Chávez monument in the South Broadway Neighborhood.

FIGURE 19. CENTRAL ABQ CPA - CITY HISTORIC DESIGNATIONS





3.9 Infrastructure, Community Facilities & Services



Physical and social infrastructure and services are critical to maintaining a safe, healthy, and thriving community. These assets provide the basic support systems that make the area attractive to community residents, businesses, institutions, and investment, and in turn, facilitate social bonds that foster resilient, safe, and inclusive communities.

3.9.1 ACTORS, PLANS, & PROGRAMS



[Albuquerque Community Safety Department \(ACS\)](#)
Reports



[Albuquerque Fire Rescue \(AFR\)](#)
Reports



[Albuquerque Police Department \(APD\)](#)
Reports



[CABQ Department of Municipal Development \(DMD\)](#)
Capital Implementation Program (CIP)



[CABQ Family and Community Services Department \(FCS\)](#)
Community Centers



[CABQ Solid Waste Department](#)



[CABQ Department of Senior Affairs](#)
Age-Friendly Family Action Plan



[Albuquerque Public Schools](#)
Facilities Usage Procedures



[Albuquerque Bernalillo County Water Utility Authority](#)



[PNM](#)
New Mexico Gas Company



3.9.2 SNAPSHOT

The Central ABQ CPA is served by a robust combination of infrastructure and services.

- 5 Community centers
- 1 Senior center
- 1 Health and social service center
- 2 Fire stations
- 3 Libraries
- 2 Police stations
- 9 Sports-related facilities
- 3 Museums
- 12 Community gardens
- 2 Pools
- 10 Albuquerque Public Schools

(See Figure 20 for a map of facilities.)

During the CPA engagement process, Central Albuquerque community members highlighted the importance of community infrastructure and facilities as critical elements to their neighborhoods.

Assets

- Bio Park
- Libraries
- Public pools
- Health centers
- Museums and cultural centers
- Art and growers markets
- Community centers
- Schools
- Convention Center
- Bosque trail network

Opportunities

- Upgrade infrastructure to accommodate infill and redevelopment
- Invest in community centers, senior centers and multi-generational centers
- Address crime and improve safety
- Add services for unhoused people
- Provide more public restrooms
- Improved transparency and inclusion in government decision making

Museums (e.g., Explora, Albuquerque Museum) were often mentioned as an important asset, and many appreciated that they were in walking distance of home. Respondents also valued access to community centers (e.g. Dennis Chavez, Barelas), pools (e.g. San Jose Pool), libraries (e.g., South Broadway, Downtown), and their associated programs. Respondents noted enjoying the diversity of local events and entertainment at such places as the BioPark, Old Town Plaza, Rail Yards, and Tingley Beach.

Concerns included a wide variety of issues ranging from the need for additional youth and senior activities to better bicycle and pedestrian facilities, street repairs and improved lighting. Residents would like to see the City focus on ADA compliance and ongoing / continuous infrastructure upgrades to help support the stated goal of more infill development within the Central ABQ CPA.



Caption: Wells Park Community Center

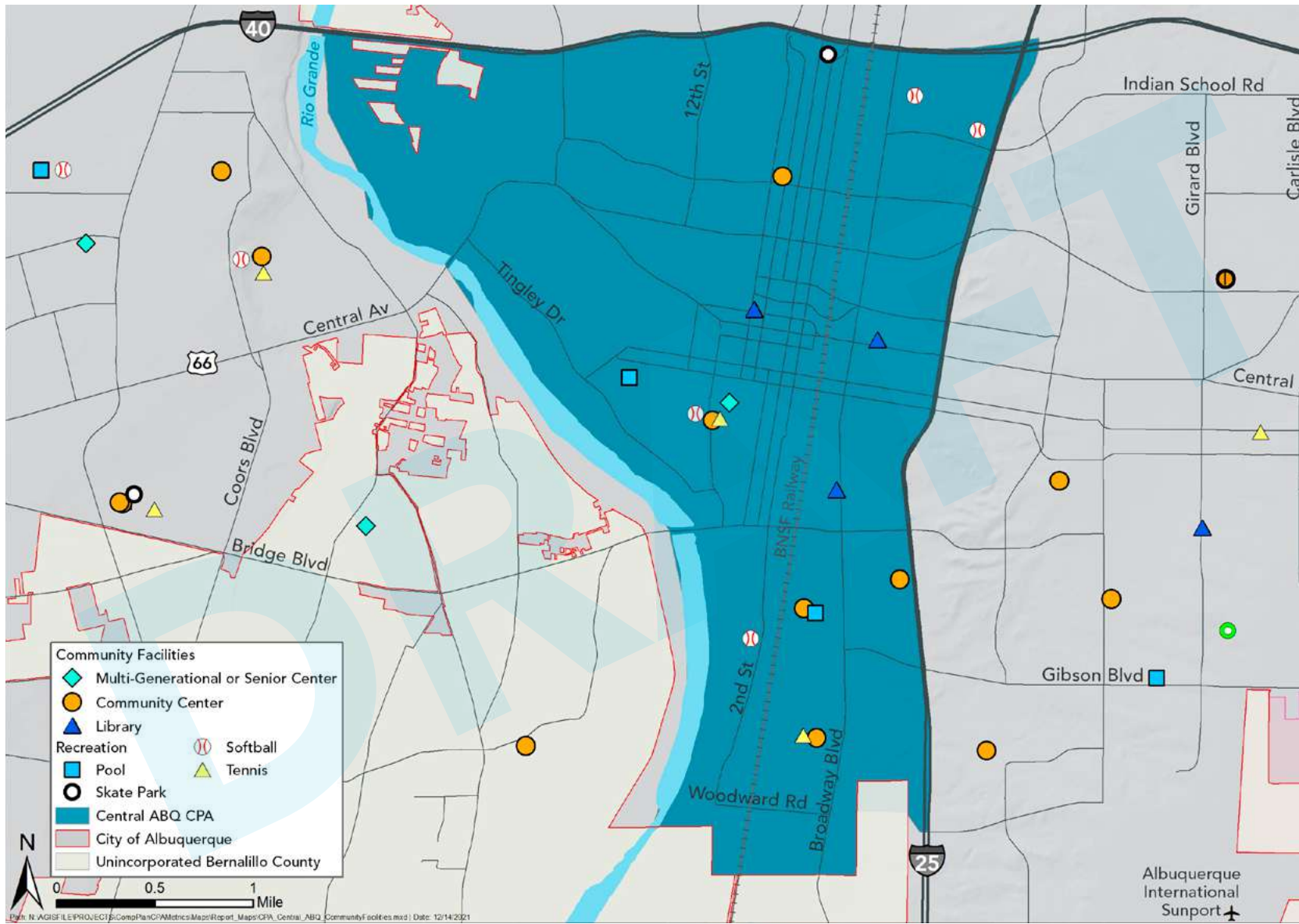


Caption: Solid Waste Truck



Caption: NM Museum of Natural History

FIGURE 20. CENTRAL ABQ CPA - FACILITIES





3.10 Resilience & Sustainability

The interactions between resilience and sustainability affect a community's overall health and long-term ability to adapt. Resilience and sustainability also provide a unifying lens for understanding how patterns of growth, development, and daily life interact with the natural environment. Ultimately, these issues influence community wellbeing, resiliency, and overall sustainability. Central ABQ CPA residents noted a range of priorities related to these topics during the CPA engagement process.



Caption: City workers planting a tree on Central Ave.

3.10.1 ACTORS, PLANS, & PROGRAMS



[ABQ NeighborWoods Program](#)

[Let's Plant Albuquerque Initiative](#)
[ABQ Treebate Program](#)



[Albuquerque Bernalillo County Water Utility Authority](#)

[Rebates](#)



[CABQ Department of Municipal Development \(DMD\)](#)

[Storm Drainage Design Section](#)



[CABQ Environmental Health Department](#)

[Sustainability Office](#)



[CABQ Office of Emergency Management](#)

[Hazard Mitigation Plan](#)



3.10.2 SNAPSHOT

The Central ABQ CPA contains some of the highest recorded temperatures in the city and has a chronicled history of noise and air pollution. Central Albuquerque community members noted a range of priorities related to the heat island effect and pollution during the CPA engagement process.

Green space offers a respite to heat and pollution, and is especially valued in the Central ABQ CPA. Many community residents indicated that the many public outdoor green spaces, although appreciated, could support more trees, especially along sidewalks and roads. Investment in streetscape trees would buffer against the heat island effect. Similarly, community members frequently mentioned the need to reduce paved surfaces to help maintain cooler temperatures and suggested that green stormwater infrastructure and solar installations be required in all development.

Area flooding, industrial contamination, and general environmental pollution (air, water, soil, noise, light, visual) were also frequently mentioned areas of concern. Central ABQ CPA community members expressed a range of strong support for green infrastructure and sustainable resource management.

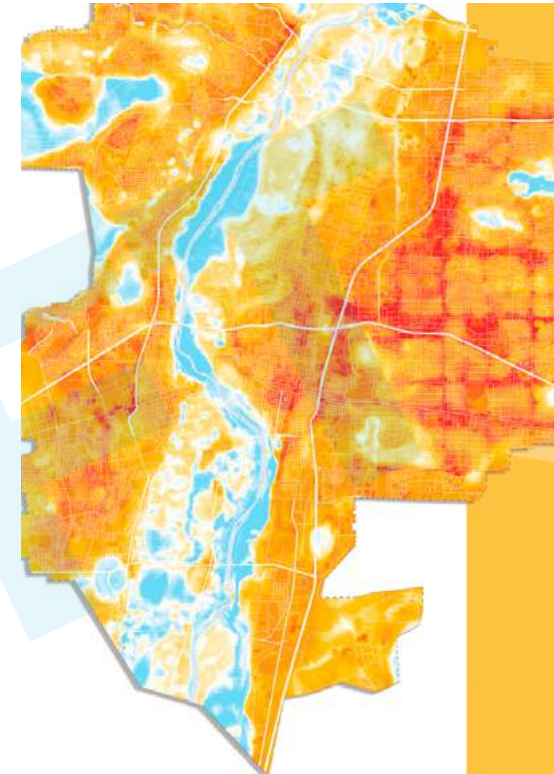
Assets

- Access to river and Bosque canopy
- Urban density
- Parks & Open Space
- Active community members and organizations
- Neighborhood heat map
- Tree planting

Opportunities

- Increase urban farming initiatives
- Standardize solar energy
- Address air, water, soil, noise, light pollution
- Increase tree coverage
- Uplift/ care for unhoused
- Protect/maintain the Bosque
- Conserve resources
- Attract green jobs

Community members also strongly support the local growers markets in the area (e.g., Robinson Park, Rail Yards). These food resources can have the benefit of creating social connections, boosting local entrepreneurs, and providing accessible food options.



Caption: A July 2021 report by CAPA Heat Watch showed temperature variations in the City of up to 17 degrees Fahrenheit with some of the hottest areas located within the Central CPA. See Section 4.6 for more. Source of heat map: [Heat Map ABQ](#)



PART 4. **PROJECTS & PROGRAMS**



4. PROJECT & PROGRAMS



Caption: Central Avenue

This section provides an overview of various projects and programs that address the community priorities discussed in Section 3. This is only a small sample of relevant programs and projects. They include efforts by City Departments, as well as other government agencies and community organizations. Subject areas include:

- *Economic development*
- *Safe walking and biking*
- *Public safety*
- *Culture and Heritage Preservation*
- *Housing instability and homelessness*
- *Environmental issues*
- *Parks and recreation*
- *Youth programs*
- *Senior services*



Caption: Old Town Plaza



4.1 Economic Development

During public engagement, community members frequently cited economic development as a key strategy to address most, if not all, of the community's primary concerns. Economic development can provide more jobs, a larger tax base, more and diversified industry, and associated opportunities. Many community members advocated for greater housing density and more mixed uses in the urban core in order to increase livability, add customers that can support local businesses, and create conditions that can spur further investments. Community members also expressed strong support for economic development activities that help provide affordable and local food to area residents. Economic development efforts can help foster opportunities for local growers, more frequent markets, and more grocers in the area.

This section includes an overview of the resources available to leverage in support of community priorities and economic development more generally.

4.1.1 METROPOLITAN REDEVELOPMENT AGENCY (MRA)

The City's Metropolitan Redevelopment Agency (MRA) is charged with creating and building opportunities for economic redevelopment in areas that are struggling and need public investment to spur development. To this end, MRA partners with community leaders, private developers, property owners, and business owners to grow vibrant communities in downtown Albuquerque and along the Central Avenue corridor.

MRA has several ongoing programs to encourage redevelopment projects that further City goals.

- *Tax abatement for 7 years for development projects in a Metropolitan Redevelopment Area.*
- *Impact fee waivers for development projects in a Metropolitan Redevelopment Area.*
- *Gap financing that can provide funds as equity, a loan, or a grant for development projects in Metropolitan Redevelopment Areas.*
- *Brownfield loans for development projects in EPA Brownfields anywhere in the city to cover remediation expenses of contaminated properties.*
- *Public-private partnerships for development projects where the City provides the land at "fair value," which considers the community, economic, and social benefits of the planned private redevelopment, and a developer selected through a Request for Proposals provides the capital investment for construction.*

4.1.1.1 Metropolitan Redevelopment Area Plans

The MRA identifies areas that are experiencing little private investment. The City Council can designate these areas as Metropolitan Redevelopment Areas, which allows the City to provide financial incentives to private property owners for economic development. Economic development is one of 2 exemptions from the State of New Mexico's anti-donation clause that prevents government funds from being given directly to property owners. Affordable housing is the other exception.

The Central ABQ CPA has 22 Metropolitan Redevelopment Areas with adopted plans that identify key needs and potential strategies. More than half of these Areas are located entirely or mostly within Central Albuquerque. Areas with Metropolitan Redevelopment plans are shown in Figure 17 on page 36.



Downtown Forward

A city-wide effort, most prominently including MRA, APD, DMD, Arts and Culture, and Transit, launched Downtown Forward in 2022. This short-term, cross-department implementation plan is meant to create a safe, vibrant, and inclusive community in the downtown core. Downtown Forward was informed by community and stakeholder engagement during the pandemic. Public Safety ECHO, which brings together downtown residents, workers, and businesses to address safety issues, led discussions twice a month to identify strategies to improve Downtown for all stakeholders. The resulting seven strategies form the framework for the Downtown Forward Plan:

- *Make downtown safe.*
- *Extend compassion to those in need.*
- *Give people something to do.*
- *Build more housing.*
- *Anchor, connect, and catalyze with strategic investments.*
- *Invest in sustainability.*
- *Create tools for redevelopment.*

The Downtown Forward report is available online [here](#).

Downtown 2025 Redevelopment Plan Update

MRA is updating the Downtown 2025 Redevelopment Plan, last amended in 2004, to update the community's vision for the future of Downtown, especially

given the long term effects of COVID-19 on Downtowns, and to build a plan that considers the following significant opportunities:

- *The Albuquerque Rail Trail, a 7-mile pedestrian and bike loop that will run through downtown Albuquerque and connect downtown to other regional destinations. (See the next section for more on this project.)*
- *The State's recent passage of SB251, which amends the Metropolitan Redevelopment Act to allow the establishment of tax increment financing (TIF) districts in Albuquerque and statewide.*

The Metropolitan Redevelopment Plan will lay out a redevelopment vision, building on livability goals and sustainable economic development objectives.

4.1.1.2 Downtown Storefront Activation Program

MRA provides a monetary incentive to businesses and nonprofits that locate in the downtown core when funds are available to decrease the building vacancy rate. Funding can support building rehabilitation/renovation and rent costs. To date, the Downtown Storefront Activation Program has benefited over 70,000 sq. ft of ground floor commercial space and awarded over \$600,000 to 18 businesses and nonprofits. Details on the program and information on how to apply are available [here](#).

4.1.2 NEW MEXICO MAINSTREET PROGRAMS

Established in 1984, [New Mexico MainStreet](#) (NMMS) is a State Economic Development Department program. The program helps local organizations create an economically viable business environment while preserving cultural and historic resources through revitalization and redevelopment in downtowns and other walkable, urban districts. NMMS assists stakeholders in the areas of economic vitality, marketing and promotion, organization and capacity-building, and urban design.

There are 2 designated NMMS programs within Central ABQ CPA – DowntownABQ MainStreet and Arts & Cultural District and Barelas MainStreet.

4.1.2.1 DowntownABQ MainStreet and Arts & Cultural District

Established in 2008, [DowntownABQ MainStreet](#) is a community redevelopment organization focused on promoting and supporting downtown Albuquerque's economic, social, and creative vitality through community-driven projects and programs. DowntownABQ MainStreet facilitates communication and cooperation among downtown businesses, property owners, public institutions, and residents. DowntownABQ MainStreet has seen success in nurturing the Downtown Growers Market, establishing the Arts & Cultural District, and conducting a Downtown Livability Study.



4.1.2.2 Barelás MainStreet

Established in 2013, [Barelás MainStreet](#) is a program of the Barelás Community Coalition (BCC). The BCC is a community development organization that cultivates and advances sustainable and equitable development and opportunities. Barelás MainStreet is focused on a major redesign of 4th Street, its main commercial corridor. Based on the community-driven 4th Street Cultural Corridor Plan in 2014, the \$8 million project spans nearly 10 blocks, running from Coal Ave. to Barelás Rd. In tandem, the BCC and Barelás MainStreet are also working toward an update of the Barelás Metropolitan Redevelopment Area Plan and the development of an Equitable Neighborhood Development Plan, both aimed at guiding revitalization while mitigating the negative effects of gentrification.

4.1.3 KEY LOCAL INITIATIVES

4.1.3.1 Rail Yard Redevelopment

Rail Yards Master Plan

In 2023, the City updated the Rank 3 Rail Yards Master Plan to remove references to the former private development partner, revise the site plan, and clarify the uses allowed on the property. The Master Plan also includes development standards that will apply to any future development on the site. The revised Master Plan is available on the City's Planning webpage [here](#).

New Mexico Media Academy at the Rail Yards

In early 2023, the City announced that the Rail Yards will soon be home to the New Mexico Media Academy. The Academy will provide local workforce training in the skills needed to take part in the growing film and entertainment industry in New Mexico. Once completed, the Academy will admit 1,000 students annually from 15 post-secondary film and media institutions across the state, with local film companies and unions providing paid apprenticeships.

Report on Equitable Development and Community Benefits in the Albuquerque Rail Yards

In 2019, the City hired UNM Planning professor Claudia Isaac, Ph.D., as a consultant to prepare a report on how redevelopment at the Rail Yards can best provide benefits to the adjacent Barelás and South Broadway communities. The report advocated for equitable development that generates a return on public investment and creates "healthy, vibrant communities of opportunity."

Neighborhood participants expressed support for the following types of businesses:

- *business incubator*
- *food packing and distribution*
- *craft/artisan meat goods and small-scale butchery*
- *plant nursery*
- *commercial uses that serve local residents' daily needs*
- *light manufacture of energy parts*
- *film industry.*



Caption: El Vado housing Units



4.1.3.2 Street Food Institute

The Street Food Institute (SFI) is a local nonprofit that creates training and development opportunities for food entrepreneurs. Developed in collaboration with the Central New Mexico Community College (CNM), the SFI curriculum is geared to help students find employment, start a food business, or grow an existing business. SFI courses help graduates launch their own food truck operation by providing training in marketing, kitchen safety, and safe food handling. First located in a commissary kitchen at CNM in 2012, SFI moved in 2023 to an 11,000 square foot building in Barelás.

“Our Entrepreneurial Food Management Training Course is designed to teach the basics of what it takes to operate any small food-based business, and then give each student the experience and confidence they need to find employment or start a business their own.”

Street Food Institute

4.1.3.3 Downtown Local Food Campus

A Downtown Local Food Campus, developed by Three Sisters Kitchen and the Downtown Growers Market, was announced in August 2023. The Campus received a \$200,000 federal grant that is being matched locally by the Mid-Region Council of Governments, New Mexico MainStreet, along with other non-profit and philanthropic partners. The program will create 45 living wage jobs and will provide event space, classrooms, space for local

growers to sell their goods, and support to food insecure households with \$500,000 in annual food assistance. The program is forecast to generate more than \$2 million in annual sales. Planning for the Campus has engaged the downtown community through surveys, focus groups, and feedback sessions. Continued engagement is planned for 2023-24, with an emphasis on accessibility, safety, and community food systems.



Caption: Silver Street Market Downtown



4.2 Safe Walking and Biking

Walkability and bike access were among the most frequently named priorities mentioned during community engagement. In fact, at last count more than 95% of survey respondents agreed that a walkable environment is a priority – a higher rate of agreement than any other issue. This section describes some of the City programs and projects intended to improve safety.

4.2.1 SAFETY AND MOBILITY PLANS AND PROGRAMS

Concerns about the safety of people walking is supported by findings of the annual Dangerous by Design report produced by Smart Growth America. The 2022 report listed the Albuquerque metropolitan region with the second highest rate of pedestrian deaths in the nation.

4.2.1.1 Vision Zero

In May 2019, Mayor Keller committed to Vision Zero and signed an Executive Order directing the City of Albuquerque to work toward zero traffic deaths and serious injuries by 2040. In May 2021, the City released its Vision Zero Action Plan, which identified key themes and steps the City will take to reach zero.

In 2023, the City released the Vision Zero Year-in-Review (YIR)/Plan Update, which provides information on progress made toward Vision Zero, including projects and programs that have been successful, and also identifying which projects and programs needed to be adjusted to be more

effective. The YIR used a data-driven process to prioritize thematic goals, actions, and corridors where the City should first focus its traffic safety efforts to have the greatest impact on reducing and eliminating traffic deaths and serious injuries. The YIR showed several projects within the Central ABQ area that were recently completed or are under construction. These projects are shown in the table below.

To identify future project priorities, the City's analysis builds on the High Fatal and Injury Network (HFIN) map, created by the Mid-Region Metropolitan Planning Organization (MRMPO). The City refined the analysis of crash data and overlaid the network onto a map of neighborhoods based on Vulnerability Index (a measure reflecting characteristics such as age, income level, limited English proficiency, vehicle ownership, among others). The resulting

TABLE 1. Projects Recently Completed or Under Construction (2021-2022)

LOCATION	MODE	PROJECT TYPE
Rio Grande Blvd.	Pedestrian	Curb bulb-outs
Bridge St. at 8th St.	Pedestrian	Leading pedestrian interval
Gibson Blvd at Broadway	Pedestrian	Leading pedestrian interval
Locust St. at Martin Luther King Blvd.	Pedestrian	Leading pedestrian interval
Lomas at I-25 (Locust)	Pedestrian	Leading pedestrian interval
Lomas at I-25 (Oak)	Pedestrian	Leading pedestrian interval
I-40 at Rio Grande	Pedestrian	Leading pedestrian interval
2nd St.	Multimodal	Trail improvements
Coal at Walter	Multimodal	New signal
Lead at Walter	Multimodal	New signal
3rd St.	Bicycle	Bike route
William St.	Bicycle	Bike route



map shows several areas within Central ABQ that are high priorities due to fatel and injury crash frequency. The report also provides a map of projects that are currently in the design or planning stage, or being studied as potential strategies. Several of these projects address the high priorities identified by the HFIN map. These include pedestrian and multimodal improvements on 2nd Street, Mountain Road, and Broadway Boulevard. To see the complete report, including priority locations and potential projects, read the [Year-in-Review/Vision Zero Action Plan Update](#).

4.2.1.2 Downtown Walkability Study

In 2014, the City hired a consultant to provide an assessment of walkability in downtown, with an emphasis on the area surrounding the Convention Center. The study identified strategies for modifying existing features, such as changes to street striping and potential improvements to specific walking and bicycling features. It also suggested several more substantial projects that would require additional study or coordination with other agencies. In 2015, City Council adopted the analysis as policy for prioritizing multi-modal improvements in downtown, including a list of proposed projects.

Many of the projects identified in the Downtown Walkability Study have been completed. Some recent projects include:

- *3rd Street restriping (Central Avenue to Hazeldine) with back-in angled parking*

- *Conversion of Tijeras and Marquette to two-way traffic – currently being studied*
- *Replacement of traffic signals to all-way stops on Roma Avenue at 4th and 5th Streets.*

4.2.2 WALKING AND BIKING CAPITAL PROJECTS

There are several capital projects that are intended to improve walking and bicycling conditions in the Central ABQ CPA.

4.2.2.1 Silver Street Bike Boulevard

Bicycle boulevards are generally characterized by low speed limits (18 mph), free flow travel for bikes through intersections, and signs or markings that alert motorists that bicyclists are the priority user on what is intended to be a “bike expressway.” While bicycles travel along with motor vehicles, traffic calming treatments are used to help reduce speeds and to signal to drivers that bicycles are the priority.

Silver Avenue was designated a Bicycle Boulevard by the City Council in 2009. Bicycle Boulevard treatments have been constructed east of Yale Boulevard in the Nob Hill area. Councilor Isaac Benton has directed an updated analysis and preliminary design to construct Bicycle Boulevard treatments west of Yale Boulevard. Technical analysis and design considerations have been developed to extend the Bike Boulevard treatments from Yale Boulevard across I-25 and through

downtown, ultimately providing a continuous connection to the Bosque Trail via the Rio Grande Park entrance and the Mountain Rd. entrance. Some of the more challenging – and costly – segments will be the crossing of I-25 and crossing the railroad along Lead Ave.

Currently the Silver Avenue bike boulevard is going through the design process and is expected to have the design at 30% completion by the Spring of 2024. The Silver Ave. Bike Blvd. team will then conduct public engagement to solicit local knowledge and correct the design where needed. The final steps after this stage will be to find funding for the project to complete the design and construct the improvements.



Caption: Silver Street Bike Boulevard Sign



4.2.2.2 Albuquerque Rail Trail

The Metropolitan Redevelopment Agency is planning a 7-mile Rail Trail that will connect key destinations in the Central ABQ CPA, such as the National Hispanic Cultural Center, BioPark, Old Town, Sawmill District, Indian Pueblo Cultural Center, Convention Center, Alvarado Transit Center, and the Rail Yards. In addition to providing a great new active transportation option, the Rail Trail is intended to catalyze development across Central ABQ. Through public-private partnerships, the City will reinvigorate the local economy by providing activities along the trail that will draw people to the downtown and surrounding neighborhoods. In addition to key destinations, the project will link employment centers, activity centers, and neighborhoods in the Central ABQ CPA, including:

- Downtown
- Barelás
- Huning Castle
- Old Town
- Santa Barbara/Martineztown
- Sawmill
- South Broadway/Huning Highlands
- Wells Park
- West Old Town

Funding for the Rail Trail Loop includes \$15M from the City, \$10M from the State of New Mexico, \$11.5M from a U.S. Department

of Transportation RAISE Grant, and a \$3M federal earmark from Senators Lujan and Heinrich, totaling \$39.5M as of 2023. Additional funding is likely to come from a variety of local sources as well as national and federal grants.

4.2.2.3 Central Avenue Undercrossing

The City has taken many steps to improve the existing Central Avenue pedestrian underpasses, such as installing cameras, lights, and speakers to discourage camping

in the tunnels and twice-daily cleaning of urine and defecation. However, these efforts have been largely unsuccessful and have led to the destruction of equipment. To address these safety and public health issues, the City is planning to close the pedestrian tunnels and create a new crossing at railroad grade. The railroad crossing will give pedestrians and cyclists direct access to the Alvarado Transit Center and destinations along Central Avenue. This solution will also create a better connection to the Albuquerque Rail Trail.



Caption: Downtown 1st Street Rendering



4.3 Public Safety



Many Central ABQ community members raised public safety as a primary concern. The City has several departments that provide public safety services and programs, including the Albuquerque Police Department ([APD](#)), Albuquerque Fire & Rescue ([AFR](#)), and Albuquerque Community Safety ([ACS](#)), which offers access to social services from a public health model as an alternative to law enforcement.

The Central ABQ CPA falls entirely within APD’s Valley Area Command. There are two active substations serving the area.

- *Old Town Substation (2060 Central Ave SW)*
- *Downtown Substation / Don Perkins Public Safety Center (320 Central Ave NW)*

The South Broadway substation (1501 Broadway Blvd SE) is not open to the public.

The following programs are focused within the Central ABQ area.

4.3.1 VALLEY AREA CITIZEN POLICING COUNCIL

The Citizen Policing Council for the Valley Area Command meets on the fourth Thursday of every month so that community members can share concerns about their neighborhoods or about APD. The Council is independent from the City and APD and is staffed by 6 citizens that live or have a business within the area. They are encouraged to formally recommend changes to Albuquerque Police Department policies and procedures, make recommendations and identify concerns, problems, successes and opportunities within the area command and for the department as a whole. See the Valley Area Command website for more information, including upcoming meetings and to request the newsletter. The Community Policing Councils webpage includes information on how to serve on a Policing Council.

4.3.2 PROJECT (ECHO)

APD’s Public Safety ECHO, also described in Section 4.1.1.1, brings together residents, workers, and businesses in a hybrid in-person/virtual, social and professional space every other Thursday to tap into the community’s wisdom to find safety solutions. Project ECHO takes a multidisciplinary approach to finding best practices in which “All teach, all learn.” Project ECHO is part of the city’s strategy to tackle crime from all sides.



ECHO is all teach, all learn



Interactive



Co-management of cases



Peer-to-peer learning



Collaborative problem solving



4.3.3 DOWNTOWN PUBLIC SAFETY DISTRICT

The Downtown Public Safety District encompasses the downtown core (Lomas to Coal, Broadway to 12th Street). In this area, police officers walk, bike, and drive the streets and alleys in a commitment to community policing. They partner with the community to increase safety, address problems, provide training, assist with medical or mental health transport, de-escalate situations, and support a positive downtown environment. The City has also implemented license plate readers downtown and installed additional lighting in alleyways. Cameras linked to APD's Real Time Crime Center have also been installed along Central Avenue between 1st and 7th Street.



Caption: Old Town Police Substation

4.3.4 DOWNTOWN TEAM

In 2022, the City launched a pilot program called Downtown TEAM, which stands for Targeted Enforcement and Active Monitoring. TEAM provides a structure for private businesses to contract off-duty police officers and pay for overtime services. By pooling private and public resources, the aim is to amplify the security presence and reduce crime downtown. Officers working overtime for TEAM focus on key issues in the Downtown area: DWIs, fights, modified exhaust, illegal firearms, and traffic enforcement.

The City has been partnering with downtown businesses to provide additional police presence during times of peak call volume as a data-driven approach to public safety. If more Downtown businesses contribute to the One Albuquerque Fund, the City will be able to continue TEAM long-term.



Caption: Downtown Police Station



4.4 Culture and Heritage Preservation

Community members highlighted the rich history and cultural diversity among the most valued aspects of the Central ABQ CPA. These assets are reflected in the physical realm, including historic buildings and original neighborhoods, as well as public art and art-supportive programs. Another important aspect of the culture comes from the many places and events that support community gathering.

This section summarizes a few programs that reflect culture and historic preservation in the physical realm, including public art and history, as well as community events and venues.

4.4.1 PUBLIC ART IN CENTRAL ALBUQUERQUE

Central Albuquerque residents celebrate the presence, wide variety, and accessibility of public art within the community. Throughout the CPA, public art is displayed in permanent and temporary installations, formal and informal. Public Art is not limited to stand alone sculptures and murals, but contains a wide array of 2 and 3-dimensional works adopted into the City's Public Art Collection.

Since 1978, the City has set aside 1% of City construction funds derived from the General Obligation bond program and certain revenue bonds for the purchase or commission of works of public art as part of the [Art in Municipal Places Ordinance](#). The initiative provides funding for the [Public Art Program](#), which is administered by the Department of Arts and Culture. In October 2022, the City Council voted to increase

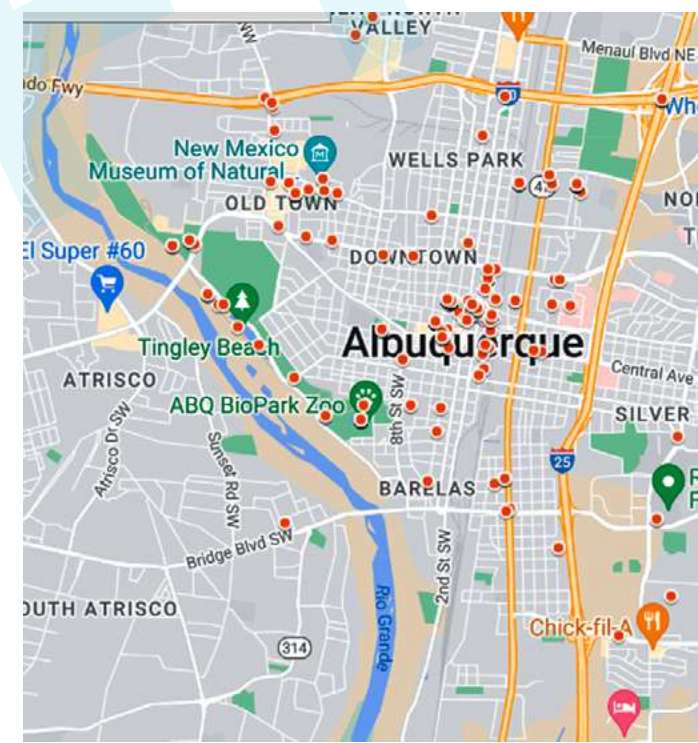
funding for the Public Art program to 1.5%. The new amount goes into effect with the voter-approved 2023 General Obligation Bonds.

4.4.2 DOWNTOWN ARTS COLLECTIVE

The Downtown Albuquerque Arts & Cultural District is a designated area of 30 blocks in Downtown Albuquerque, recognized by City Council in 2016. As an initiative of Downtown ABQ Mainstreet, the District supports the creative economy of Downtown Albuquerque through promotional support, funding, and partnerships. The Downtown Arts Collective, a program of the Arts & Cultural District, started in 2022 in response to a need to provide opportunity, access, and business development for artists of all media through connection, education, and communication.

Public Art in Albuquerque

- Walking tour maps highlighting public art in Albuquerque can be found [here](#)
- Visit the [Interactive Public Art Map](#).



Caption: Public Art Walking Tour Map



4.4.3 CULTURAL AND COMMUNITY VENUES AND EVENTS

There are many cultural and community venues in the Central ABQ CPA including: The National Hispanic Cultural Center, Kimo Theater, and Growers Market, to name a few. The assets described below illustrate a small sample of the resources available to the community. These examples illustrate that communities come together in formal centers, smaller community spaces, or in active settings.

4.4.3.1 S Broadway Cultural Center

South Broadway Cultural Center is one of Central Albuquerque's community venues that features live entertainment, original art, workshops, classes, and cultural events. The Center features a 300+ seat theater, art gallery, large community event room, and a library. Events at the Center range from plays to comedy shows, concerts to cultural performances. Art exhibits rotate 8 times throughout the year. Find out how to exhibit art at the South Broadway Cultural Center art gallery by contacting SatelliteGalleries@cabq.gov.

4.4.3.2 Casa Barelás

Casa Barelás is a cultural hub and communal gathering space located at a historic gas station on 4th Street SW and Pacific Avenue. It consists of an outdoor gazebo/performance Space and 2 restored,



Caption: South Broadway Cultural Center

converted buildings, 1 of which serves as the Casa Barelás office, the other of which hosts music and folkloric dance classes, exhibits, and neighborhood meetings. All Casa Barelás programs are free and open to the public. Casa Barelás' mission is to preserve, promote, and celebrate Barelás' diverse cultural heritage and foster communal wellbeing by instituting free, bilingual, multigenerational, community driven, cultural, educational, and health programs.

4.4.3.3 Neighborhood walks

Neighborhood walks were mentioned frequently as great ways to help strengthen community ties. Neighborhood walks provide an opportunity for people to share stories about their community, discover unseen aspects of their neighborhood, and use walking as a way to connect with others.

There are many resources for finding walks in Central Albuquerque, including walks focused on neighborhoods, art, or architecture. Other walking activities are designed to engage community members at various stages with an opportunity for individuals to choose the role that fits best – organizing, volunteering, or participating – in order to help connect neighbors. [Janes Walks ABQ](#) is an example of a program already active in Central ABQ.

A new initiative through the Office of Neighborhood Coordination (ONC) is establishing community-led neighborhood walks. Walks can be tailored to each community and invite local civic professionals, such as architects, historians, planners, waste managers, and others. Rather than asking residents to engage on local governments' terms, these proposed walks provide residents with more agency, creativity, meaning, and sense of ownership over their engagement.



Caption: San Jose Community Walk



4.5 Housing Instability and Affordability

The Central ABQ CPA has a relatively high proportion of rent-burdened households who pay more than a third of their income toward rent. Many low-income households pay more than half their income toward rent. Residents in the Central ABQ CPA specifically noted access to affordable housing as a top priority.

While most residents support public and private investments in their communities, there are concerns that rising property values will increase pressure on lower income households. Some existing programs available in Albuquerque and in New Mexico are summarized here. A brief summary of services for people experiencing homelessness is also provided.

4.5.1 PROGRAMS TO HELP HOUSING AFFORDABILITY

The Community Development Division of the City's Department of Health, Housing, and Homelessness (HHH) provides funding for affordable housing development and programs that serve people with low and moderate income through City general funds, Gross Receipts Tax, Workforce Housing Trust funds, Housing Neighborhood Economic Development Fund, and U.S. Department of Housing and Urban Development (HUD) grants. Community Development funded projects/programs include:

- *Affordable Housing Development*
- *Homebuyer Assistance*
- *Tenant-Based Rental Assistance*
- *Operating Costs for Federally Funded Projects*
- *Eviction Prevention*

- *Legal Services*
- *Deposit Assistance (new)*
- *Housing Vouchers*
- *Homeowner Rehabilitation*

The Community Development Division will increase access to safe, decent affordable housing by preserving the affordable housing supply in Albuquerque, creating affordable homeownership opportunities, and funding new affordable housing development. Figure 21 provides a map showing HHH-owned and funded multi-family developments within the Central ABQ CPA.

In addition to the programs that HHH offers, the Albuquerque Housing Authority has recently broken ground on 2 affordable housing projects in the Central ABQ CPA. These affordable housing projects represent the first new construction in Albuquerque's historic neighborhoods in over 30 years and respond directly to public comments

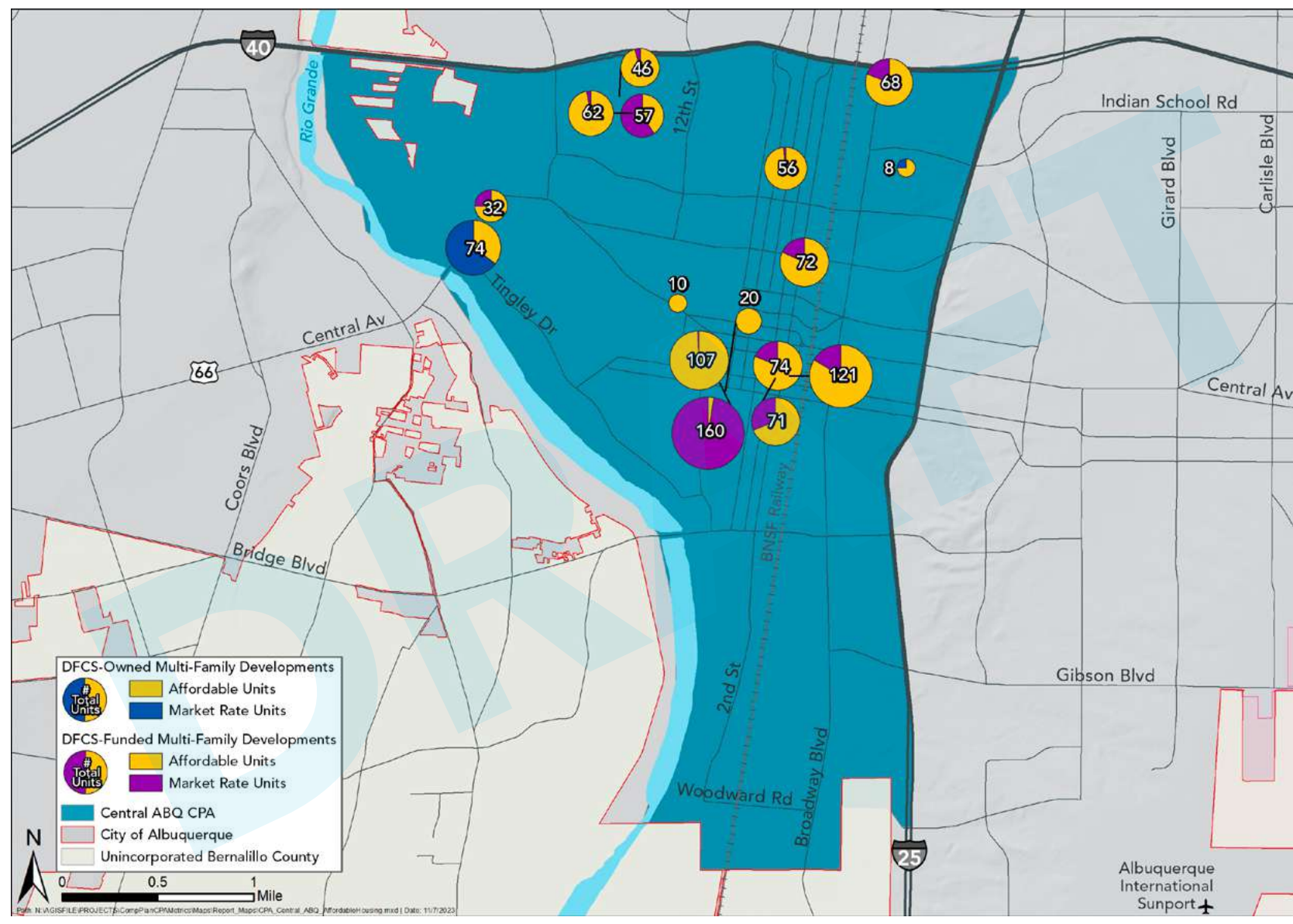
from residents in the Central ABQ CPA that additional affordable housing units are needed to serve local residents.

- *The Commons at Martineztown (March 8, 2021) - Conversion / modernization of an existing 96 public housing unit development located at 320 Roma Ave NE, 415 Fruit Ave NE, and 615 Arno St NE.*
- *Broadway/McKnight Affordable Housing Development (January 20, 2022) - Construction of 54 new townhouse-style 3, 4- and 5-bedroom units within the Santa Barbara / Martineztown neighborhood.*



Caption: Broadway Housing Units

FIGURE 21. AFFORDABLE HOUSING





4.5.2 SERVICES FOR PEOPLE EXPERIENCING HOMELESSNESS

The City's Department of Health, Housing, and Homelessness is the primary city entity that works to address homelessness. HHH conducts research and engages in policymaking to reduce and help prevent homelessness. HHH administers targeted housing programs and distributes supportive housing resources in collaboration with community partners to create a system of care focused on wraparound shelters and services to address the needs of unhoused people in Albuquerque. HHH Homeless services and programs include:

- *Eviction Prevention*
- *Homelessness Prevention*
- *Emergency Shelters & Street Outreach*
- *Supportive Housing*
- *Young Adult Campus*
- *Community Support Shuttle Service*
- *Meal Site Program*

There are approximately 33 shelters and transitional living sites in Albuquerque. The Central ABQ CPA has the highest concentration (approximately 12) of these [sites](#). While Central ABQ CPA residents recognize the need and importance of services for unhoused populations, they also noted the high concentration of homeless service sites within the CPA and would like to see the City focus on deconcentrating these types of sites going forward.



Caption: Housing on Park Ave.



Caption: Affordable Housing at Broadway and McKnight



4.6 Environmental issues

Environmental issues were frequently mentioned during community outreach, especially related to rising temperatures overall and urban heat islands. Participants also mentioned air and water quality and noise pollution.

4.6.1 HEAT ISLANDS

July 2023 has been reported as the hottest month on record since 1880. A [July 2021 study by CAPA strategies](#) showed temperature variations in different parts of Albuquerque of up to 17 degrees Fahrenheit; some of the hottest areas are located in Central Albuquerque, especially in places with substantial paved areas for streets and parking lots. More recently, the Downtown Albuquerque News (August 2, 2023) reported that daily high temperatures in July were consistently higher in downtown than at Sunport. Specifically, Central and Broadway experienced 27 days of 100+ degree temperatures in July compared to 15 such days at Sunport.

Strategies to address the issue of urban heat include incorporating more green space in the urban area, such as increasing the tree canopy, and reducing hardscape surfaces, such as gravel and rock used in landscaping treatments.

4.6.1.1 Tree Planting Programs

The City's Parks & Recreation Department has partnered with state, regional, and nonprofit organizations to launch the Let's Plant ABQ initiative. The goal is to plant 100,000 new trees across Albuquerque by 2030. Many Central ABQ neighborhoods have received up to 100 street trees as part of this [program](#). Under this program, the City Forester works with Central ABQ neighborhoods and the Office of Neighborhood Coordination (ONC) to encourage community-led tree inventories to strategize where to plant more trees.

Tree New Mexico is a nonprofit organization that has been working to increase the urban tree canopy across New Mexico. Its ABQ Neighborwoods program is aimed at planting and giving away trees "one neighborhood at a time." The program receives funding from ABQ City Councilors and the City Parks & Recreation. The organization works with neighborhood volunteers to canvass their neighbors and help select trees from a list of climate-ready and drought-tolerant trees. Residents agree to water and care for trees; Tree New Mexico continues to be available for tree care advice.

4.6.1.2 Regulations to Reduce Hardscape

The City's Planning Department is responding to growing concerns about heat that can be exacerbated by excess hard surfaces in landscaping treatments. Planners are considering changes to design and development standards in the Integrated Development Ordinance (IDO) that would create incentives or requirements that incorporate more sustainable approaches. Some strategies being considered include reducing hardscapes (e.g., pavement and rock), increasing microclimate plantings as opposed to single tree plantings, and incorporating irrigation specifications into the development requirements.



Caption: ABQ NeighborWoods Program



4.6.2 NOISE POLLUTION

During the CPA engagement process, community members voiced concern about noise pollution. Unwelcome sound can produce negative physiological or psychological effects that may interfere with everyday functioning (e.g., school, communication, work, rest, recreation, and sleep).

Sources of noise most noted by the public were mobile causes such as street traffic, freeways, and railroad activity. The Albuquerque Police Department (APD) responds to mobile noise concerns, such as loud music from vehicles or car engines; however, APD does not have the resources to measure noise, making enforcement of issues such as loud music and / or illegal exhaust modifications very challenging.

Recent research by a University of New Mexico professor tested automated “noise cameras” for use in enforcement. The research tested for noise in excess of 80 dB, which is consistent with the maximum threshold allowed for stationary source noise. According to the research, typical Albuquerque arterials had mobile noise from vehicles in excess of 80 dB approximately 15 to 20 time per hour. The highest frequency of violation was 68 / hour on South Broadway. In late 2022, City Council passed an ordinance

calling for a pilot program to test automated noise cameras for enforcement.

Stationary source noise issues – such as loud music originating from a business – but not including impulse noise (e.g. alarms), are regulated by a noise ordinance, adopted in 1975 and last updated in 2017, which is enforced by the City’s Environmental Health Department (EHD). EHD is currently reviewing the noise ordinance for potential revisions.

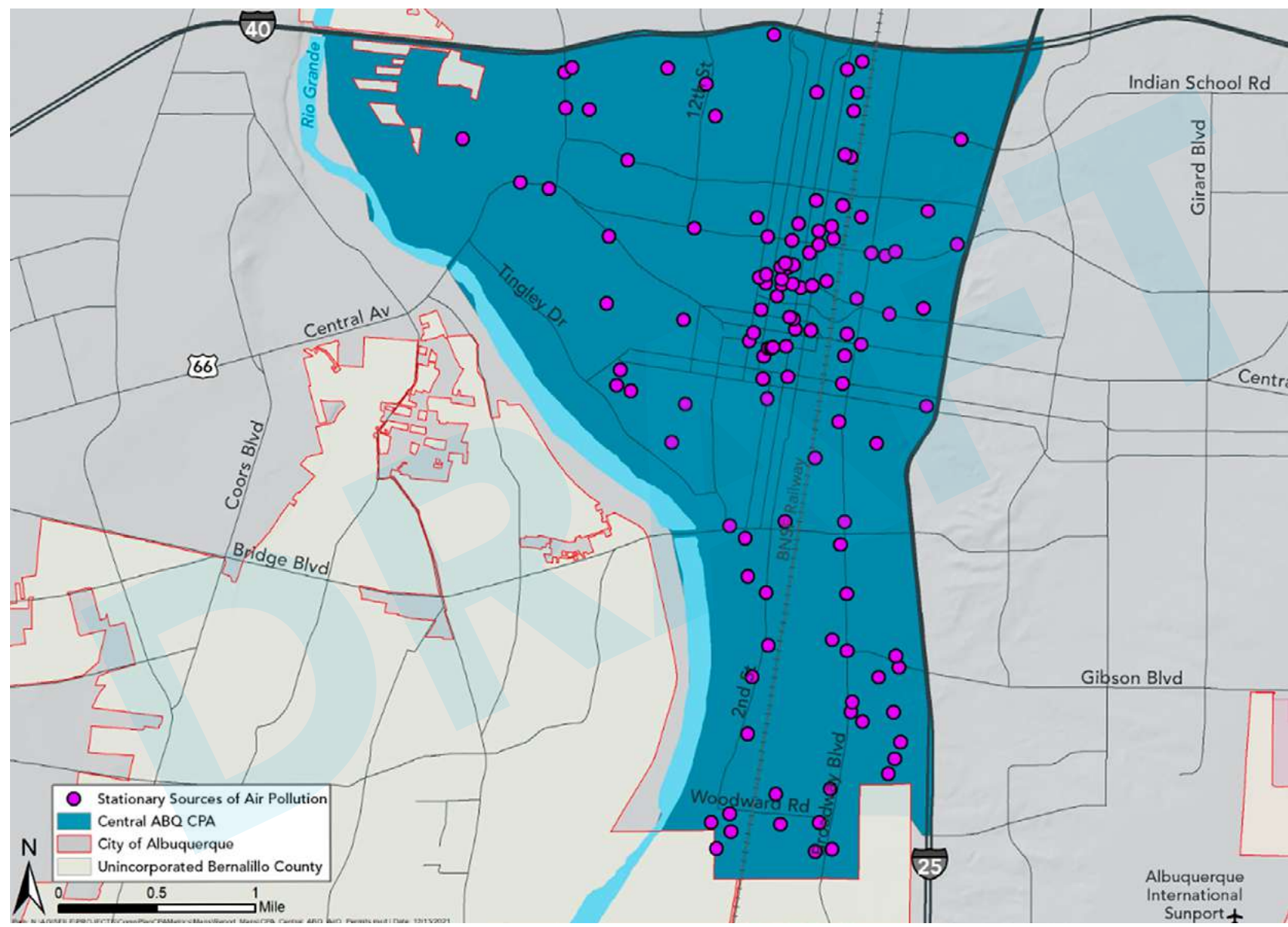
A San Jose Neighborhood Rail Yard noise and vibration assessment was completed June 2022 to explore noise mitigation strategies associated with rail yard activities (see [report](#).) The report focused on noise related to rail yard activities and the potential impact on the San Jose Neighborhood. The assessment determined that rail yard activities are a significant contributor to noise affecting the residents living in proximity to the rail yard. Other major sources of noise exist in the area include commercial and military aircraft flying over the neighborhood. The report identified several potential strategies, including wall construction, and recommended additional collaboration with the BNSF railroad and federal and regional agencies.

4.6.3 AIR QUALITY

During the CPA engagement process, Central ABQ CPA community members identified water and air quality as prevailing concerns, especially near the freeways, along the railroad, and in historically industrial areas. Members voiced support for ongoing monitoring, clean up, and restrictions to additional emissions and contamination, especially near residential areas.

In November 2022, the New Mexico Environmental Law Center submitted a petition on behalf of a coalition of community members to the Albuquerque / Bernalillo County Air Quality Control Board. Under the proposed Health Equity and Environmental Impacts (HEEI) rule, an analysis would be required before an air quality permit is issued to determine potential impact on an already “overburdened community.” Public input and comment sessions were held in July 2023 and August 2023. An Air Quality Control Board hearing is set for October 2023. Opportunities for public input will continue through that time and through any potential extensions of the process.

FIGURE 22. AIR QUALITY MAP



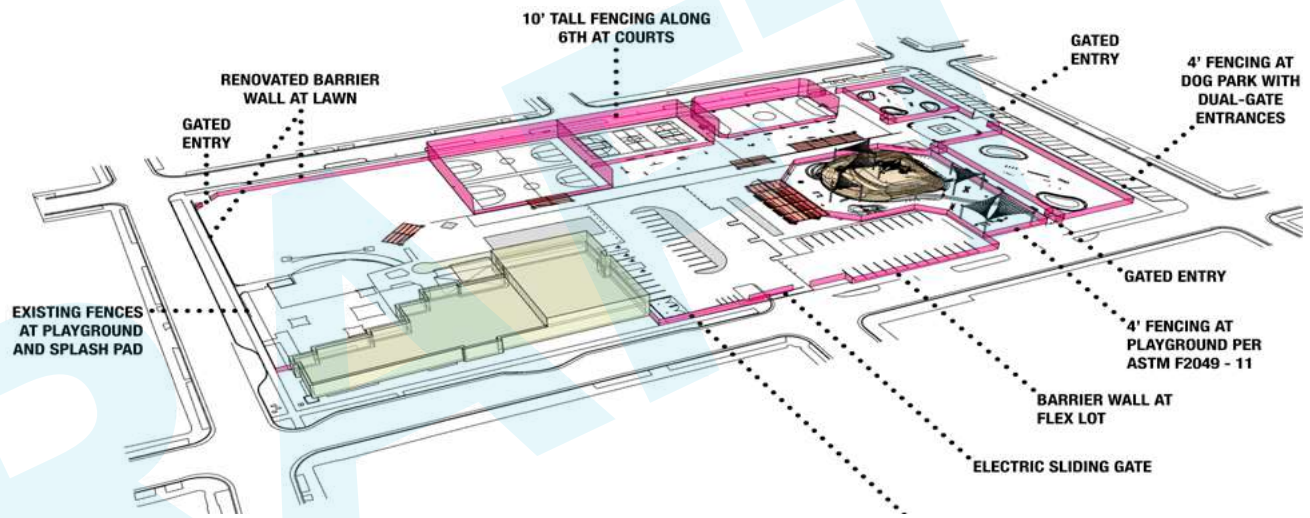


4.7 Parks and Recreation

Parks were one of the most cited assets within the Central Albuquerque CPA and consistently ranked in the top 3 priorities for residents. (See Appendix B.) The CPA contains well-established parks and outdoor spaces, such as the Bosque trails, BioPark, and local community parks. (See Figure 23 for a map of parks.) The City and the community share a goal of maintaining and preserving these parks to meet the needs of all residents. There are several projects to expand park and recreational amenities in Central ABQ.

4.7.1 WALKER PROPERTY

A future park is planned for the property directly north of the Johnny Tapia/Wells Park Community Center. The site has been vacant since 2002 and was purchased by the City to revitalize the area. The City's Parks and Recreation Department is implementing the project. (See [site design and project updates](#).) The Walker Property development will likely be connected to Wells Park, creating a 5+ acre park. The City's Parks and Recreation Department is implementing the redevelopment, which is planned to provide new elements including a custom playground, a mini dog park, and multi-functional courts. The site will also have a picnic area with a lawn, shelter, and dedicated food truck parking near the entrance at 5th Street and Rosemont.



Caption: Walker Property - Concept Plan

oldest neighborhoods. With \$1.2 million in federal grant funding from the Community Development Block Grant (CDBG) program, the renovation involves a complete redesign of the 3.5-acre park located between the Barelás Community Center and Barelás Senior Center on 8th Street SW. (See [project updates](#).)

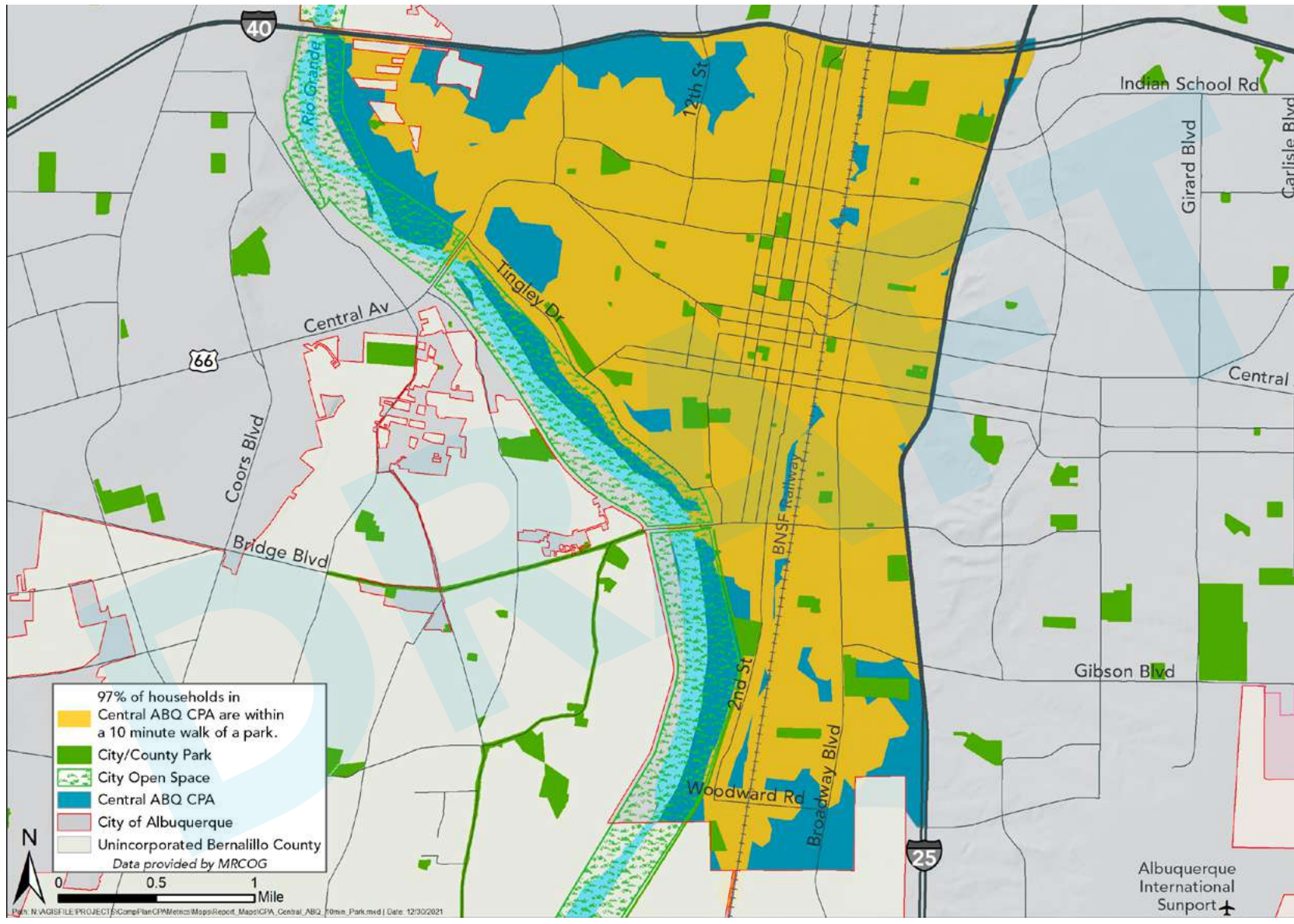
4.7.2 BARELAS PARK

The City's Parks and Recreation Department has completed the first phase of renovations in Barelás Park, located in one of the City's



Caption: Barelás Park Renovation - Phase 1 - New Play Area

FIGURE 23. PARKS WITHIN 10 MINUTE WALK IN CENTRAL CPA





4.8 Youth Programs

Central Albuquerque community members expressed a need for expansion and investment in local youth programs for kids of all ages and local service providers affirm a commitment to these needs within the Central ABQ CPA and beyond.

Youth activities and programs can be found on the One ABQ Youth Connect webpage [here](#). These programs provide valuable opportunities to Central Albuquerque youth and rely on community support to continue their services.

The Central ABQ CPA includes many unique family-friendly spaces and services, including the ABQ Biopark, Explora Science Center and Children's Museum, Warehouse 505, community and charter schools, community centers, libraries, parks, and several arts, history, and culture museums.

A few of the programs offered by the City and by outside organizations are described below.

4.8.1 CITY PROGRAMS FOR YOUTH

[The City's Youth & Family Services Department](#) helps support families to become self-sufficient while nurturing healthy, self-realized children. The City's Child Development Centers promote school readiness in children up to 5 years old by providing safe and age-appropriate learning environments to foster children's cognitive, social, and emotional development. Centers are funded by the Federal, State, and City authorities. There are 3 Child and Family Development Centers in the Central

Albuquerque CPA, which are integrated into schools and community centers. They are located at Longfellow Elementary School, Herman Sanchez Community Center, and Barelás Child Development Center. See their [website](#) for more information.

There are 5 community centers run by the City's Community Recreation and Education Initiatives Division (CREI) in Central ABQ CPA. They offer a range of programs for youth, including recreation and education. See Figure 24 for a map of community centers and facilities within the Central ABQ CPA.



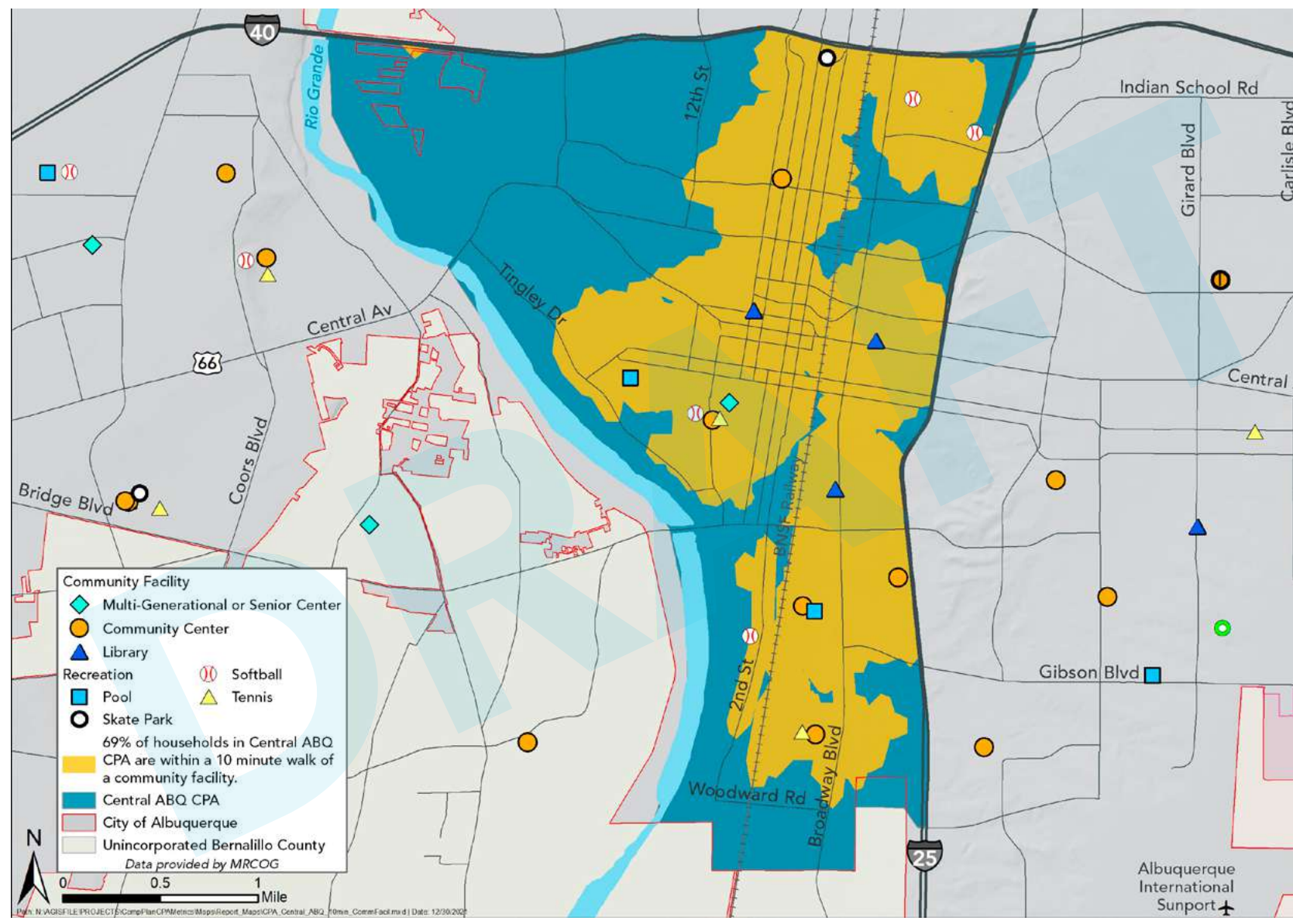
Caption: Youth Program at BioPark

4.8.2 COMMUNITY PROGRAMS

4.8.2.1 Explora Science Center and Children's Museum

Explora offers over 200 interactive educational programs for schools, homeschool groups, libraries, and community centers. Programs are offered onsite at Explora, at community sites, or virtually and can be conducted in both English and Spanish. Explora works with community partners across Albuquerque, including APSA Title I elementary schools to provide no-cost family memberships. Explora also offers camp scholarships. Visit the [Explora webpage](#) for more information.

FIGURE 24. COMMUNITY FACILITIES WITHIN 10 MINUTE WALK IN CENTRAL CPA





4.8.2.2 Story Riders

The [Center for Southwest Culture Inc.](#) runs a free program called Story Riders for children and youth of color ages 9-18 to “explore local stories and spaces”, connect to cultural heritage, and learn bicycle safety and maintenance. Story Riders can provide bikes that students will keep after the program ends.

4.8.2.3 United South Broadway After-school Program

The [United South Broadway Corporation](#) (USBC) provides a free after-school program for K-5 students in the South Broadway neighborhood. The program was developed with the assistance of the University of Pennsylvania’s Center for Community Partnerships and is staffed by students in the University of New Mexico (UNM) Service Corps through a partnership with UNM’s Albuquerque Community School Project.



Caption: South Broadway Park

4.8.2.4 Working Classroom

[Working Classroom](#) is a community arts organization in Baretas that engages young artists from historically ignored communities. Through a range of cultural programs and projects, Working Classroom provides professional training in the arts, social justice, and leadership development to promote equity and amplify underrepresented voices in Albuquerque’s art community.

4.8.2.5 Warehouse 505

[Warehouse 505](#) is a nonprofit, social enterprise and venue located in the Downtown Central Corridor that invests in Albuquerque’s youth by providing a place to learn and develop skills under mentorship within the creative arts and individual sports. Established in 2009 as Warehouse 508, they have worked towards furthering connections between youth and the community and fostering employment experiences and opportunities.

Low Wallace Elementary Genius Hour Photography Class
Low Wallace Elementary School held a photography class as part of the school’s Genius Hour program. 39 students participated by taking photos of their historic building, and the surrounding grounds to showcase downtown life from their perspective.



Caption: Photographer: Scarlett Silva



Caption: Photographer: Tytus Moya



4.9 Senior Services

Community members in the Central ABQ CPA identified vital services provided through Senior Centers as assets and expressed support for investment in these services, such as mobility assistance and meal services, to care for the aging population. Senior services in the Central ABQ CPA are expanding with the addition of a new multigenerational center, and many partner organizations have pledged commitment to [Age-Friendly Communities](#) with the goal to make communities more livable for people of all ages, especially older adults.

4.9.1 BARELAS SENIOR CENTER

Barelas Senior Center (714 7th Street SW) has been serving the neighborhood and surrounding area since 1974. Services include low cost breakfast and free/donation-based lunch to adults 60+, digital literacy classes, fitness classes, and a community garden.



Caption: Barelas Senior Center

4.9.2 SANTA BARBARA-MARTINEZTOWN MULTIGENERATIONAL CENTER

In June 2023, the City broke ground for a new multigenerational center at the Santa Barbara-Martineztown Park. The park's green space, baseball fields, and historic

mural will remain. The 5,000 square foot multigenerational center is expected to open in 2024 and will be run by the City Department of Senior Affairs. The multigenerational center will provide services for youth and seniors, including senior meals, before and after-school programs, a computer lab, and meeting space.



Caption: Santa Barbara-Martineztown Multigenerational Center Rendering by SMPC Architects



PART 5. POLICIES & REGULATIONS



5. POLICIES & REGULATIONS

This section describes existing policies and regulations that relate to the community priorities identified in public outreach and engagement.

The **Comprehensive Plan** (Comp Plan) is a policy document that establishes the long-range vision and goals for the community and considers change in population and jobs, potential for public and private investment, and needs for infrastructure and services.

The **Integrated Development Ordinance** (IDO) regulates development activities to implement the Comprehensive Plan as projects come to the City for review. The IDO identifies the zoning for property, the types of uses allowed, development standards, and the process required for approvals.

The **Development Procedures Manual** (DPM) establishes the technical procedures and specifications for development. Among these are street standards, such as number of lanes, lane width, design speed, and spacing of traffic signals and pedestrian crossings.

This section also recommends new Community Identity policies for the Central ABQ CPA. These policies reflect the community priorities in the Central ABQ CPA to inform future land use and investment decisions, in balance with other citywide policies.



Caption: Ciglovia Downtown Event



Caption: Downtown Civic Plaza



5.1 Comprehensive Plan Goals & Policies

The Comp Plan establishes a vision for the future to be achieved over the long term as the region grows in population and employment. The Comp Plan establishes goals and policies for 10 topic areas, or elements. These establish principles - sometimes competing principles - are used to inform land use and investment decisions.

With respect to the Central ABQ CPA, the Community Identity Policies (see Table 3 on page 96) will be adopted that, in balance with other Comp Plan policies, help guide future land use decisions, such as zone map amendments, as well as public investments

The following review identifies the policies most relevant to priorities raised in the CPA assessment process. Additional policies that are relevant to Central ABQ community priorities are identified in Appendix C.



Caption: Central Ave - Downtown Kimo Theater



5.1.1 COMMUNITY IDENTITY POLICIES

The 10 elements of the Comp Plan work together to protect and enhance neighborhood character by guiding appropriate land use and by encouraging the registration of historic properties or districts within neighborhoods.

5.1.1.1 Culture and Heritage Preservation

Community Identity is 1 of the 10 Comp Plan elements, and the very first goal is to “Enhance, protect, and preserve district communities” (Goal 4.1). One of the policies that supports this goal emphasizes Neighborhoods.

Policy 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

In order to achieve this outcome, Goal 4.2 and Policy 4.2.1 establish the Community Planning Areas (CPAs). CPA assessments are to be conducted in a way that prioritizes community input in order to identify “character-defining elements, priorities for capital investment, and potential programs and partnerships” for each CPA and to

develop community identity policies specific to each CPA. The Community Identity policies for the Central Albuquerque CPA are provided at the end of this section.

Heritage Conservation is another Comp Plan element. Goal 11.2 (Historic Assets) emphasizes historic districts and buildings as a reflection of the community history. Specific policies that reflect Central ABQ community priorities include:

- *Policy 11.2.1 Gentrification: Balance the objectives of historic preservation and conservation of affordable housing.*
- *Work to maintain a range of housing options and affordability levels to ameliorate the displacement of low-income households.*

- *Encourage renovation and rehabilitation to preserve and enhance the existing housing stock.*

- *Policy 11.2.2 Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.*

Additional policies related to Culture and Heritage preservation are described in Section 5.1.3.1 of this report. The City’s implementing ordinances for historic areas and landmarks are described in Section 5.2.1.2.



Caption: National Hispanic Cultural Center

5.1.2 CENTERS AND CORRIDORS COMMUNITY VISION

The vision for future growth in Albuquerque is the Centers and Corridors concept. The main idea is to encourage growth in existing Centers connected by Corridors, providing excellent mobility for pedestrians, cyclists, and transit users. Development is to be characterized by higher densities of mixed uses, including a variety of housing types at a range of affordability levels. The mix of uses creates easy access to employment, commercial services, arts, and entertainment. This approach to growth leverages existing infrastructure, making development more cost effective. A compact built environment with multimodal transportation options can reduce reliance on fossil fuels and the need for surface parking, along with their associated climate impacts.

There are 5 types of Centers in the Comp Plan, each with a different level of intensity and market area. Centers vary in their degree of urbanization and walkability, which will evolve over time. Most Centers are, or strive to be, highly walkable and well-served by transit.

The Comp Plan establishes 5 different types of Corridors for major public streets.

This range of Corridor types is intended to balance the street system by identifying different streets that prioritize bicycling, walking, or transit use in and between Centers. The character of a Corridor and adjacent land uses should change within Centers and near low-density neighborhoods to reduce auto travel speeds and increase pedestrian safety.

While the land use types and patterns and the transportation characteristics vary widely among the Centers and Corridors, they are all part of a long-range growth strategy promoting development that is sustainable and cost effective for both public and private investments.

Because of the high concentration of designated Centers and Corridors in Central Albuquerque, most of the policies related to Centers and Corridors directly or indirectly advance community priorities in Central ABQ. Implementing the goals and policies for Centers and Corridors will help achieve many of the priorities identified during community engagement.

Abbreviated descriptions of relevant Center and Corridor designations in Central ABQ are provided below. Figure 25 shows a map of the Centers and Corridors within the Central ABQ CPA.

Central Albuquerque Centers and Corridors

- Downtown Center
- Activity Centers
 - Old Town
 - Bridge/4th
- Premium Transit Corridor:
 - Central Avenue
- Main Streets
 - 4th Street
 - Bridge Boulevard
 - Broadway Boulevard
 - Central Avenue
- Major Transit Corridors
 - 2nd Street
 - 3rd Street
 - 4th Street
 - Bridge Boulevard
 - Central Avenue
 - Lomas Boulevard
 - Mountain Road
 - Rio Grande Boulevard



Caption: 4th Street in Baretas



Albuquerque's Downtown is intended to have the highest concentration of employment and commercial uses, supported by high-density housing. This mixed-use district should include multiple transportation options, the tallest buildings in the region, the smallest blocks, and alleys for delivery of goods. Streets should have trees for shade, wide sidewalks, and easy-to-use wayfinding signs. Multi-story buildings should feature ground-floor shops with large, street-facing windows. Plazas and other open spaces should provide an inviting atmosphere for pedestrians and support a diversity of uses, generating activity throughout the day and evening.

Activity Centers provide convenient, day-to-day services at a neighborhood scale to serve the surrounding area within a 20-minute walk or a short bike ride. They are intended to provide a mix of neighborhood commercial and residential uses at a slightly higher density than the surrounding neighborhoods. Activity Centers are appropriate for mixed-use and multi-family housing. These centers should incorporate good pedestrian friendly design and development patterns that support access by all transportation modes.

Premium Transit Corridors are intended to be served by high-quality, high-capacity, and high-frequency public transit. The land uses

and urban design support mixed-use and transit-oriented development within walking distance of transit stations, with transitions to neighborhoods beyond the Corridor. Central Avenue is the only Premium Transit Corridor in the Central Albuquerque CPA.

Major Transit Corridors are intended to be served by high frequency and local transit (e.g. ART, local, and commuter buses). These corridors prioritize transit above other travel modes to ensure a convenient and efficient transit system. Walkability on these corridors is key to providing a safe and attractive pedestrian environment, as well as good access for pedestrians, cyclists, and transit users to goods and services along these Corridors and the Centers they connect. Building heights and development densities may be higher in Centers along these Corridors but should be stepped back behind the Corridor to respect surrounding neighborhoods.

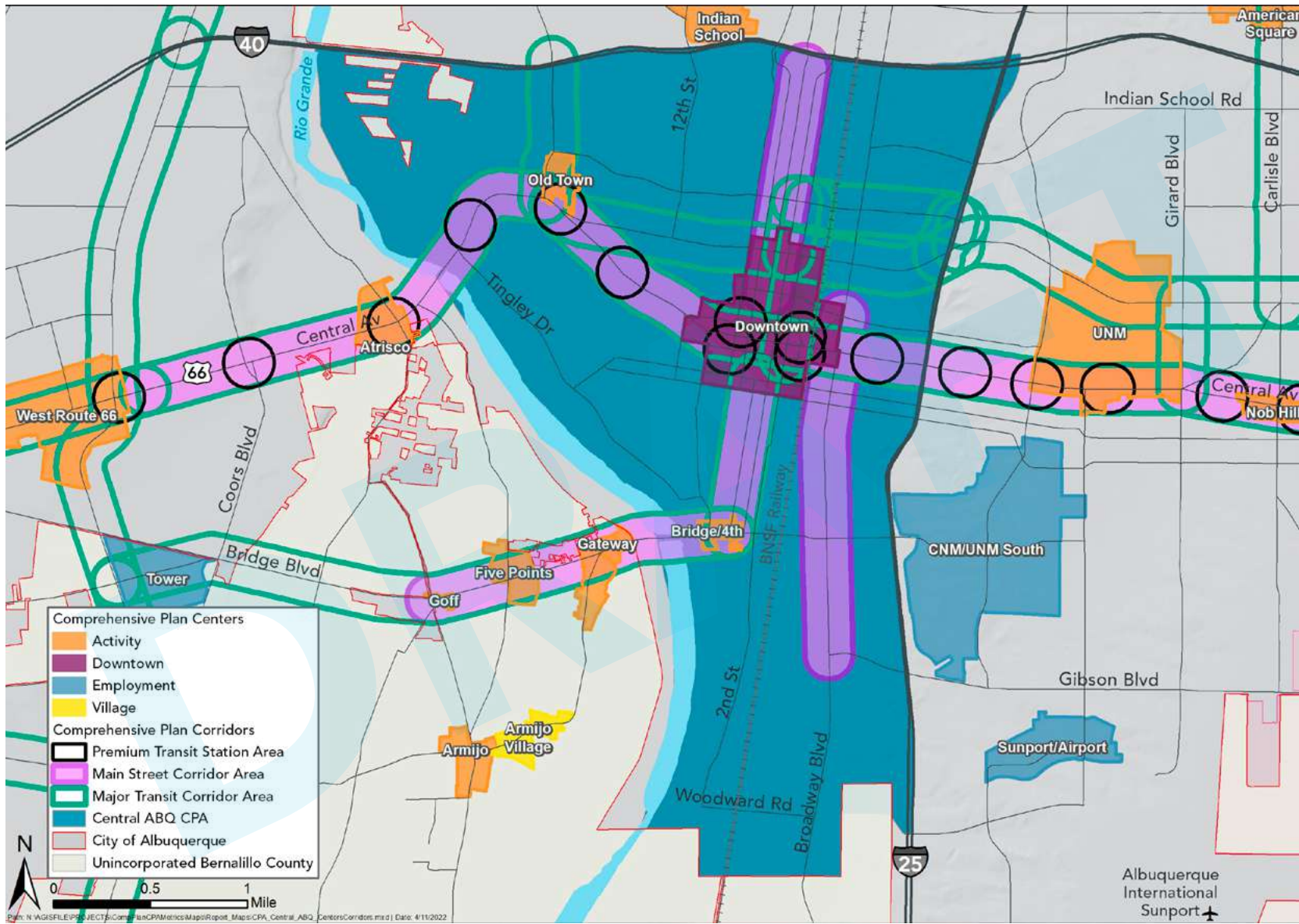
Main Streets are intended to be lively, highly walkable streets lined with local-serving businesses, modeled after the American tradition of Main Street as a place for living, working, and shopping. Main Streets should have 1- to 4-story buildings, usually placed right up to the sidewalk. Parking should be on-street or next to or behind buildings. Away from the Main Street, density should

quickly decrease to minimize impacts on surrounding neighborhoods. Main Streets should be well-served by transit and contain safe and pleasant walking environments with street trees, landscaping, and wide sidewalks. Public investments in these areas should prioritize street and walkway improvements. Although Main Street is classified as a Corridor type, the intent is for it to function more like a linear Center.



Caption: El Vado Mixed Use Development

FIGURE 25. CENTERS AND CORRIDORS IN CENTRAL ABQ





5.1.2.1 Economic Development

Fundamentally, the Centers and Corridors framework outlines a strategy of private development and public investment that is fiscally responsible and sustainable. Directing growth to areas where public dollars have already been invested in Centers and along Corridors increases the rate of return on that investment. This strategy increases the tax base and provides high-quality places to live and work, all while investing in growing and supporting the places where people want to live.

More specifically, Policy 8.1.1, related to Placemaking, encourages investments in Centers and Corridors to concentrate employment opportunities for a range of occupational skills and earning levels. Outside of designated Centers, lower-density, lower-intensity services, jobs, and housing are a priority.

Beyond the Centers & Corridors focus, Policy 8.1.1 supports a range of development types, densities, and scale.

- *Policy 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.*

5.1.2.2 Safe Walking and Biking

The most frequently mentioned issue from community engagement was the importance of a walkable environment, with “more and better destinations” as well as safe and connected facilities for walking and biking. Walkability is a primary feature of the designated areas in Central ABQ. Policies for the Downtown Center (5.1.3), Activity Center (5.1.6), Premium Transit Corridors (5.1.8), and Main Street (5.1.9) all emphasize the importance of mixed-use development in a pedestrian-friendly, multimodal environment.

Transportation goals and policies in the Comp Plan reinforce the concept that pedestrians are the highest priority travel mode in urban areas.

- *Policy 6.1.5 Main Street Corridors: Prioritize pedestrians in street design and improvements, emphasizing safety, accommodation, and amenities by slowing auto traffic, providing on-street parking, limiting or prohibiting curb cuts, and requiring primary auto access to parking lots to be provided from intersecting, auto-oriented streets.*
- *Policy 6.2.3 Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.*

In addition to policies related to Centers and Corridors, Goal 5.2 Complete Communities emphasizes that developments should bring goods, services, and amenities within walking and biking distance of neighborhoods.



Caption: Artwalk on Central Ave.



Caption: Walking on the Bosque Trail



5.1.2.3 Public Safety

Concerns about crime and security were raised with respect to many of the community priorities including walkability, parks and open space, housing and homelessness.

For areas with a more urbanized character, Centers and Corridors are intended to activate public spaces through a mix of planned land use, densities, and intensities of development, thereby increasing the eyes on the street. It is a generally accepted planning principle that more “eyes on the street” contribute to public safety.

The Transportation policies in the Comp Plan include specific guidance on many aspects of street design. In particular, Policy 6.2.1(c) addresses pedestrian-scale lighting to increase pedestrian visibility and security.

For all areas, including areas outside of Centers and Corridors, the related Comp Plan policies specifically address the importance of providing park security.



Caption: Lofts at Albuquerque High - EDO District

- *POLICY 10.2.2 Security: Increase safety and security in parks.*
- *POLICY 12.3.4 Police and Sheriff: Maintain a safe and secure community by providing crime prevention, police protection, law enforcement, and investigative services in cooperation with the public and other agencies.*

5.1.2.4 Housing Instability and Homelessness

Housing has been a priority issue throughout the City, and Central ABQ is no exception. Community members expressed support for more housing, with a range of affordability levels.

Comp Plan policies establish that most regional growth should be captured within Centers and Corridors and identify the type of housing development appropriate for each designation. The Downtown Center is intended to have the highest-density housing. Higher-density residential developments are to be encouraged within ¼ mile of transit stops on Major Transit Corridors, including Central Avenue and segments of Lomas, 4th Street, and Rio Grande. Higher-density housing is appropriate within a ¼ mile of Major Transit Corridors and Premium Transit Corridors.

- *POLICY 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.*
 - *Encourage the development of multi-unit, multi-story apartments and mixed-use residential buildings in Downtown, Urban Centers, and Activity Centers to increase housing density and expand housing options and affordability.*



Land Use and Housing policies also support the community priority. Policy 5.2.1 Land Uses encourages higher density housing as an appropriate use in areas with good street connectivity and convenient access to transit and in areas where a mixed density pattern is already established. Additionally, the policy encourages more productive use of vacant lots and under-utilized lots, including surface parking. The potential to repurpose such properties was frequently mentioned in community engagement.

Housing policies in the Comp Plan support the need for more housing options, a priority identified during community engagement.

- *POLICY 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.*
- *POLICY 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.*

Homeless Services – Community members generally support the need for services for people experiencing homelessness, mental health issues, or seeking help with addictions. However, there are concerns about the concentration of services within Central ABQ. The City of Albuquerque has responded to the issue of over concentration



Caption: Multi Family Housing

of services with the opening of the Gateway Center on Gibson Road in the Near Heights area. Existing policy supports geographically distributed service points with easy access to transit:

- *Policy 9.4.3 Equitable Distribution: Support a network of service points that are easily accessible by residents and workers, geographically distributed throughout the city and county, and proximate to transit.*

5.1.2.5 Environmental Issues

Many of the environmental benefits of Centers and Corridors are related to transportation impacts. Areas with dense, mixed-use development patterns generally result in shorter travel distances, making walking and biking more viable. Reduced dependence on car travel reduces carbon emissions and the need for parking. As noted

in Section 4, areas of Central Albuquerque with the most surface parking lots had significantly higher temperatures compared to other areas due to the urban heat island effect of pavement.

Urban Design policies under Goal 7.4: Context-Sensitive Parking encourage lower parking requirements in areas near high frequency transit on Premium and Major Transit Corridors. Related policies also encourage shared parking, credits for street parking, and street trees, landscaping, and pervious surfaces to mitigate environmental impacts.

Related policies in Resilience & Sustainability connect these urban design strategies with the ability to reduce the impact of climate change over time.

- *Goal 13.1 Climate Change: Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.*
- *Policy 13.1.1 Resource-Efficient Development: Promote development in the city and county that works with nature to slow global climate change.*

These policies support the community priorities in a way that is highly suitable to Central ABQ, within and outside of Centers and Corridors.



5.1.3 ADDITIONAL COMP PLAN POLICY REVIEW

Other community priorities not directly associated with the Centers and Corridors growth framework are supported by policies that apply citywide. Additional relevant policies are provided in Appendix C.

5.1.3.1 Culture & Heritage Preservation

Community members identified public art and historic districts in Central Albuquerque as highly valued cultural assets and emphasized the preservation of historic buildings and homes and supporting public art and community events as ways to celebrate heritage.

Many of the Albuquerque Comprehensive Goals and Policies directly address Central ABQ community priorities for cultural and heritage preservation.

- *GOAL 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.*

- *POLICY 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.*
- *GOAL 11.5 Cultural Traditions & the Arts: Emphasize and support cultural traditions and arts as vital components of the community's identities and well-being.*
- *POLICY 11.5.1 Arts Promotion: Coordinate and promote the arts and the cultural sector as key assets in a vital economy; major contributors to quality of life and healthy communities; and the heart of high-quality, special places that contribute to the identity of distinct communities.*
- *POLICY 11.5.3 Cultural Programs: Promote programs that encourage greater understanding of area history and cultural traditions.*



Caption: 4th Street - Mainstreet Corridor



5.1.3.2 Parks and Recreation

Community members expressed appreciation for parks and open spaces in Central Albuquerque, as well as access to nature in the form of street trees and other green spaces. Many people identified a need for more maintenance and security in local parks and also for more native vegetation. Parks and streets were the primary places identified as needing more trees. Policies in the Parks and Open Space element support these priorities.

- *GOAL 10.1 Facilities & Access: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.*
- *POLICY 10.1.2 Universal Design: Plan, design, program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.*
- *GOAL 10.2 Parks: Provide opportunities for outdoor education, recreation, and cultural activities that meet community needs, enhance quality of life, and promote community involvement for all residents.*
- *POLICY 10.2.2 Security: Increase safety and security in parks.*
- *POLICY 10.2.2(a): Minimize vandalism through adequate lighting, site design, and durable materials.*



Caption: Tree Planting - City Parks

5.1.3.3 Senior Services and Youth Programs

Many community members in the Central ABQ CPA identified services provided through Senior Centers, such as mobility assistance and meal delivery, as vital to the community. Even so, many community members identified a need for more programs for youth and more activities focused on seniors. Policies in the Infrastructure, Community Facilities, and Services element encourage further youth programming and activities for seniors

- *GOAL 12.2 Community Facilities: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.*
- *POLICY 12.2.2 Existing Facilities: Maintain and improve existing community facilities to better and more equitably serve the community.*
- *POLICY 12.2.1 Prioritization Process: Assess the resources and needs for community facilities throughout the city and county.*
- *POLICY 12.2.3 New Facilities: Site new facilities in areas with excellent access to provide services to underserved and developing areas.*
- *GOAL 12.3 Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.*
- *POLICY 12.3.8 Education: Complement programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups.*



5.2 Implementing Regulations

5.2.1 INTEGRATED DEVELOPMENT ORDINANCE (IDO)

Many community priorities are addressed through existing zoning regulations and design standards.

The IDO establishes which land uses are allowed on property and design standards such as building height restrictions and setback requirements from the property line. Block dimensions in the IDO are intended to shape a walkable built environment as development occurs over time. The IDO includes rules that apply citywide as well as regulations specific to small areas. IDO Table II provides an index of specific rules for small areas within the Central ABQ CPA, listed in alphabetical order by small area, including overlay zones, use-specific standards, and development standards.



Caption: 4th Street Mainstreet Corridor

Character Protection Overlay zones and Historic Protection Overlay zones (shown in Figures 26 and 27) do not regulate uses. Instead, they establish design standards intended to maintain the existing or historical character of the built environment. Use-specific standards for small areas are established in Section 14-16-4-3 of the IDO.

The IDO also includes rules that apply in Centers and Corridors. Center and Corridor designations do not change the type of uses allowed. In Centers and Corridors, the IDO allows higher building heights, lower parking requirements, and maximum setbacks in Urban Centers, Premium Transit station areas, and Main Streets. These design standards are intended create a more urban, walkable environment in Centers and Corridors.



Caption: Future Development - Senior Affairs Multi-Purpose Building , Santa Barbara Martineztown Park

5.2.1.1 Character Protection Overlays

The IDO establishes Character Protection Overlay (CPO) zones in Section 14-16-3-4. CPO zones are intended to preserve areas with distinctive character that are not historical or that do not qualify as Historic Protection Overlay (HPO) zones.

CPO zones were first established as Sector Development Plans (SDPs) and carried over in the IDO when it was adopted in 2017. SDPs were often written for areas developed before zoning was adopted or in areas where the built environment was intended to be different from the auto-oriented, suburban pattern of the citywide zoning code. The development regulations in the SDPs affirmed and preserved the unique character of these communities. Because CPOs focus on the pattern and character of the built environment, they do not include use restrictions. The land use restrictions from SDPs were carried over into use-specific standards for small areas in Section 14-16-4-3 of the IDO.

There are 13 CPOs in Albuquerque, and more than half (7) are within the Central ABQ CPA. (See Map/figure xx for CPO boundaries within Central ABQ CPA.) CPOs primarily establish lot size, setbacks, building height, and other specific small area development standards that override underlying zoning standards. (See Figure 26 for map of CPO zones in Central ABQ CPA.)

Use Specific Standards:
Use-specific standards generally place limitations on, or apply conditions or specific standards to, certain land uses. Use-specific standards are often used as a strategy to protect the existing design character of local neighborhoods.

Use Restrictions:
Land-use restrictions or land-use controls consist of government ordinances, codes, and permit requirements that restrict the private use of land and natural resources.



Caption: Rio Grande CPO

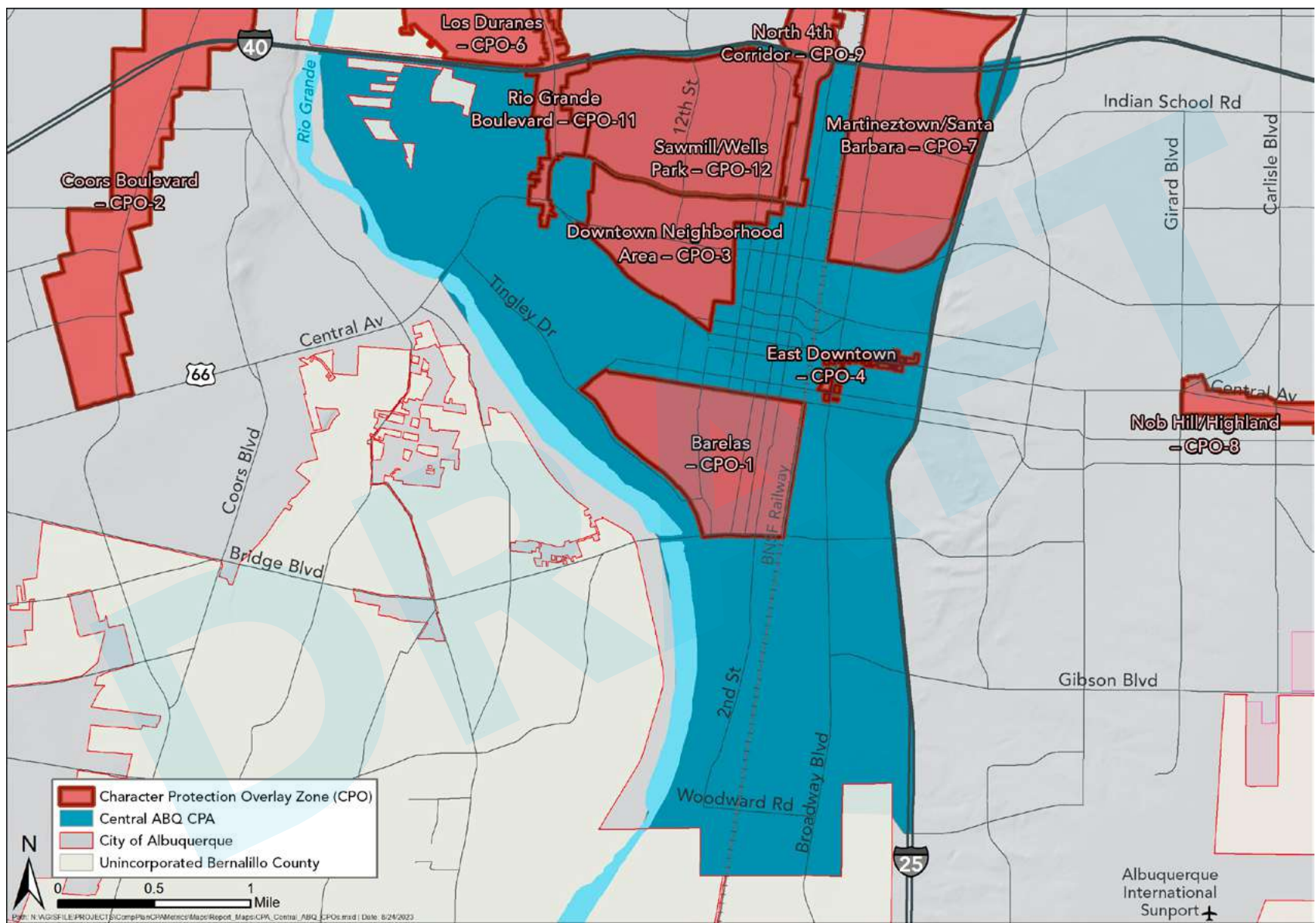


Caption: Baretas CPO



Caption: Martineztown CPO

FIGURE 26. CHARACTER PROTECTION OVERLAYS





Barelas CPO-1

Following the boundaries of the original SDP, the Barelas CPO carries over minimum lot sizes that reinforce lower densities in residential areas and lower impact development in commercial areas. This is closely aligned with neighborhood sentiment to manage residential area density. (See IDO Subsection 14-16-3: 3-4(B)). A use-specific standard for the same small area prohibits paid parking lots. (See IDO Subsection 14-16-4-3(D)(22)).

Downtown Neighborhood Area CPO-3

Following the boundaries of the original SDP, the Downtown Neighborhood Area CPO carries over minimum lot sizes, required usable open space, setbacks, building heights, building design requirements, and signage to preserve neighborhood character. (See IDO Subsection 14-16-3: 3-4(D)). The same CPO boundary is used to require demolition review for buildings constructed over 50 years ago. (See IDO Subsection 14-16-6-6(B)).

East Downtown CPO-4

The EDO CPO map was modified slightly from the previous EDO SDP map to avoid overlapping with the properties regulated by the East Downtown HPO. Development standards to preserve the character of the Broadway and Central Ave. corridor are

carried over, including setbacks, parking lot location and design, façade design, and street walls (See IDO Subsection 14-16-3: 3-4(E)).

Martineztown / Santa Barbara CPO-7

Following the boundaries of the original SDP, the Martineztown / Santa Barbara CPO carries over lot sizes, usable open space requirements, setbacks, building heights, and sign regulations. (See IDO Subsection 14-16-3: 3-4(H)). A use-specific standard for the same small area prohibits paid parking lots. (See IDO Subsection 14-16-4-3(D)(22)).

North 4th Corridor CPO-9

The North 4th Corridor CPO follows the same boundaries of the original SDP, and the southern portion of this CPO is within the Central ABQ CPA. The CPO carries over setbacks, building heights, setbacks, building design, and street cross sections. (See IDO Subsection 14-16-3: 3-4 (J)).

Rio Grande Boulevard CPO-11

Following the boundaries of the original SDP, the Rio Grande Boulevard CPO carries over setbacks, setbacks, outdoor storage/display standards, parking lot design, lighting, and building design. (See IDO Subsection 16-14-3: 3-4(L)).

Sawmill/ Wells Park CPO-12

The Sawmill/Wells Park CPO map was modified slightly from the previous SDP boundary to avoid overlapping with the properties regulated by the Rio Grande Boulevard CPO. The CPO carried over lot sizes and widths, usable open space requirements, setbacks, building height, building design and façade standards, and requirements about non-residential activity taking place outdoors. These standards support the community's desire to maintain a residential look and feel to the neighborhood. (See IDO Subsection 16-14-3: 3-4(M)).

Where different design regulations are needed to maintain the unique character of development, a new CPO zone can be established through a Small Area Text Amendment, which requires approval from City Council. (See IDO Subsection 14-16-6-7(H).) Text amendments only affecting properties in small areas require a quasi-judicial review process, which includes mailed notice to all affected property owners. Text amendments that are intended to apply throughout the City are reviewed using a legislative process. New CPO zones or changes to existing CPO zones may be requested during the annual update of the IDO or by a City Councilor.

5.2.1.2 Historic Preservation and Heritage Conservation

The City of Albuquerque adopted its first historic district in the same year that it established zoning for the city for the first time – 1959 – in recognition that Old Town is unique and should not develop like other areas of the city. This original city center was zoned as H-1 historic zone. In 1977, the first Landmarks and Urban Conservation Ordinance was enacted which established historic districts. In 2018, the IDO carried these over to Historic Protection Overlay (HPO) zones to protect areas of historical, architectural, or cultural significance.

The Central ABQ CPA has 5 of the City’s 7 HPO zones, which is consistent with the history of settlement in Albuquerque. (See Figure 27 for map of HPO zones in Central ABQ CPA.)

- East Downtown
- Eighth and Forrester
- Fourth Ward
- Huning Highland
- Old Town

To ensure that building projects in historic zones are compatible with historic character of development, property owners must receive a Certificate of Appropriateness from the City before they begin work on the exterior of buildings or other structures. These approvals are granted by the Landmarks Commission (LC) or by City historic preservation staff.

The Planning Department works with Neighborhood Associations, residents, property owners, and other stakeholders to determine whether a Historic Protection Overlay zone or a new City Landmark designation is appropriate.

Local residents consistently highlighted the importance of cultural and historic preservation during the Central ABQ CPA community engagement efforts. The City’s historic preservation regulations focus primarily on protecting structures and sites to help preserve the existing historic character of a neighborhood.

- **Historic Protection Overlay (HPO) zones** – An area being considered for preservation must contain a significant concentration or continuity of sites, buildings, or structures united by past events or united aesthetically by plan or physical development. Often, HPO zones are adopted for areas that are historic districts registered by the State; however, the City can adopt an HPO for historic neighborhoods that may not be eligible for such designation but that are important to the people of Albuquerque.





- **City Landmark Designation** – The designation of a site or structure must be submitted for review by the Landmark Commission. The site or structure must be of particular historical, architectural, cultural, or archaeological significance. For sites that have not received a state or federal historic designation, the City's landmark designation is a way to preserve and acknowledge areas that are important to the community. Members of the community are encouraged to identify / suggest neighborhood assets that should be considered for City landmark designation. You can send your suggestion to abctoq@cabq.gov.

Individual property owners or neighborhoods can request to be designated as historic properties or historic districts on the State or Federal registers. These are separate from City designations. They do not provide historic protections, but homeowners with this designation may be eligible for state or federal tax credits to help cover the costs of rehabilitation or renovation projects.



Caption: 2nd Presbyterian Church - Martineztown

Considerations of Historic Protection Overlays (HPOs)

Protections

- *Work on the exterior of buildings or outdoor structures will be reviewed to help it maintain the historic character of the neighborhood.*
- *The historic qualities of the neighborhood will be maintained and strengthened.*
- *Neighborhood Associations will be notified of all exterior projects.*
- *For projects reviewed by the Landmarks Commission, property owners within 100 feet of new construction will be notified prior to a decision.*
- *Exterior changes will require a sign to be posted on the property for 15 days through the appeal period.*
- *Staff can assist with design questions.*

Obligations

- *All exterior changes to properties will require review.*
- *Exterior changes need to be appropriate to the historic character of the neighborhood.*
- *Property owners cannot do "Whatever they want" with the exterior of their property (although most things can be approved).*
- *Applications cost \$55.*
- *Approvals require a 15-day appeal period.*

Code Enforcement

The Planning Department’s historic preservation team conducts trainings for Code Enforcement inspectors and works with inspectors to answer questions about appropriate development and maintenance, especially when historic buildings have suffered fire damage or severe neglect. Additional code inspectors have been added to City staff to expand code enforcement in HPO zones.

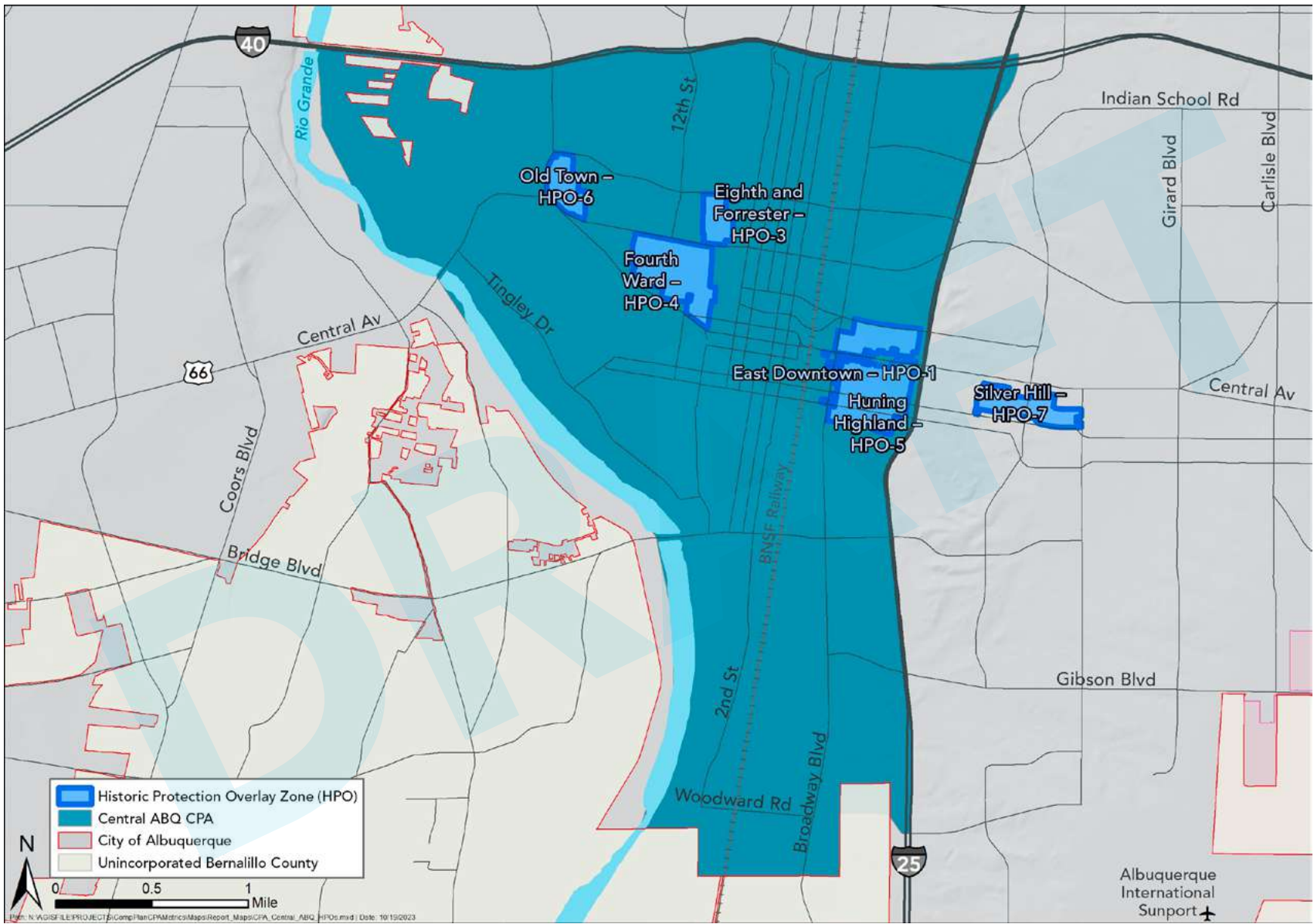
New HPO Zone in Santa Barbara/ Martineztown

The Santa Barbara/Martineztown neighborhood and historic preservation staff are working on a new HPO zone. Staff submitted a proposal to the Landmarks Commission but withdrew it to seek more community support. Community engagement is expected to continue into 2024 to possibly be included in the next IDO annual update.



Caption: San Ignacio Church in Santa Barbara/Martineztown

FIGURE 27. HPOS AND CITY DESIGNATED LANDMARKS; STATE/FEDERAL LANDMARKS IN APPENDIX



5.2.2 DEVELOPMENT PROCESS MANUAL (DPM)

The City’s DPM establishes technical procedures and specifications for development, including street standards, such as number of lanes, lane width, tree planting, and spacing of traffic signals and pedestrian crossings. Roadway design guidance in the DPM is intended to implement the Comp Plan corridor designations, with design features reflecting urban design, priority travel modes, and dimensions.

For example, the DPM indicates that designated Main Streets should have wide sidewalks (10-12 ft.), the shortest spacing between designated pedestrian crossings (no more than 400 ft.), and signalized pedestrian crossings (660 ft.). Main Streets are also intended for relatively low traffic speeds, with design speeds of 25-30 mph. Designated Centers and Corridors are intended to have more frequent pedestrian crossings, compared to other areas.

These technical standards support the community priority for a safe, walkable built environment.

TABLE 2. DPM Guidance Pedestrian Crossing Locations

LOCATION	SIGNALIZED PED CROSSING	DESIGNATED PED CROSSING
Downtown	660 ft.	<400 ft.
Activity Center	1,320 ft.	<600 ft.
Main Street	660 ft.	<400 ft.
Other areas / Local streets	2,640 ft.	As appropriate



Caption: 4th Street Bernalillo

5.2.3 SUMMARY

The community priorities identified during community engagement are supported by many existing policies, regulations, and standards. Over time, policies are intended to shape long-range growth and investment as new development and redevelopment occur.

For the Central ABQ CPA, new community identify policies have been developed to help ensure that future land use and investment decisions are informed by community values. See Section 5.3 below.

Actions or strategies have also been identified that can help to elevate or advance certain priorities. These are identified in the Action Matrix in Section 6 of this report.



5.3 Community Identity Policies for Central ABQ

Most of the shared priorities expressed during the CPA assessment process align closely with the goals and policies in the Comp Plan and the implementing regulations. These policies are intended to inform land use and investment decisions that can best achieve the Comp Plan goals. Policy 4.2.3 tasks CPA assessments with identifying policies that best fit each CPA. These Community Identity Policies will be considered, in balance with other relevant policies, for future decisions such as zone amendments, conditional use approvals, or public investments.

TABLE 3. POLICY MATRIX

No.	Policy	Section Reference	Related Comp Plan Policies
1	<i>Promote development and redevelopment that creates complete neighborhoods where people can live, work, learn, shop, and play.</i>	See Economic Development 4.1	See Community Identity Policies 4.1.2, 4.1.3, 4.1.4 and Land Use Policy 5.2.1
A.	<i>Support housing projects that serve a variety of lifestyles and income levels.</i>	See Central ABQ CPA Neighborhoods 3.1.3	See Housing Policies 9.1.1, 9.1.2
B.	<i>Where new developments are located adjacent to existing residential neighborhoods, minimize or mitigate impacts (e.g., noise, traffic, or parking).</i>	See Resilience & Sustainability 3.10	See Developing and Established Urban Area Policy 5.5.5
C.	<i>Prioritize projects that improve safety and mobility for walking, biking, and transit access.</i>	See Safe Walking and Biking 4.2	See Transportation Integration Policies 6.1.1, 6.1.5, 6.1.7, 6.1.8
2	<i>Support the highest densities of mixed-use development in designated Centers and Corridors.</i>	See Centers and Corridors Community Vision 5.1.2	See Land Use Policies 5.1.1, 5.1.3 and Density Policy 9.3.1
A.	<i>Promote projects that advance the Downtown Forward vision for a healthy, safe, and vibrant downtown district.</i>	See Economic Development 4.1 and Metropolitan Redevelopment Area Plans 4.1.1.1	See Land Use Policy 5.1.3 and Multi-Modal System Policy 6.2.4
B.	<i>Prioritize commercial development in Activity Centers and Main Streets that bring neighborhood serving goods, services, and amenities within walking and bicycling distance.</i>	See Land Use 3.2	See Centers & Corridors Policy 5.1.1, 5.1.6 and Complete Communities Policy 5.2.1
3	<i>Support public and private projects that prioritize safe, inviting, and convenient walking and biking.</i>	See Safe Walking and Biking 4.2	See Center & Corridors Policy 5.1.11 and Transportation Policy 6.1.1, 6.1.5, 6.1.7, 6.1.8 and Multi-Modal System Policy 6.2.2

POLICY MATRIX (CONTINUED)

4		<i>Support projects that respect the history and culture of neighborhoods.</i>	See Culture and Heritage Preservation 5.1.1.1	See Historic Assets Policies 11.2.3, 11.3.3, 11.5.1, 11.5.3 and Economic Development Policy 8.1.4
	A.	<i>Maintain a range of housing options and affordability levels to ameliorate the displacement of low-income households.</i>	See Culture and Heritage Preservation 5.1.1.1	See Housing Policies 9.1.1, 9.1.2, 9.1.3
	B.	<i>Encourage renovation and rehabilitation to preserve and enhance the existing housing stock.</i>	See Housing Instability and Affordability 4.5	See Housing Policies 9.1.1, 9.7.1 and Heritage Conservation Policy 11.2.1
	C.	<i>Encourage development that respects the identity and cohesiveness of the surrounding community and enhances distinct historic and cultural features.</i>	See Culture and Heritage Preservation 5.1.1.1	See Community Identity Policy 4.1.2 and Heritage Conservation Policy 11.2.3
5		<i>Encourage projects that activate underutilized land.</i>	See Housing Instability and Homelessness 5.1.2.4	See Land Use Policy 5.2.1
	A.	<i>Support development of vacant or abandoned and neglected lots in residential neighborhoods.</i>	See Housing 3.6	See Land Use Policies 5.2.1, 5.5.5
	B.	<i>Support redevelopment of surface parking lots in designated centers.</i>	See Housing 3.6 and 3.6.2	See Land Use Policy 5.2.1
6		<i>Prioritize projects that increase the urban tree canopy, street trees, and green space, particularly in areas with significant urban heat island effects, such as streets, surface lots, and vacant properties.</i>	See Environmental Issues 4.6	See Resilience & Sustainability Policies 13.1.2, 13.3.5, 13.4.4
7		<i>Prioritize opportunities to advance environmental mitigation in South Broadway and San Jose neighborhoods.</i>	See Environmental Issues 4.6	See Community Identity Policy 4.1.5 and Community Health Policies 13.5.1, 13.5.2 and Land Use Policy 5.5.5 and Economic Development Policy 8.1.2
	A.	<i>Oppose Zone Map Amendments to industrial uses in South Broadway and San Jose neighborhoods unless environmental mitigation is identified, and encourage land uses that minimize further environmental impacts.</i>	See Environmental Issues 4.6	See Land Use Policy 5.2.1
	B.	<i>Encourage remediation and redevelopment of historically contaminated properties in vulnerable communities.</i>	See Environmental Issues 4.6	See Housing Policy 9.7.2



PART 6.

ACTION MATRIX



6. ACTION MATRIX

Throughout the CPA assessment process, the Central ABQ team shared community priorities with partner departments and organizations in an effort to identify existing programs, projects, and policies that may address some of the community priorities. These are summarized, in part, in Sections 4 and 5.

In August 2023, the team invited the public to a series of Focus Groups, along with partners from local and regional governments as well as nonprofit organizations. Four of the sessions were conducted virtually and one was held in person. The primary themes of these focus groups were:

- Transportation and mobility
- Community and social services
- Land use and development
- Environmental strategies and green space
- Cultural and historic preservation

The CPA team facilitated the focus groups sessions with technical information and other coordination, leaving space for partners to talk with and learn from each other and members of the public. The resulting Action Matrix (below) is informed by these sessions, along with lessons from engagement, research, and partner coordination throughout the process. For each Action, City departments have been identified to lead the effort, along with potential collaborators.



6.1 Next Steps

The Action Matrix, as part of the CPA assessment report, is being submitted for review and acceptance by the Environmental Planning Commission and the City Council. This formal review process provides opportunities for public and staff comments to fully vet the recommendations and confirm the City’s commitment to the actions led by City departments.

The proposed Community Identity policies (Section 5) will also be considered for formal approval as part of the Assessment Report.



Caption: Central ABQ CPA Focus Group at Crossroads for Women



TABLE 4. ACTION MATRIX

Section.	Action	Location	Lead Responsibility	Collaborators	Measure of Success	Timeframe for Completion
All	Increase community capacity: support neighborhoods, community groups, and partners to increase community capacity to inform public decisions affecting them.	Central ABQ	Planning	ONC, MRA, DMD, EHD, OEI, Others	Community meetings attended	Ongoing
3.10 / 4.6.1.2	Update design and development standards in the Integrated Development Ordinance (IDO) that incorporate more sustainable landscaping approaches.	Citywide	Planning	Parks & Rec, DMD	Included in IDO annual update	1 to 2 years
5.1.2	Identify and pursue funding sources for updated planning in the Wells Park/Sawmill neighborhoods, including potential rezoning and/or center designations.	Central ABQ	Council Services	Planning	Grant or other funding sources pursued	1-5 years
4.2.2.2	Identify design standards needed in the IDO for appropriate access/visual appeal of buildings along the Rail Trail.	Central ABQ	MRA	Planning	Included in IDO annual update	1-2 years
4.1.1.1	Develop a parking management plan for Downtown and potentially other areas of the Central CPA, with a focus on economic development.	Central ABQ	MRA	Planning; DMD	Completed parking management plan	1-4 years
4.1.1.1 / 5.1.2	Prepare an update of the Downtown 25 Redevelopment Plan, incorporating major projects, new funding strategies, and updated development objectives.	Central ABQ	MRA	Council Services, Planning	Completed Plan	1-3 years
4.6	Monitor the Justice 40 Oversight Coordinating Committee and where possible provide support for Central ABQ community in project selection and process.	Central ABQ/ Citywide	Planning	OEI; EHD	Brief memorandum of Justice 40 outcomes	1-5 years
4.6.2	Monitor and help to inform City strategies to mitigate noise pollution in priority locations in Central ABQ, including South Broadway and Rio Grande Boulevard. These could include amendments to the existing noise ordinance; pilot testing of noise enforcement cameras; and potential enforcement concepts based on emissions testing and vehicle registration.	Central ABQ	EHD	Planning; APD; Council Services; MRCOG	Updated Noise Ordinance	1-5 years

ACTION MATRIX (CONTINUED)

Section.	Action	Location	Lead		Measure of Success	Timeframe for Completion
			Responsibility	Collaborators		
4.2.1 / 5.2.2	Analyze pedestrian crossing locations for compliance with the standards for designated Centers and Corridors, especially Main Street Corridors and the Downtown Center. Develop a prioritized list based on the City's updated HFIN and Vulnerability index. Identify preferred crossing types using the Bicycle and Trail Crossings Guide.	Central ABQ	DMD	Council Services, Planning	Report of analysis, with prioritized project list.	1-3 years
3.6.2 / 4.5	Develop anti-displacement strategies, metrics, and a toolbox of resources.	Citywide	Planning	FCS, OEI, community stakeholders	Toolbox of resources created	3-7 years
4.4 / 5.2.1.2	Create interactive story maps highlighting historic places and events, potentially accessible by mobile device, with an opportunity for public additions.	Central ABQ	Planning	ONC	Story map created	1-3 years
3.1 / 3.8 / 5.2.1.2	Provide education and training for local residents about available strategies for historic protections and heritage preservation, especially related to the City's Landmarks and HPO designations.	Citywide	Planning	ONC	Training sessions provided	1 - 2 years
4.5.2	Convene and facilitate up to 4 meetings of social and homeless service providers to consider shared goals, gaps, and coordination opportunities.	Central ABQ / Citywide	HHH	ACS	Meetings convened	1-3 years
4.5.2	Develop Good Neighbor Agreements, or other framework for coordination and mitigation, to respond to neighborhood impacts from social service providers for addiction, mental health, and homelessness, including maintenance and sanitation of public areas (e.g., trash pick-up, security services, and lighting).	Central ABQ / Citywide	HHH	Solid Waste, ACS, DMD, community partners	Good Neighbor Agreements created	2-4 years
4.6.1.1	Work with partners to plant trees in Central ABQ neighborhoods and along streets, particularly Broadway Boulevard.	Central ABQ	Parks	Council Services, Planning	Number of tree planting events / projects	1-4 years



APPENDICES





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APPENDIX A. METRICS AND MAPS

Explanation of Data

The charts and maps in Appendix A provide a snapshot of Central Albuquerque related specifically to the ten comprehensive plan elements. The metrics in the charts give numbers to specific demographic, land use, transportation, or other features reflecting the entire Central Albuquerque CPA. Maps are also provided, illustrating the geographic distribution of various community features within the CPA.

These metrics are all tracks for each Community Planning Area and on a City-wide level. Appendix A sets a baseline with information established in 2020. Our intension is to update these metrics every five years to show change over time.

The largest source of data for the metrics and charts is the 2013-2018 American Community Survey (ACS) of the US Census. The Mid Region Council of Governments (MRCOG) aggregates the data for each CPA.

Many of the charts and maps also reflect local data provided by other City of Albuquerque departments. For example, building permits, neighborhood associations, and transit services are most effectively obtained through City Departments, though these can be subject to changes and updates.



COMMUNITY IDENTITY METRICS

FIGURE A1. CENTRAL ABQ CPA - POPULATION BY AGE

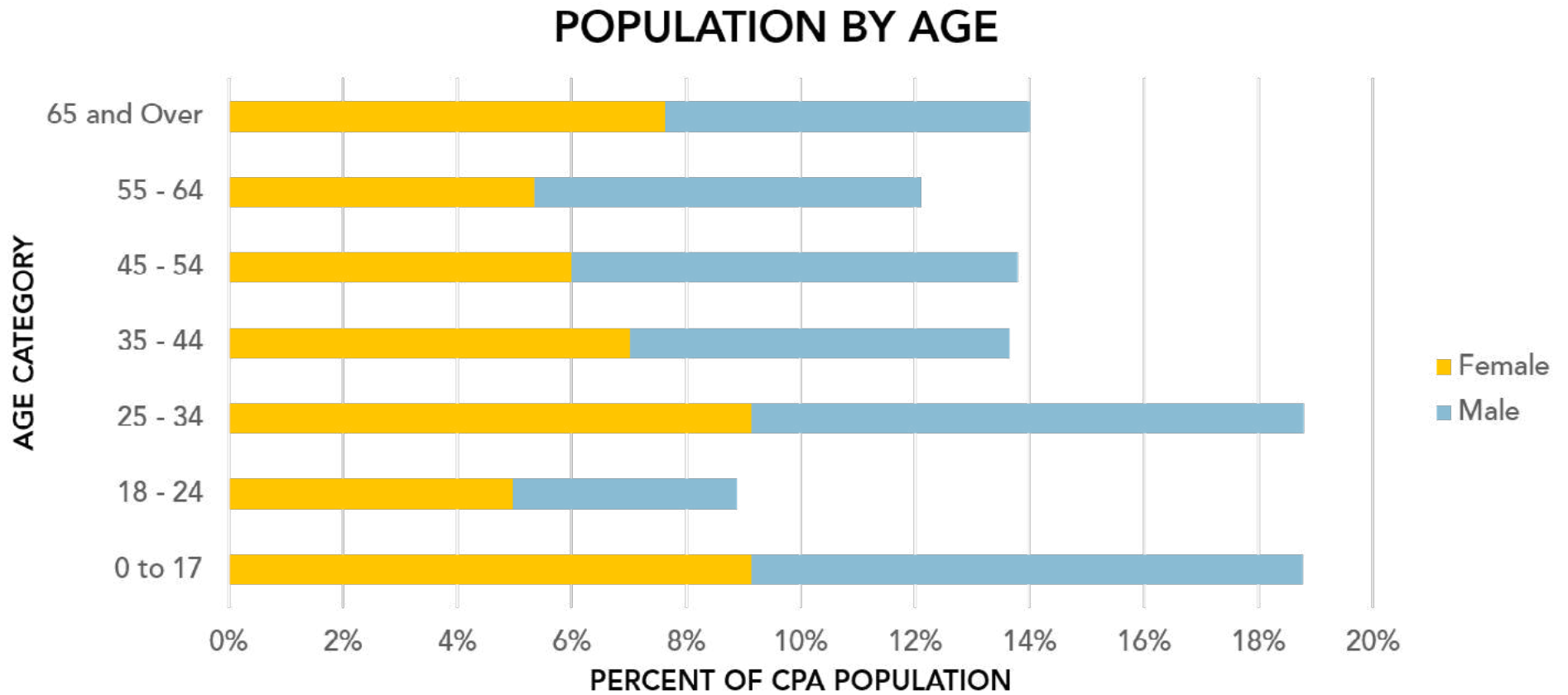
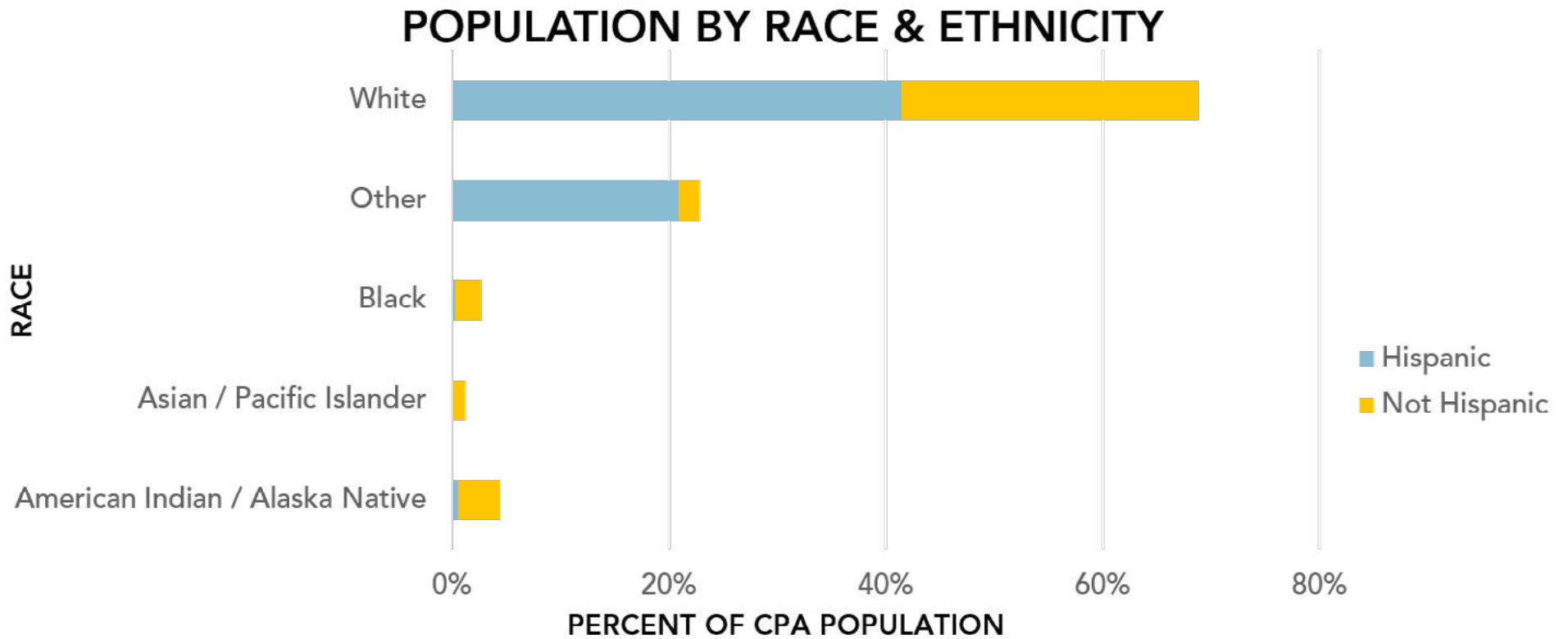


FIGURE A2. CENTRAL ABQ CPA - POPULATION BY RACE & ETHNICITY



Note that the "other" category includes anyone who self-identified as a race other than those listed above and anyone who reported more than one race

FIGURE A3. CENTRAL ABQ CPA - POPULATION

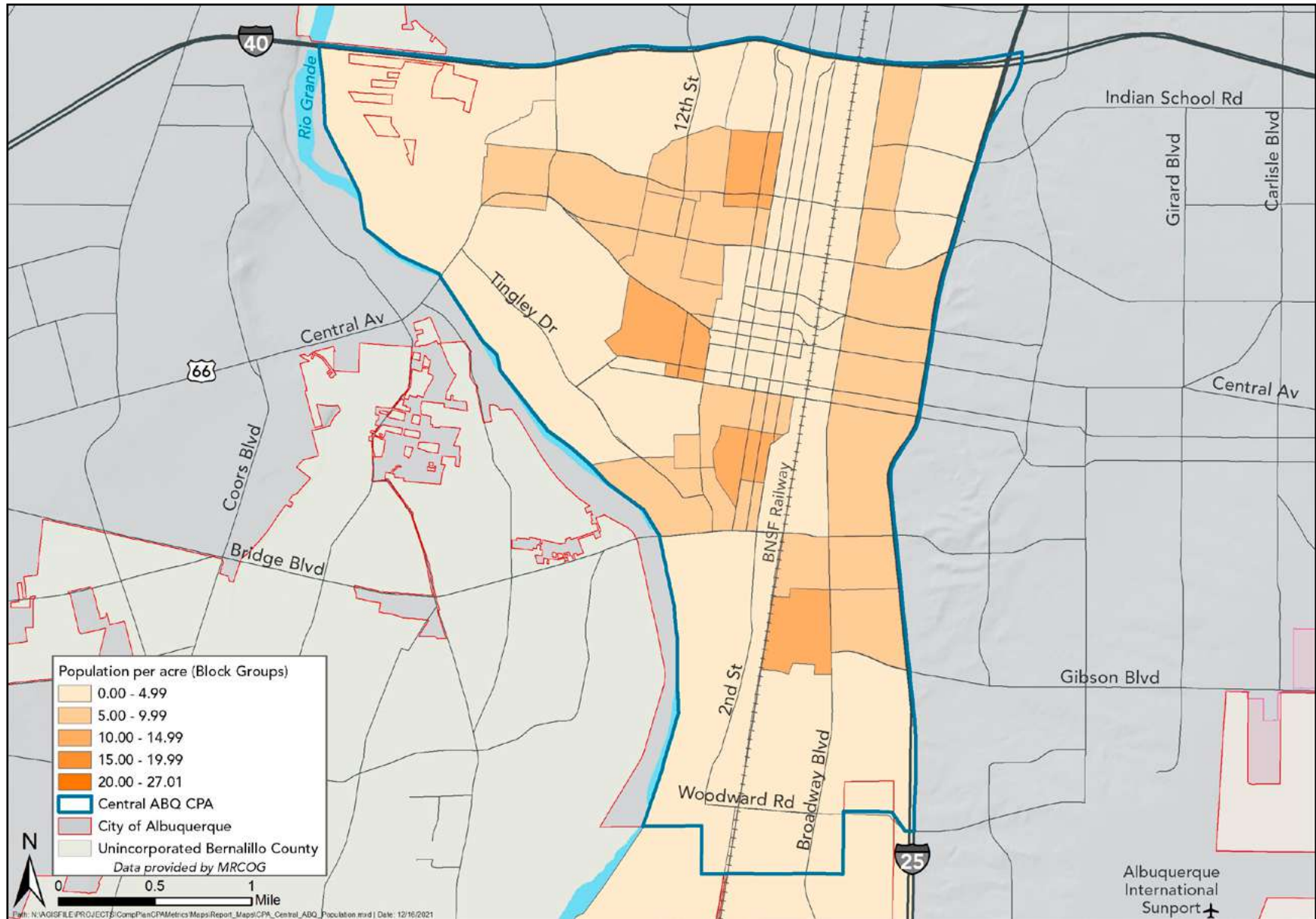


FIGURE A4. CENTRAL ABQ CPA - HOUSEHOLD INCOME

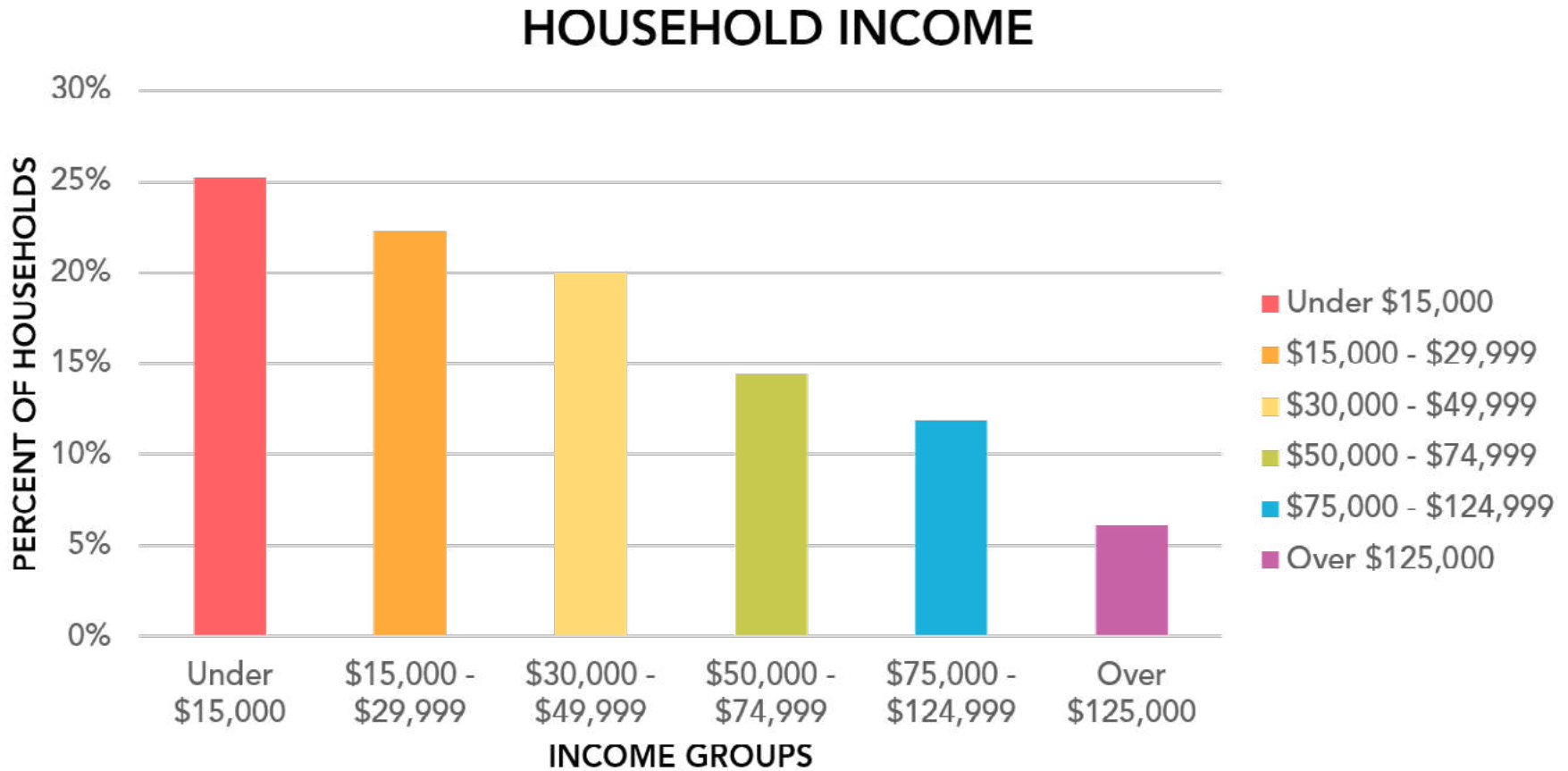


FIGURE A5. CENTRAL ABQ CPA - EDUCATION ATTAINMENT BY PERCENT OF POPULATION AGE 25+

EDUCATION ATTAINMENT BY PERCENT OF POPULATION AGE 25+

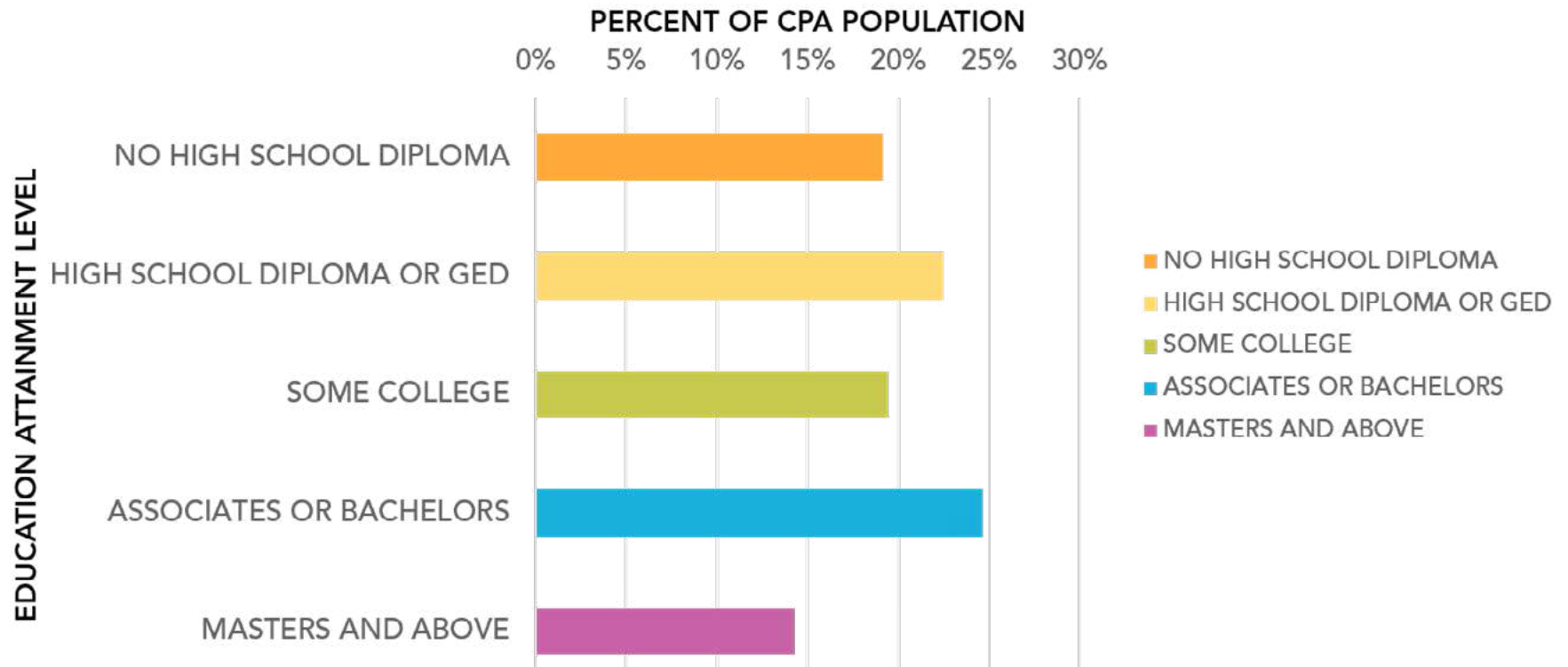


FIGURE A6. CENTRAL ABQ CPA - MEDIAN HOUSEHOLD INCOME

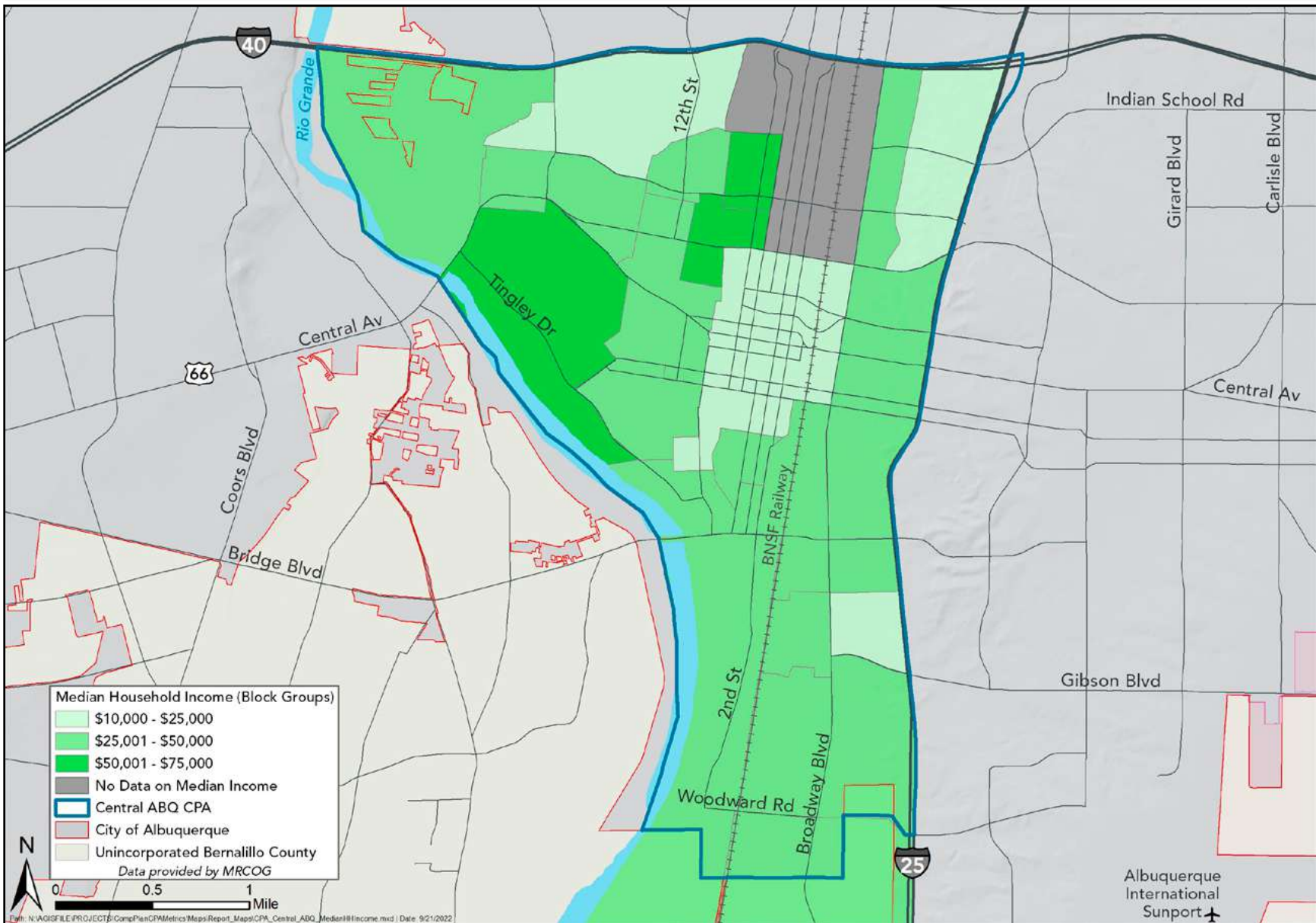
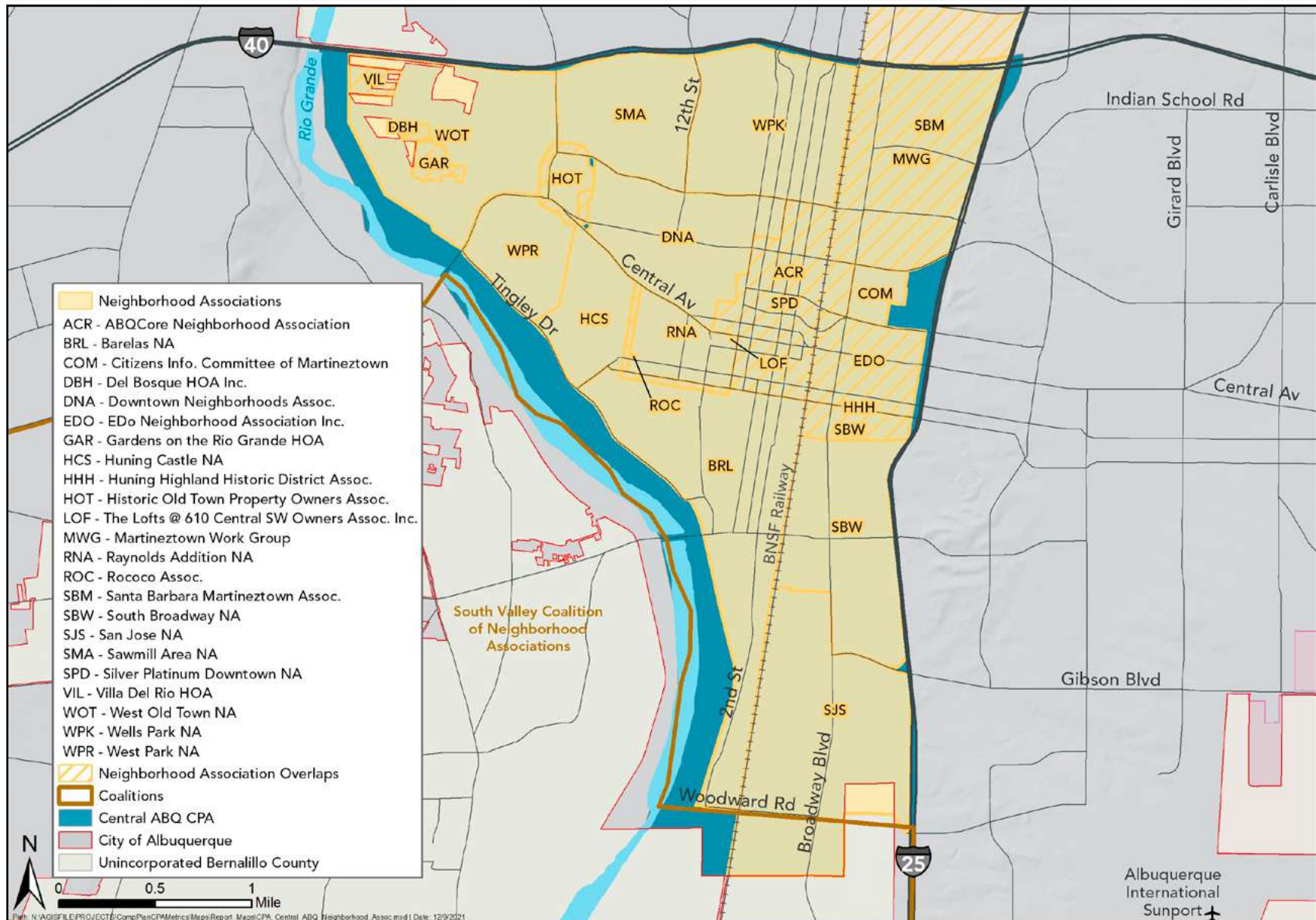


FIGURE A7. CENTRAL ABQ CPA - NEIGHBORHOOD ASSOCIATIONS



Neighborhood Associations are one way that communities can advocate for their residents and have a voice in decision-making. Visit cabq.gov/ona for more information about neighborhood associations.



LAND USE METRICS

FIGURE A8. CENTRAL ABQ CPA - BUILDING PERMITS

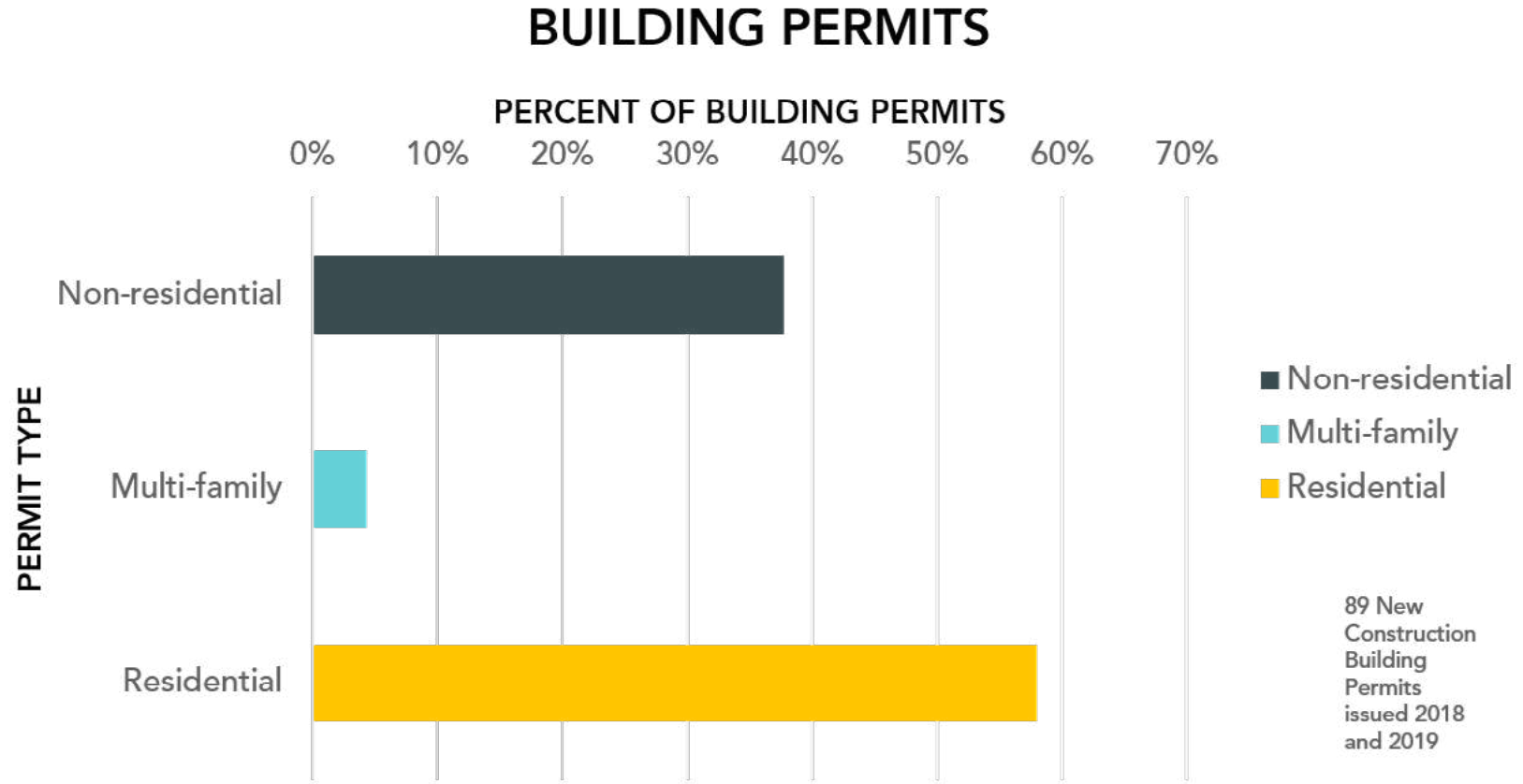


FIGURE A9. CENTRAL ABQ CPA - BUILDING PERMITS ISSUED IN 2018 & 2019

BUILDING PERMITS ISSUED IN 2018 & 2019

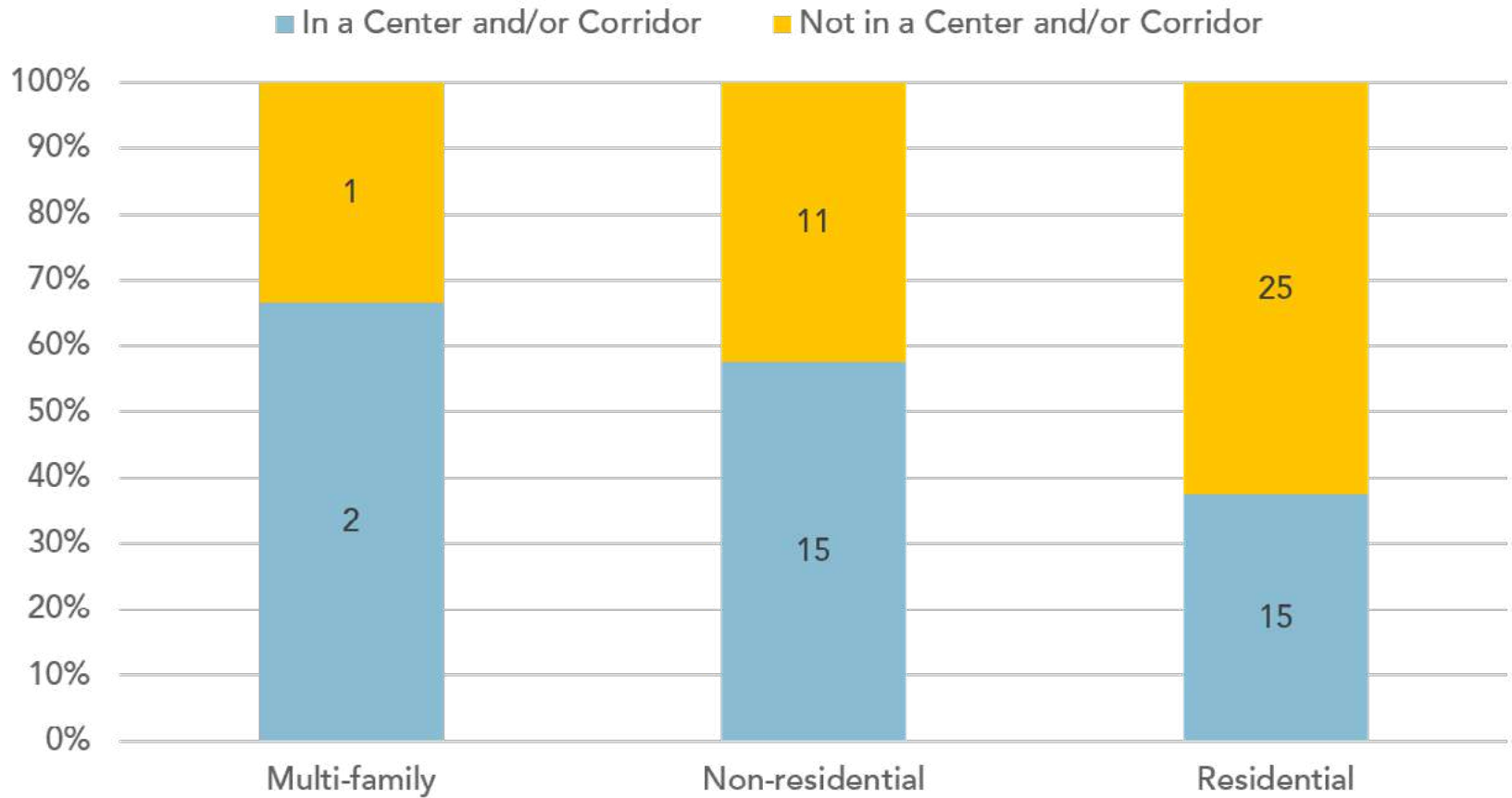


FIGURE A10. CENTRAL ABQ CPA - IDO ZONE DISTRICTS

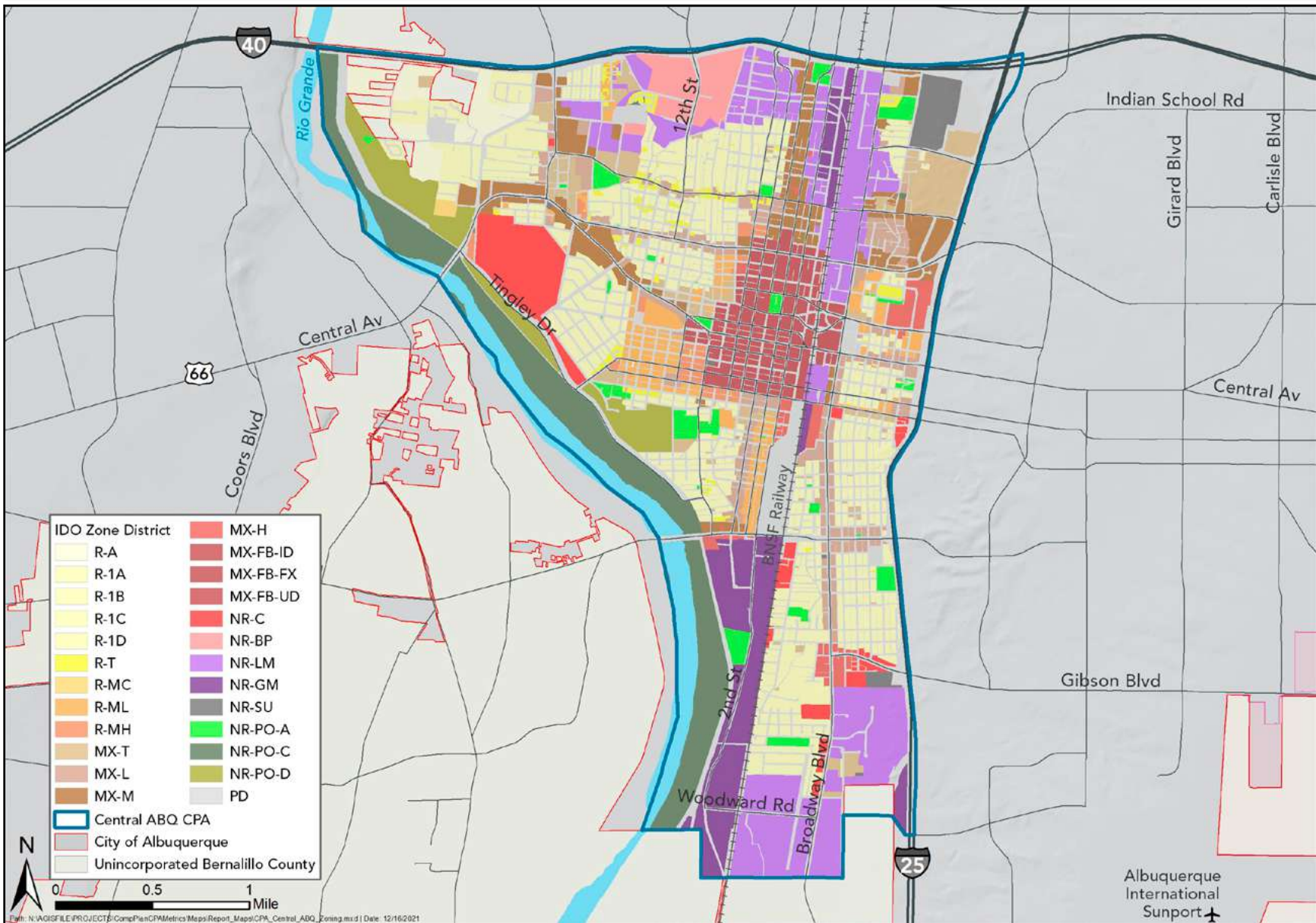


FIGURE A11. CENTRAL ABQ CPA - IDO ZONING DISTRICT

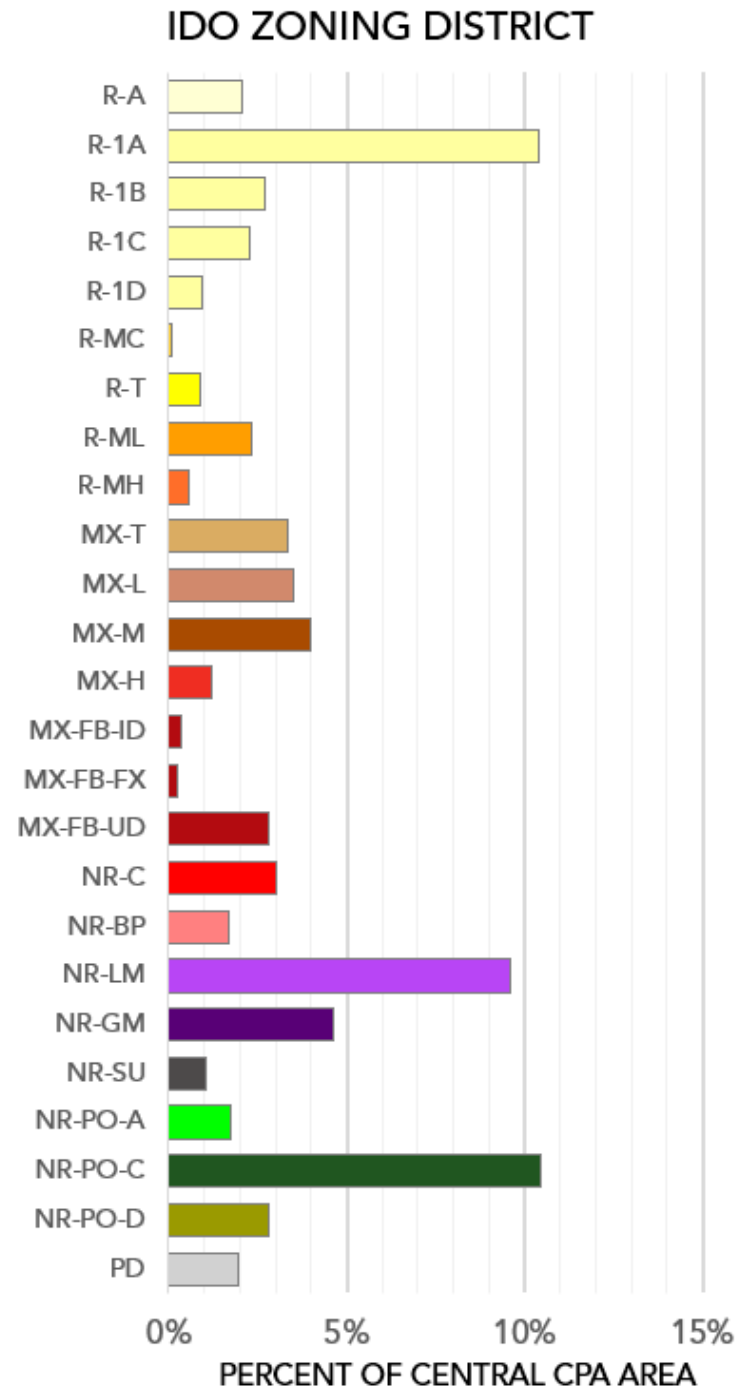


FIGURE A12. CENTRAL ABQ CPA - IDO ZONING CATEGORY

IDO Zoning Category CENTRAL CPA

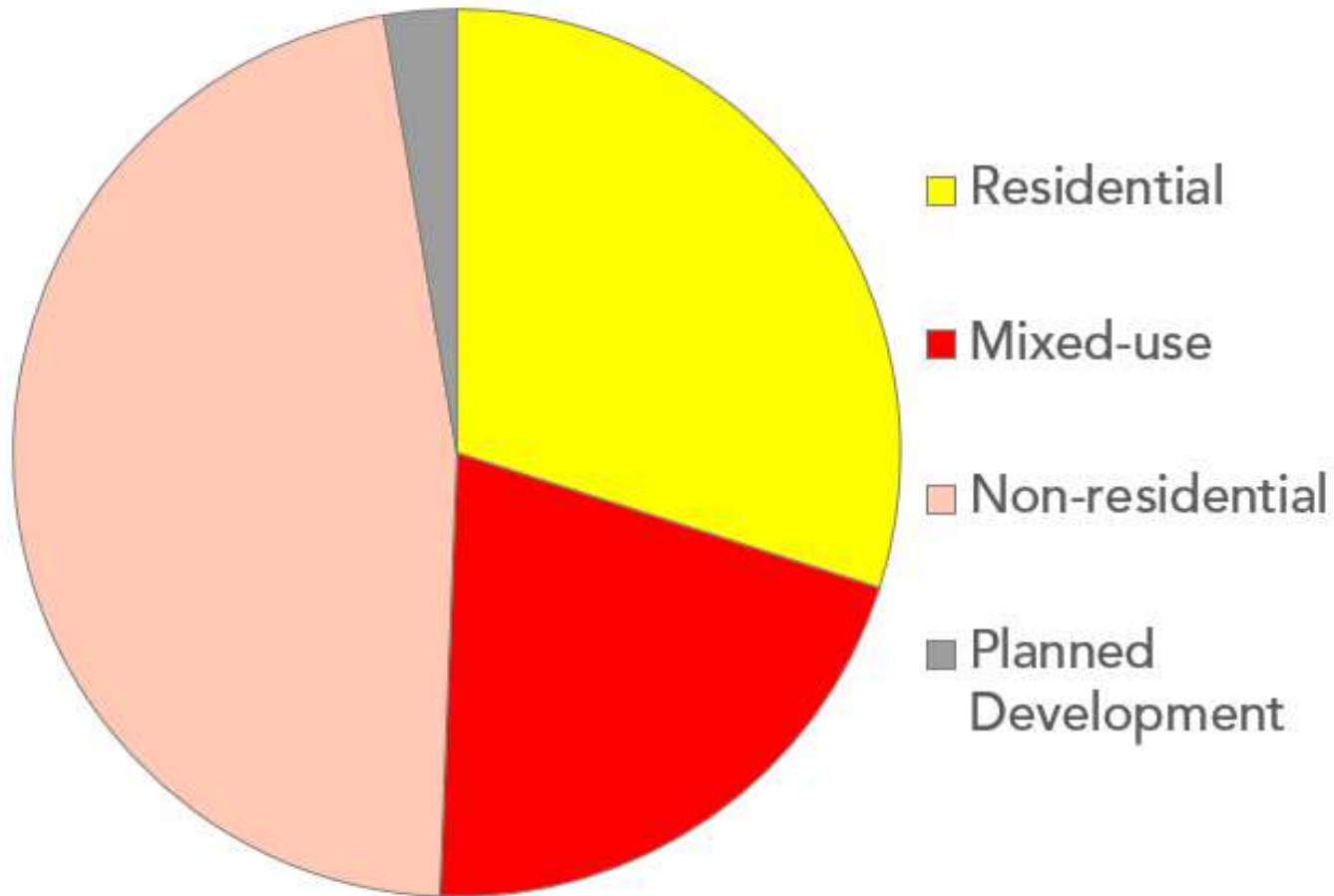


FIGURE A13. CENTRAL ABQ CPA - LAND USE CATEGORIES

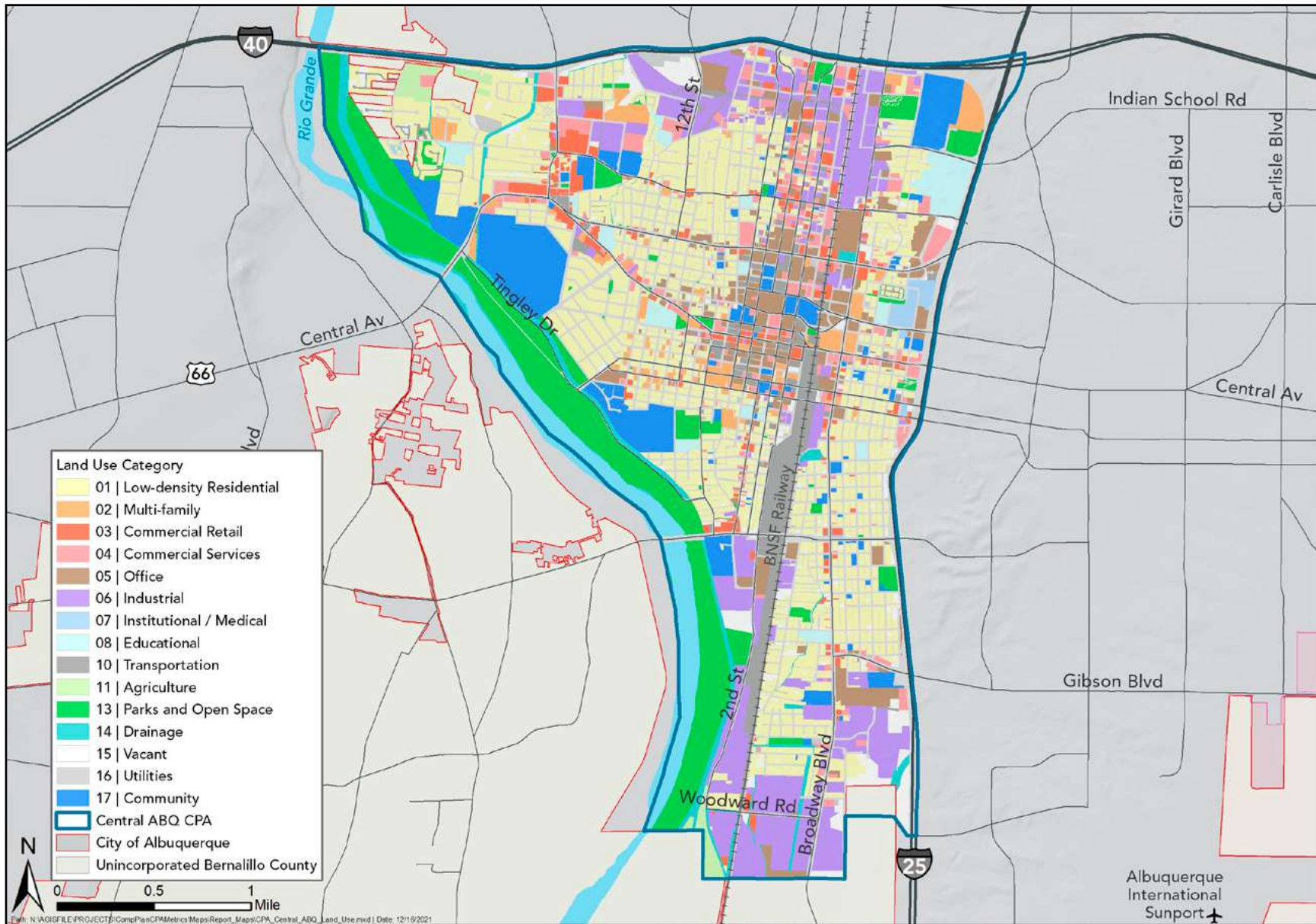
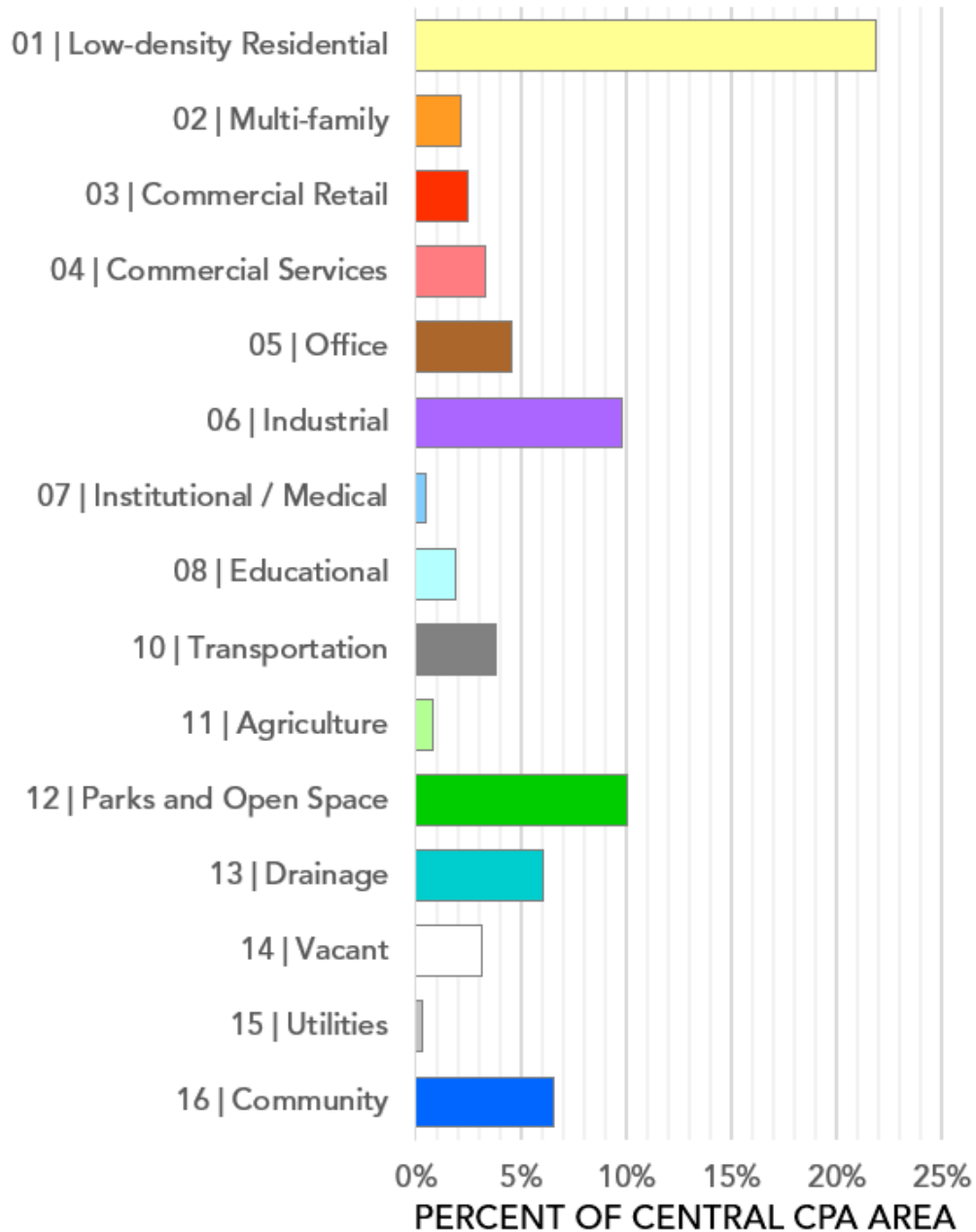


FIGURE A14. CENTRAL ABQ CPA - LAND USE CATEGORY

LAND USE CATEGORY





TRANSPORTATION METRICS

FIGURE A15. CENTRAL ABQ CPA - COMMUTES TO WORK

How the Central ABQ CPA Commutes to Work

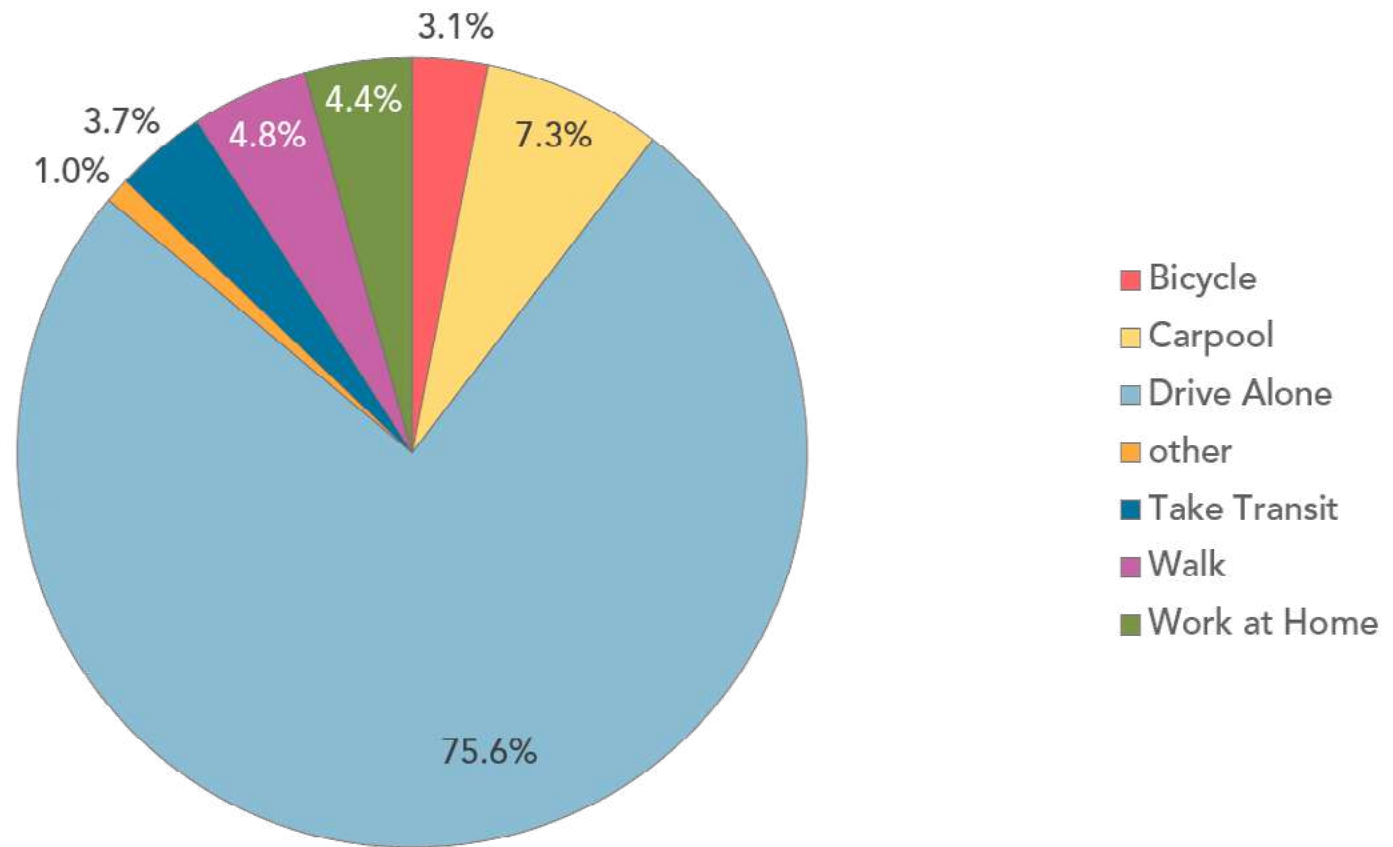


FIGURE A16. CENTRAL ABQ CPA - BIKEWAYS & TRAILS

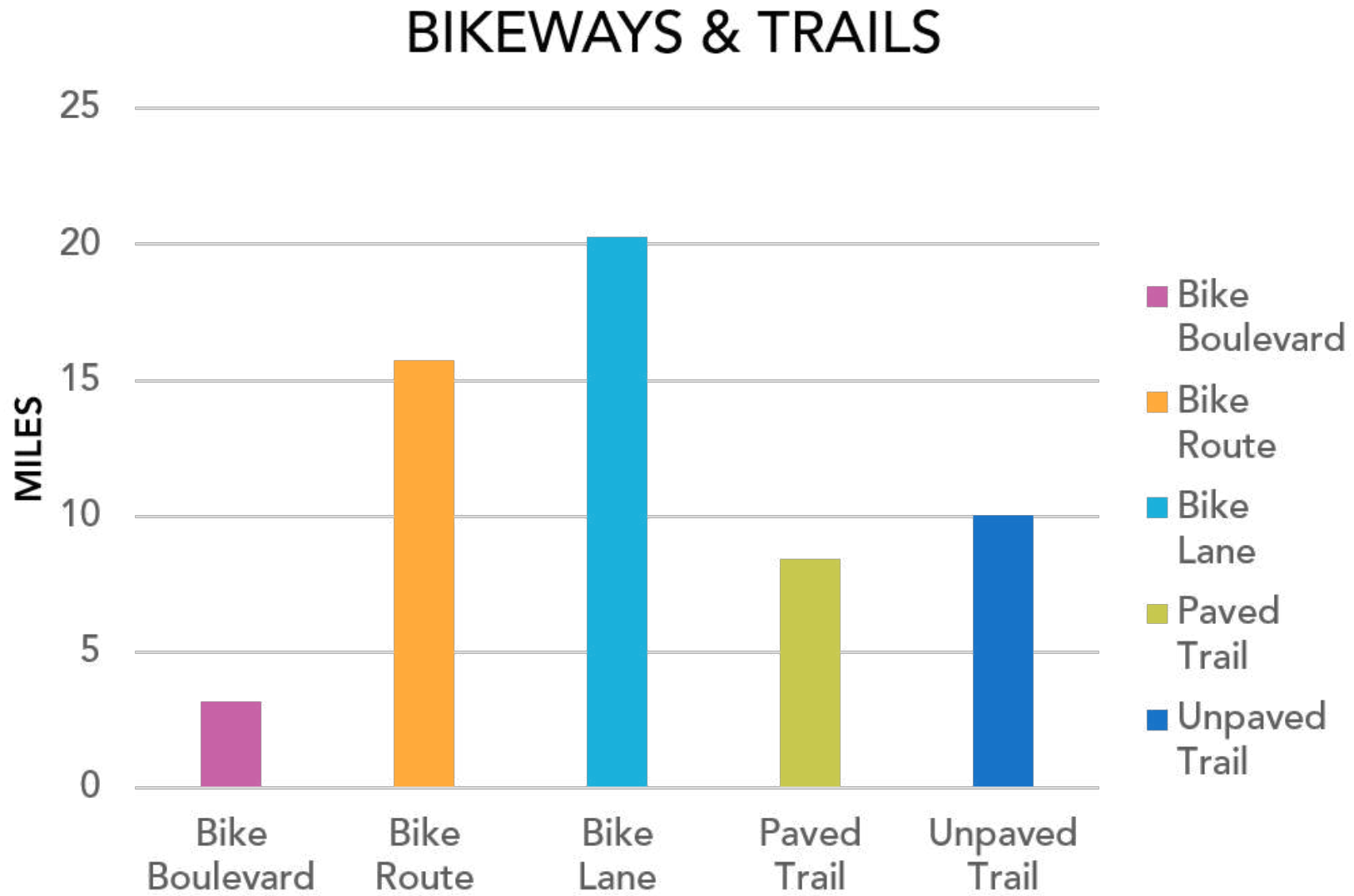
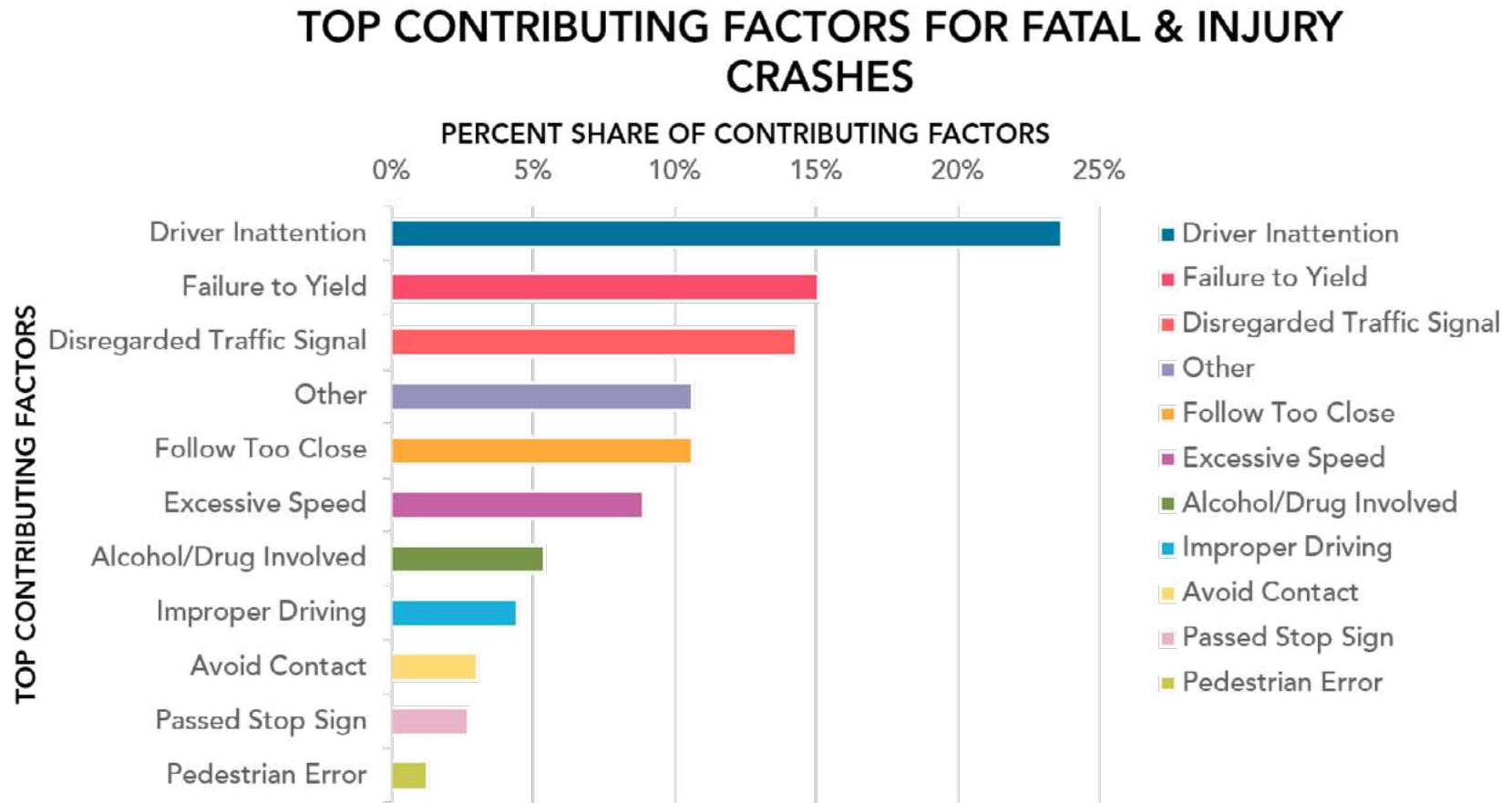


FIGURE A17. CENTRAL ABQ CPA - TOP CONTRIBUTING FACTORS FOR FATAL & INJURY CRASHES



A vast majority of car crashes within Albuquerque are due to driver inattention and error. The Vision Zero Initiative addresses traffic safety in the city. Visit cabq.gov/visionzero for more information, including the High Fatal and Injury Network (HFIN) for the Albuquerque Area.

FIGURE A18. CENTRAL ABQ CPA - BIKEWAY AND TRAIL FACILITIES

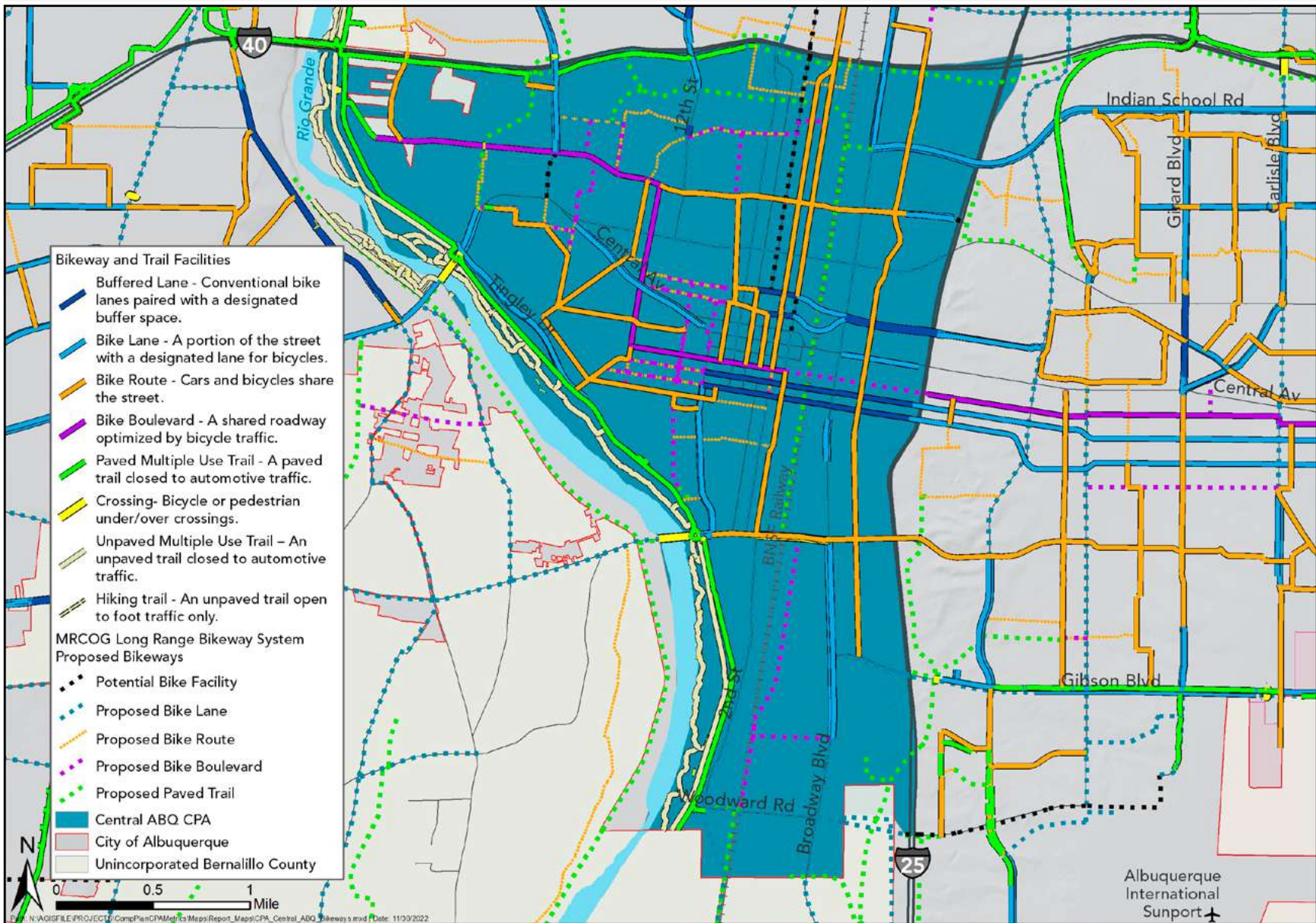
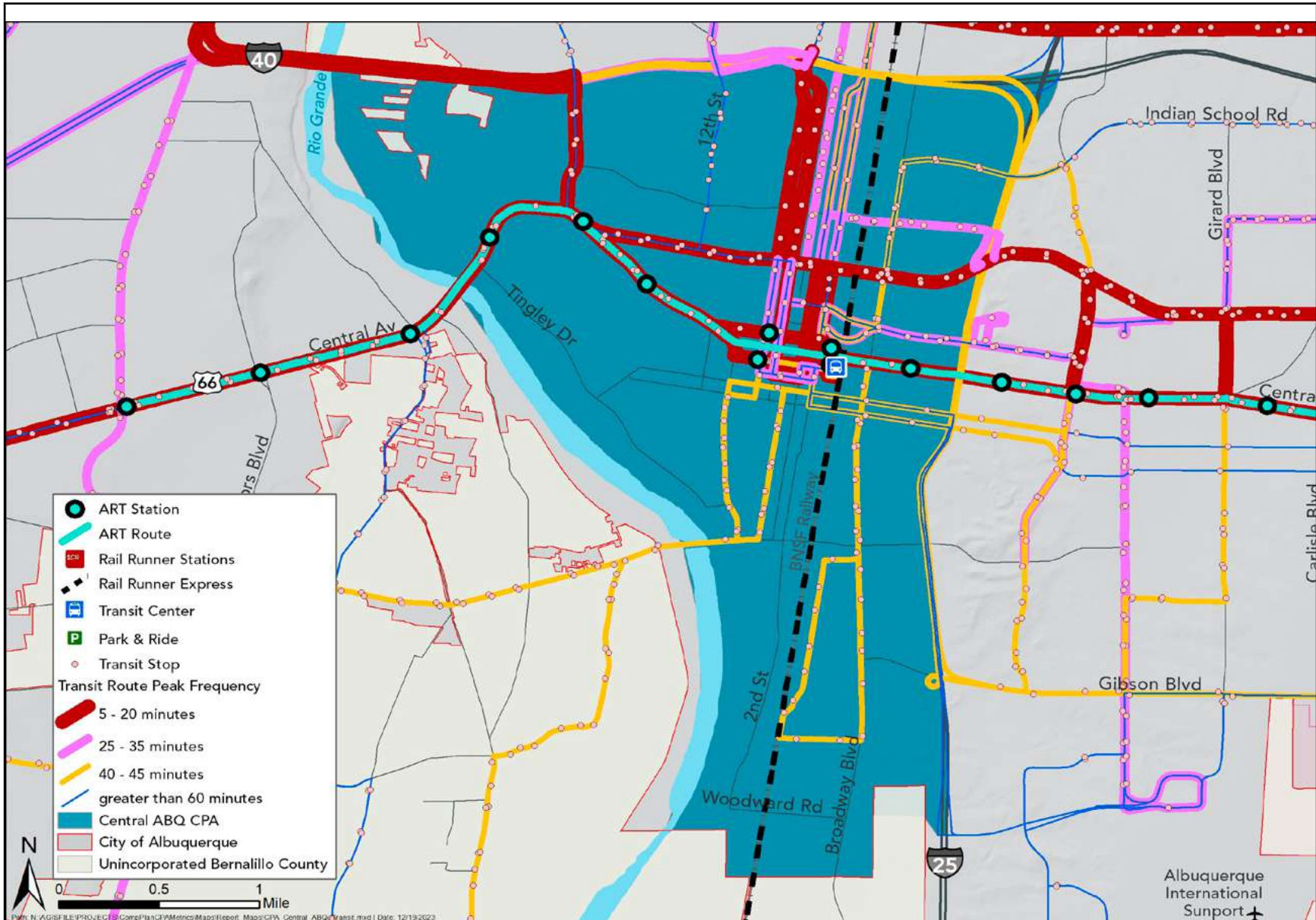


FIGURE A19. CENTRAL ABQ CPA - TRANSIT

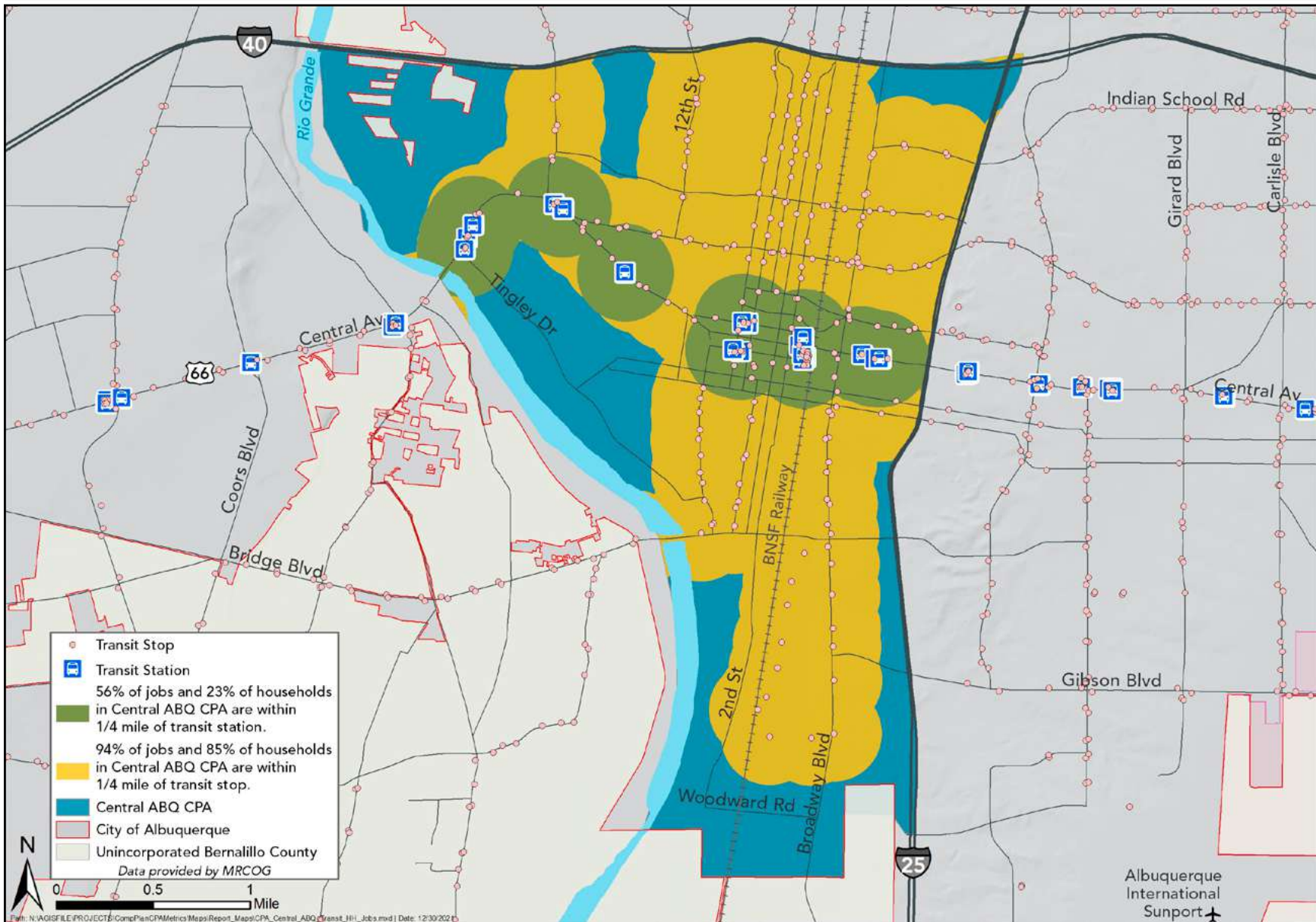


Transit routes crisscross the Near Central Area, providing regular service to riders. The width of the red lines on the map above indicates frequency. The thickest lines have very high frequency, while thinner lines indicate longer times between pick-ups.



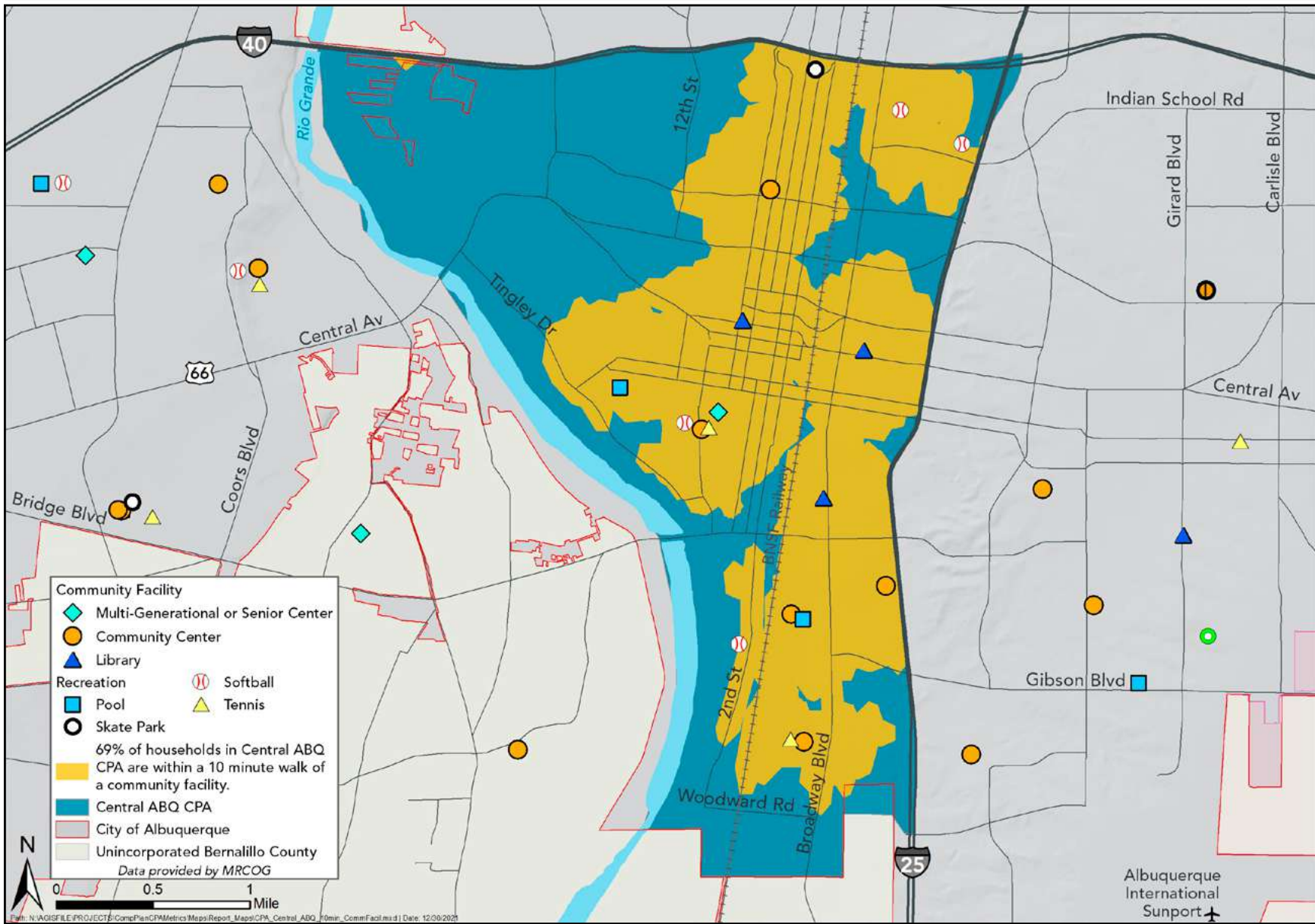
URBAN DESIGN METRICS

FIGURE A20. CENTRAL ABQ CPA - HOUSEHOLDS AND JOBS WITHIN 1/4 MILE OF TRANSIT



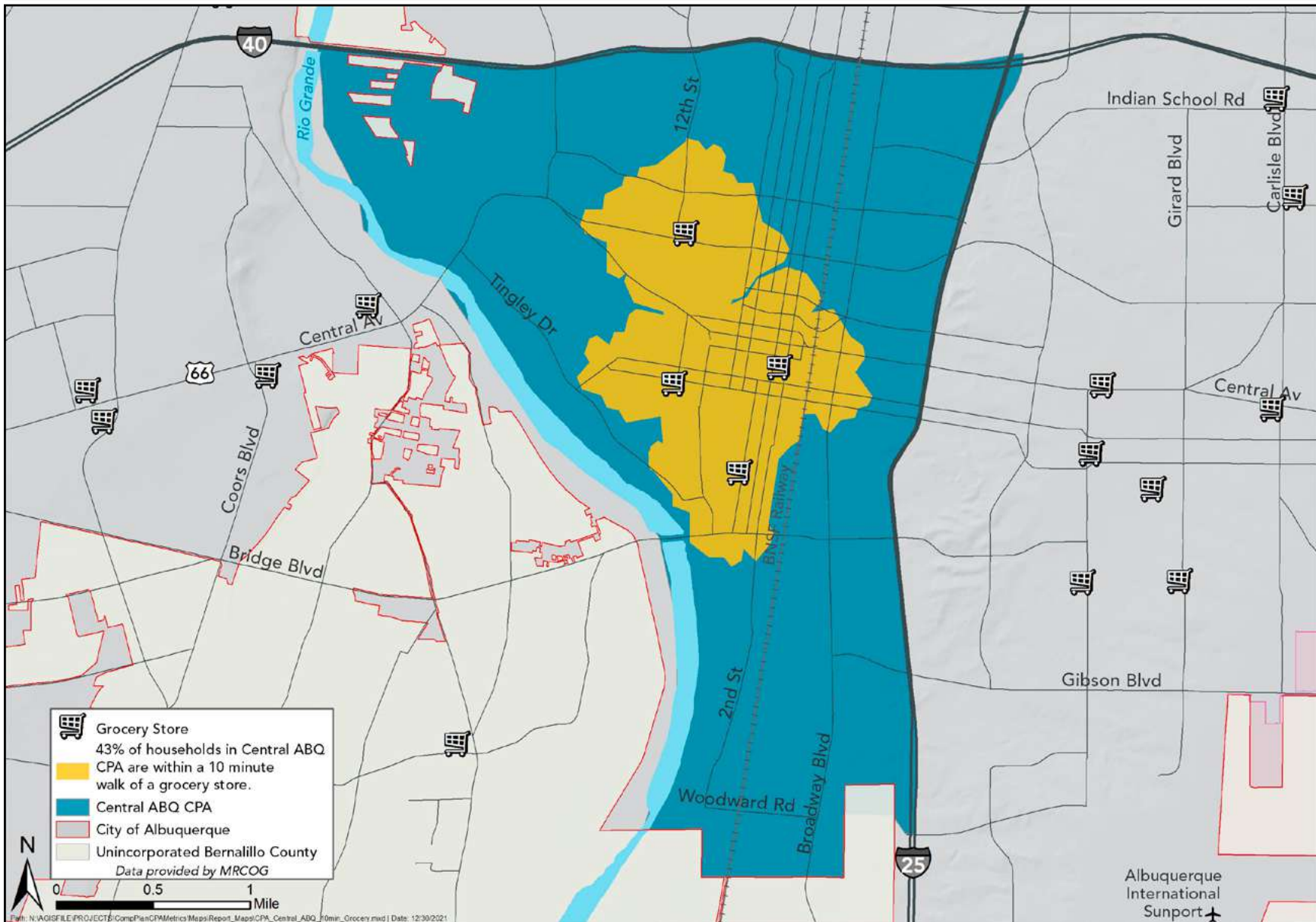
The proximity of transit services to residential and commercial areas impacts the efficiency of the transit network, making this an important factor for transit users.

FIGURE A21. CENTRAL ABQ CPA - HOUSEHOLDS WITHIN 10 MIN WALK OF COMMUNITY FACILITIES



The facilities and services that serve a community impact quality of life and access to resources and community benefits. The Central ABQ CPA has a mix of community centers, libraries, and other community facilities distributed throughout the CPA.

FIGURE A22. CENTRAL ABQ CPA - HOUSEHOLDS WITHIN 10 MIN WALK OF A GROCERY STORE

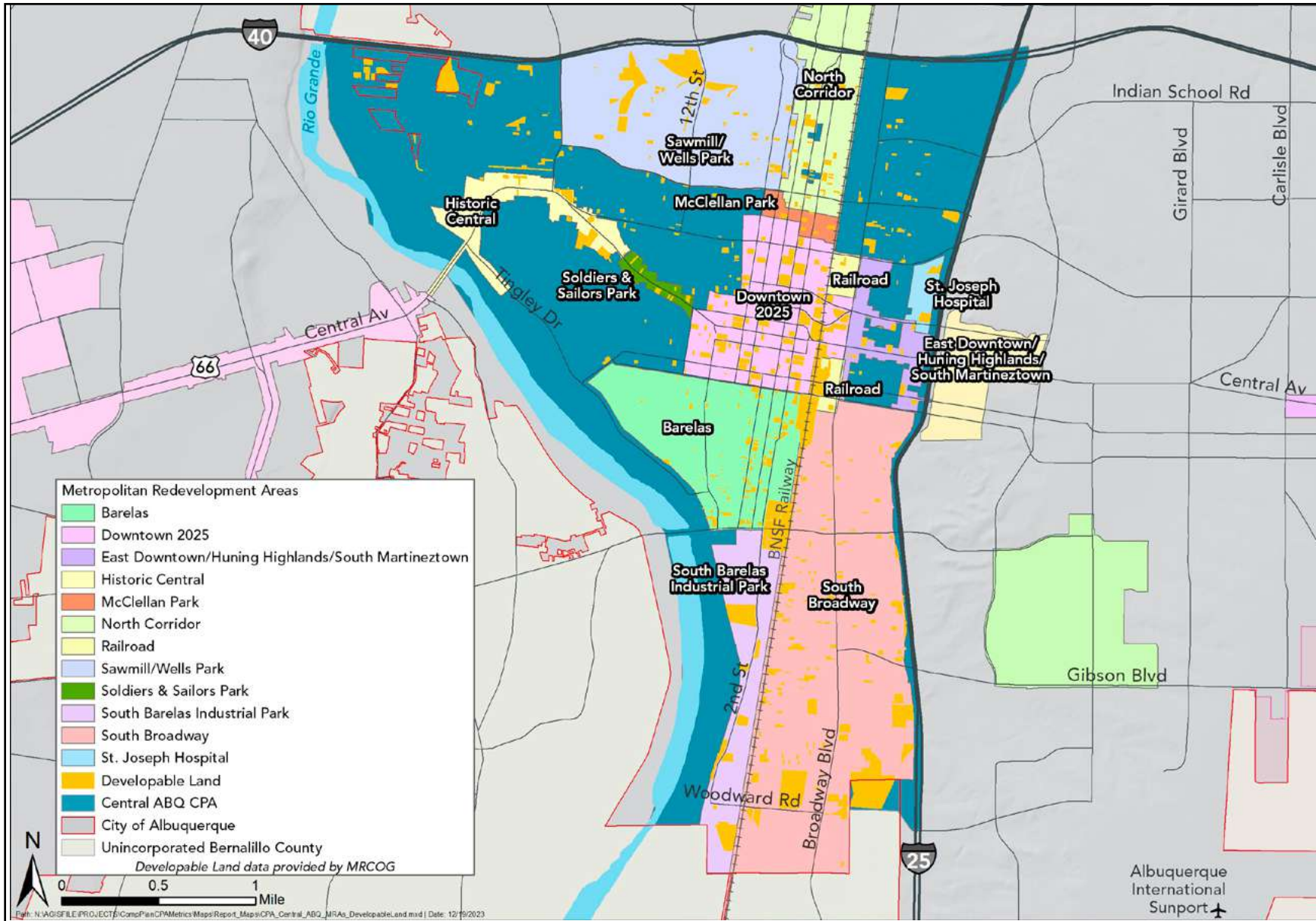


Availability and access to grocery stores is a critical component in creating a sustainable and resilient built environment. The distance from a person’s household to their nearest grocery store influences the way in which they travel to get there and the number of trips they take to the grocery store over time. For folks who don’t own or have access to a vehicle, this distance can greatly impact their routine.



ECONOMIC DEVELOPMENT METRICS

FIGURE A23. CENTRAL ABQ CPA - METRO REDEVELOPMENT AREAS & DEVELOPABLE LAND



The Metropolitan Redevelopment Agency (MRA) works to revitalize the downtown and Central Avenue corridor, lead collaborative public-private partnerships that result in catalytic change, invest in sustainable infrastructure, and provide opportunities for local residents and businesses to thrive. This map shows the boundaries of designated MRAs in Central ABQ and the developable land located in this CPA.



HOUSING METRICS

FIGURE A24. CENTRAL ABQ CPA - HOUSING MIX

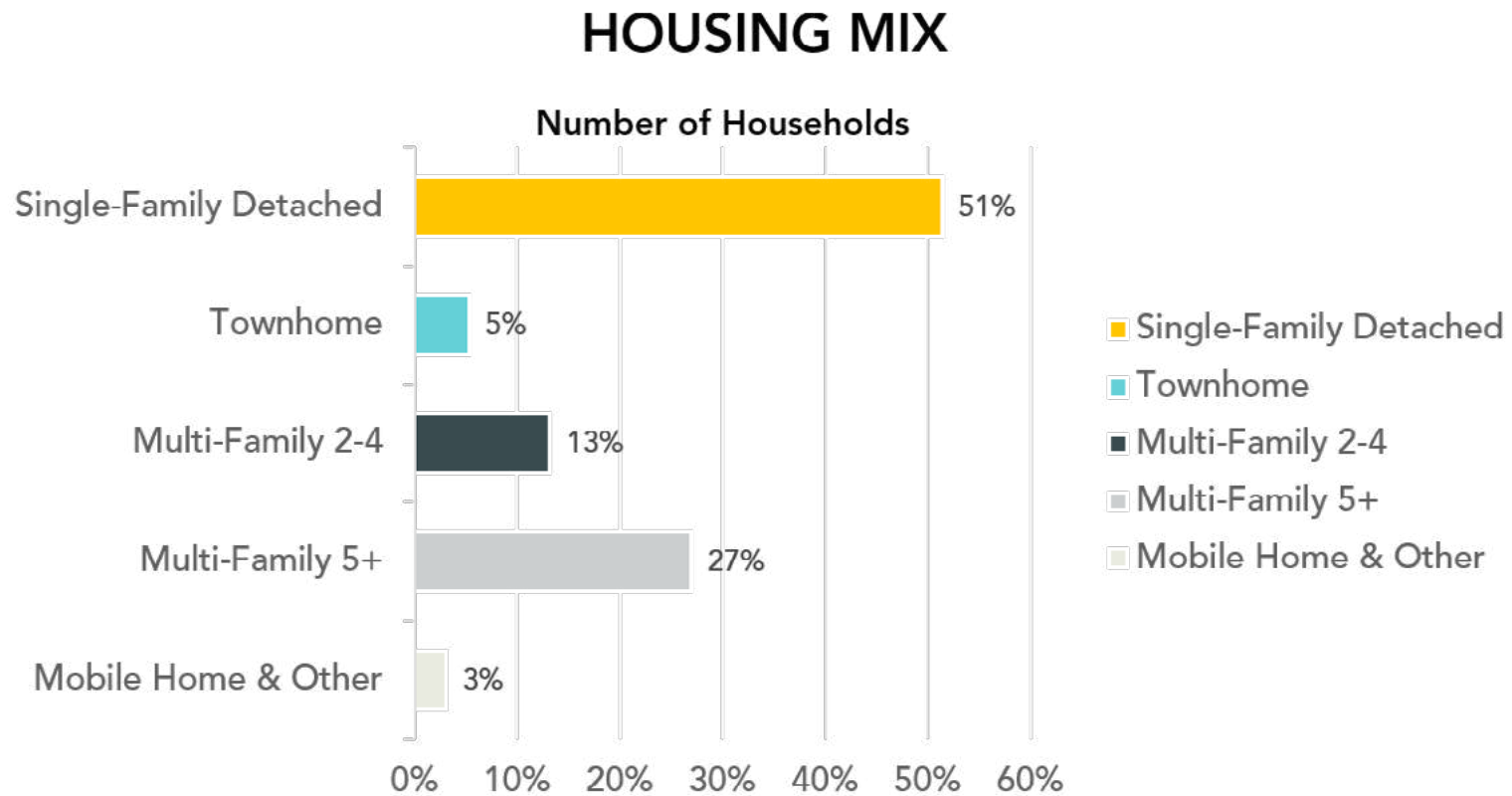


FIGURE A25. CENTRAL ABQ CPA - HOUSING AFFORDABILITY FOR OWNERS

Housing Affordability for Owners

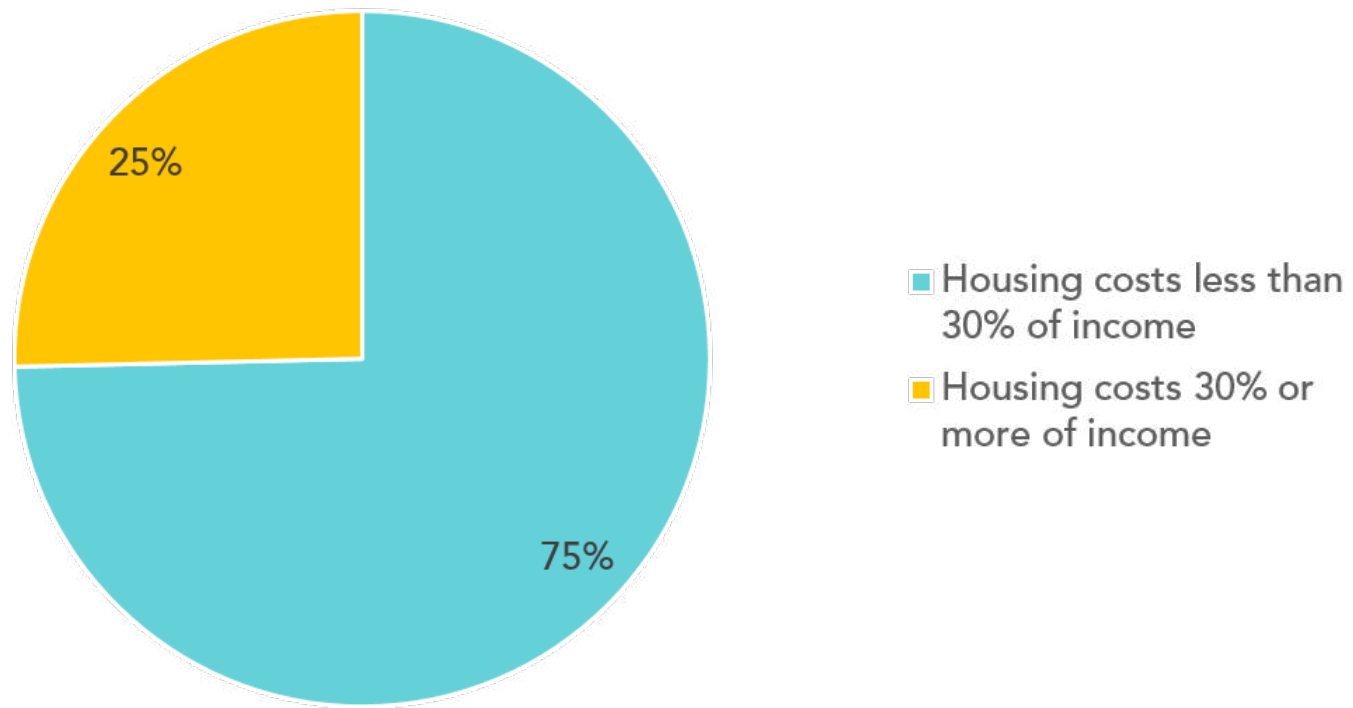


FIGURE A26. CENTRAL ABQ CPA - HOUSING AFFORDABILITY FOR RENTERS

Housing Affordability for Renters

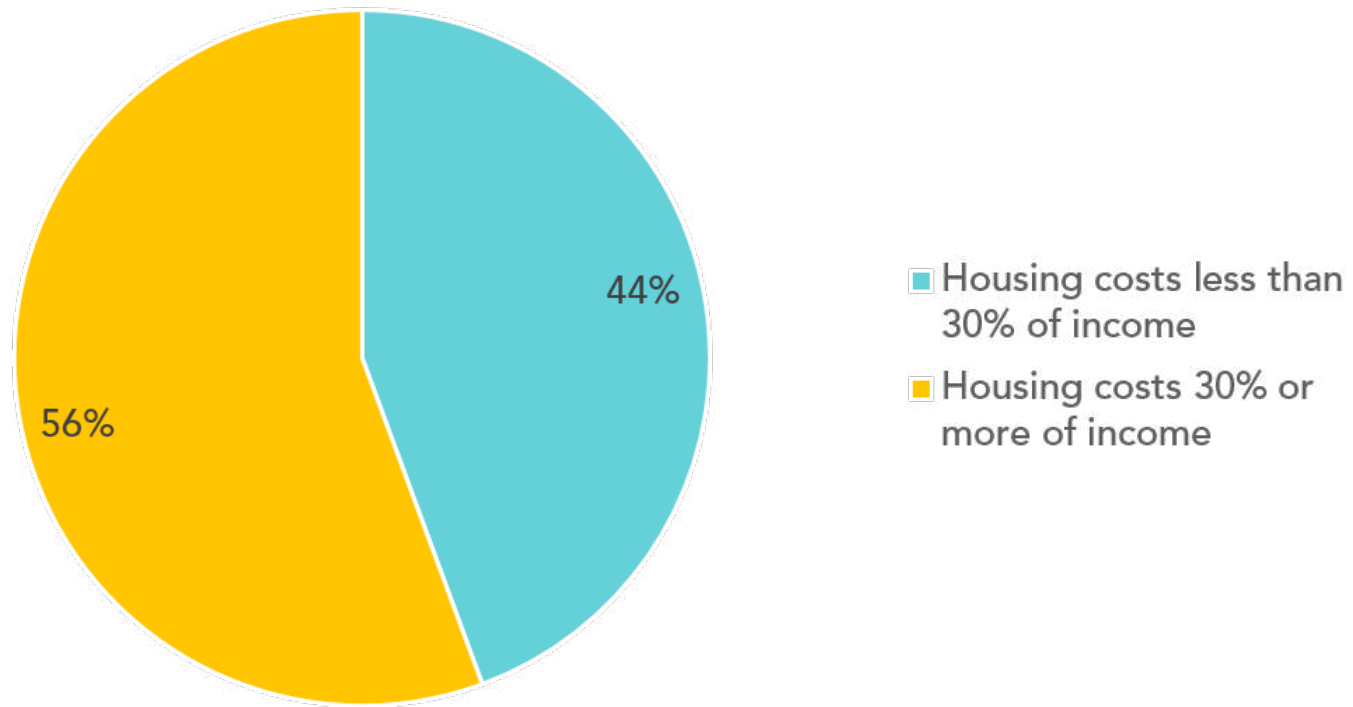
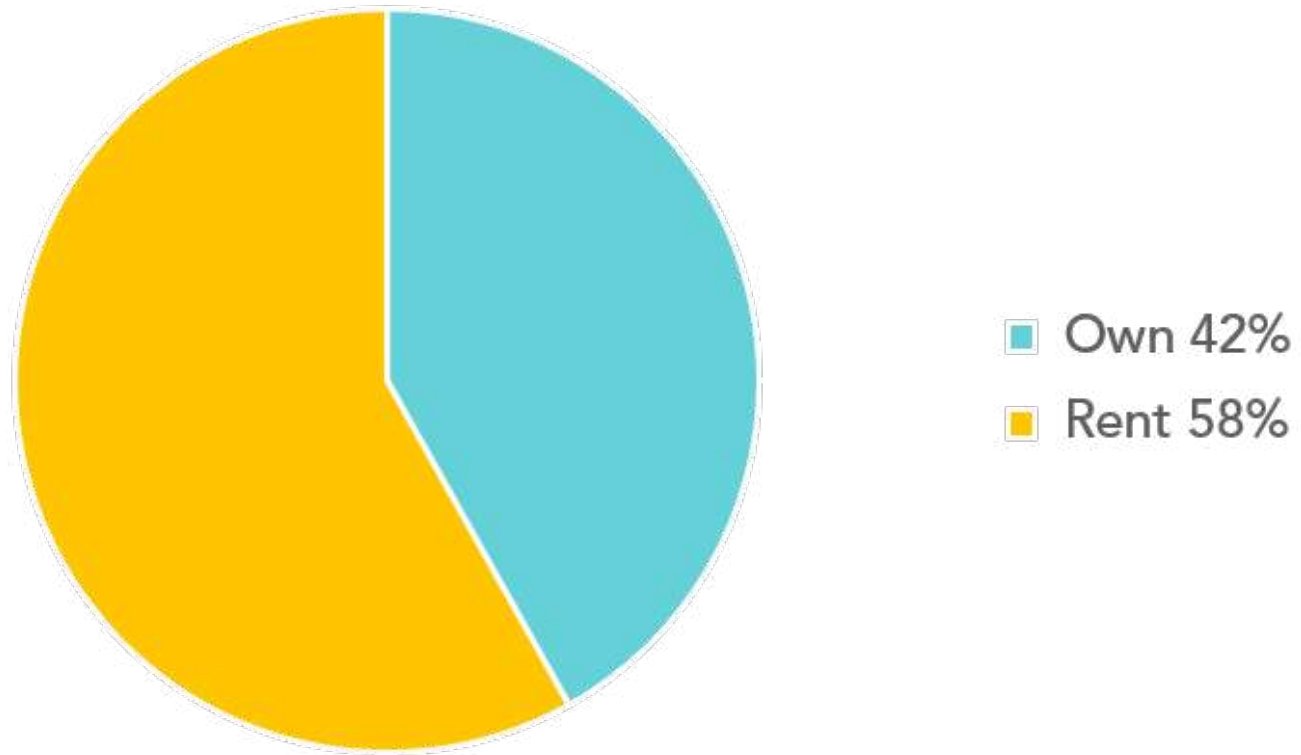


FIGURE A27. CENTRAL ABQ CPA - HOUSEHOLDS RENTING VS OWNING

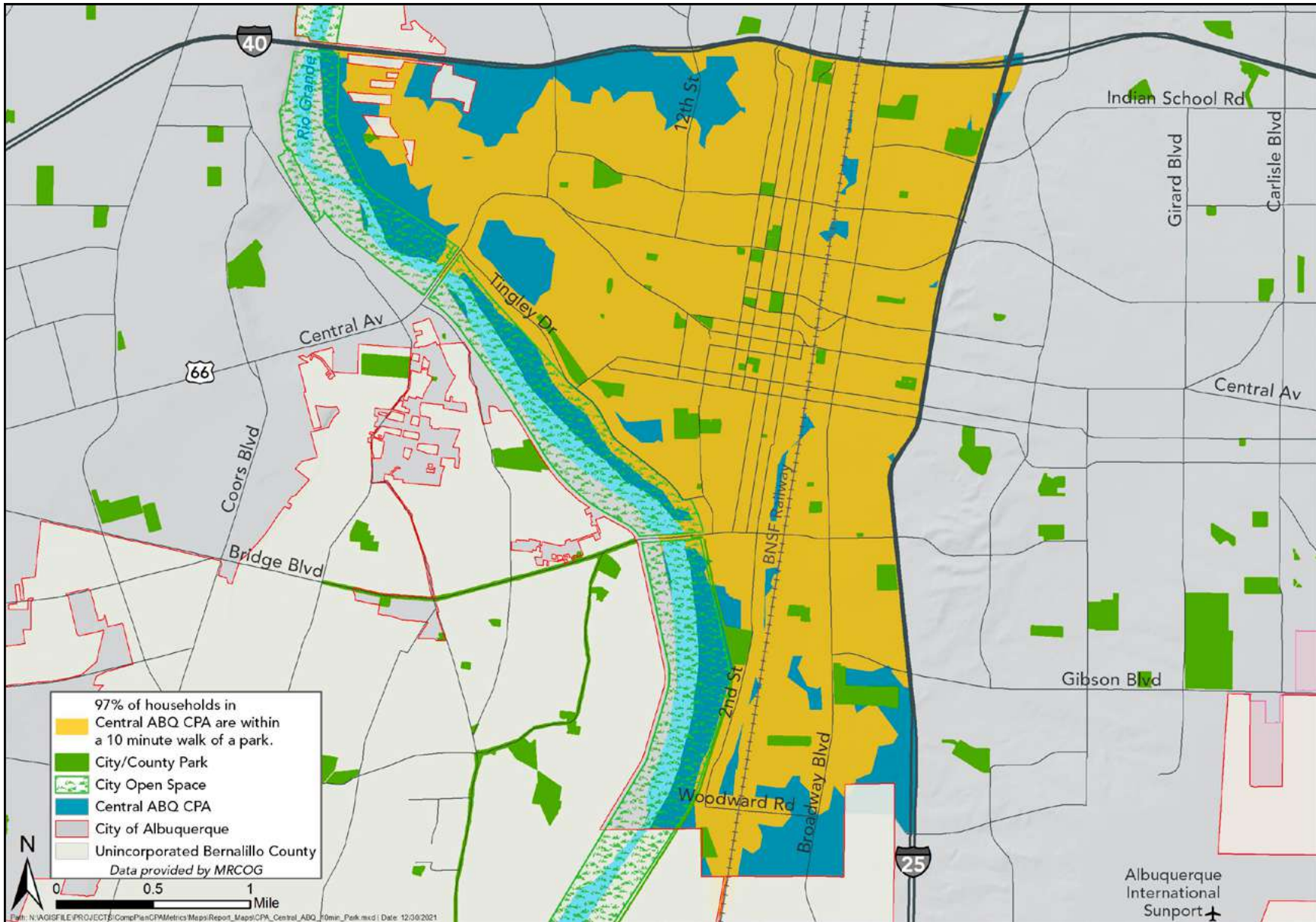
Households Renting vs Owning





PARKS & OPEN SPACE METRICS

FIGURE A28. CENTRAL ABQ CPA - HOUSEHOLDS WITHIN A 10 MIN WALK OF A PARK

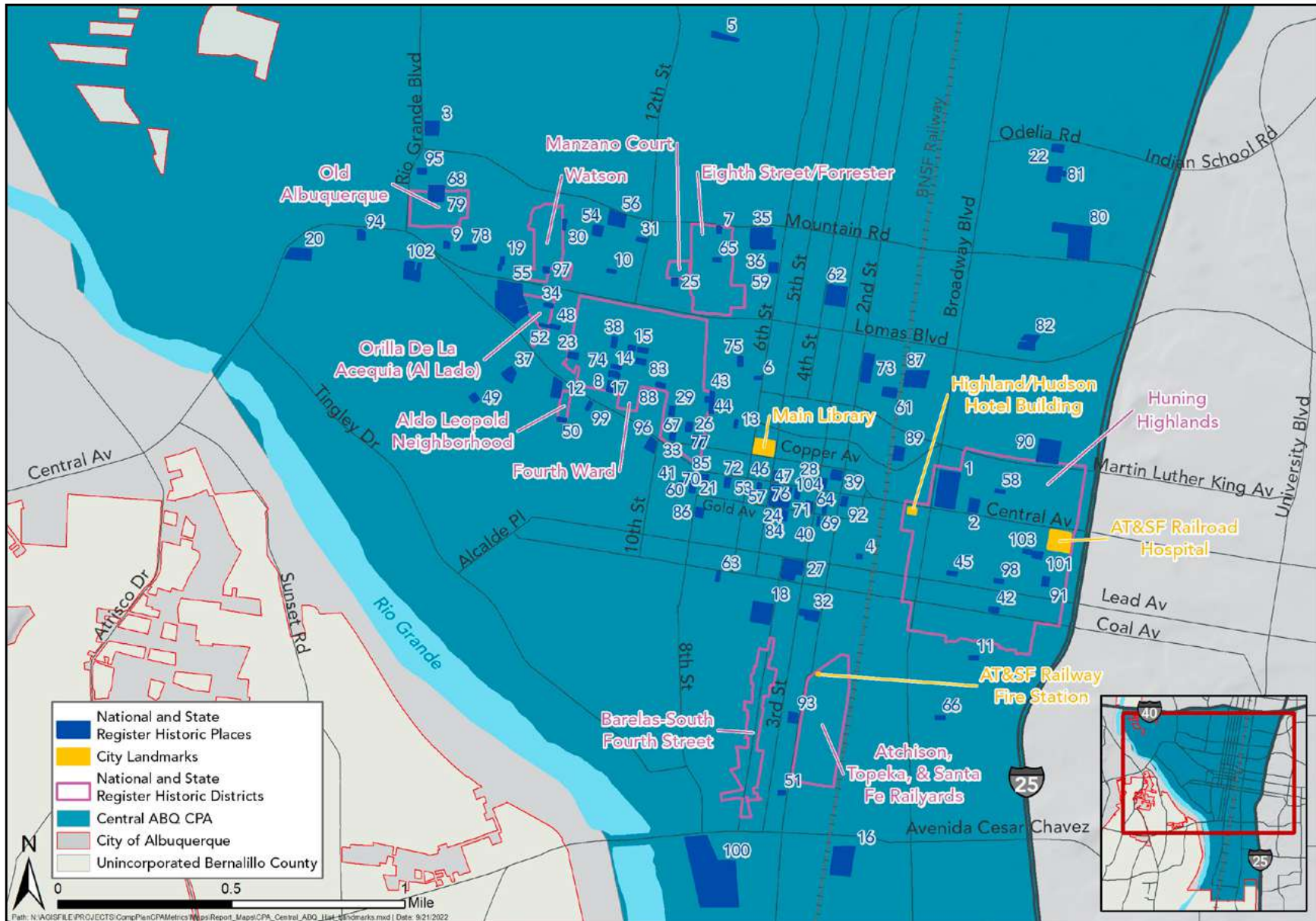


The Metropolitan Redevelopment Agency (MRA) works to revitalize the downtown and Central Avenue corridor, lead collaborative public-private partnerships that result in catalytic change, invest in sustainable infrastructure, and provide opportunities for local residents and businesses to thrive. This map shows the boundaries of designated MRAs in Central ABQ and the developable land located in this CPA.



HERITAGE CONSERVATION METRICS

FIGURE A29. CENTRAL ABQ CPA - REGISTERED HISTORIC BUILDINGS, LANDMARKS, AND DISTRICTS



Albuquerque has a rich history. City landmarks and historic places highlight key physical characteristics and important cultural resources in each CPA.

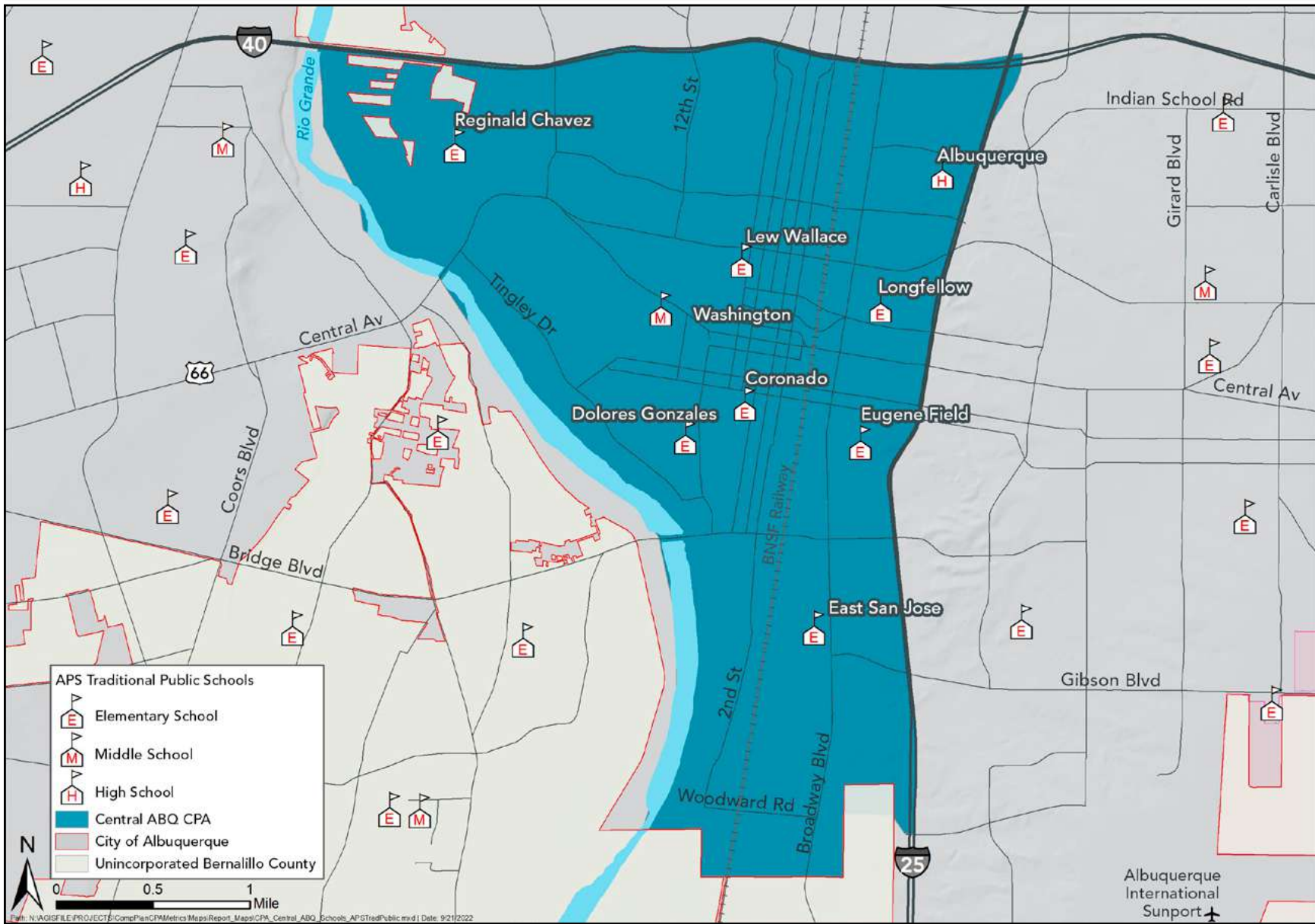
Central ABQ CPA National and State Register Historic Places

1. Albuquerque High School, Old
2. Albuquerque Public Library, Old
3. Armijo, Salvador House
4. AT&SF Freight Office
5. AT&SF Steam Locomotive 2926
6. Berry, E. R., House
7. Blythe House
8. Bond-Lovelace House
9. Bottger House
10. Carnes, Chester House
11. Carson/Mager House
12. Castle Apartments
13. Champion Grocery Building
14. Chaves, Kate Nichols House
15. Connor, C H House
16. Continental Oil Company Warehouse
17. Coons, J H House
18. Coronado School
19. Duran, Luciano House
20. El Vado Auto Court/Motel
21. Eller Apartments
22. F M Merchantile
23. Farwell/Simms House
24. Federal Building (1930)
25. Fergusson, Erna House
26. Fez Club
27. First Methodist Episcopal Church (Friendship Hall)
28. First National Bank Building
29. Garcia, J A House
30. Gonzales, Apolonio House
31. Gonzales, Elias House
32. Good Shephard Refuge
33. Grunsfeld/Hubbell House
34. Gurule, Delfina House
35. Harwood School
36. Hayden, A W House
37. Hebenstreit House
38. Hesselden House
39. Hilton Hotel, Old
40. Hope Building
41. Hudson House
42. Huning Highlands Conoco Service Station
43. Keleher, Thomas F House
44. Keleher, Thomas F Jr House
45. Kellogg/Elder House
46. Kimo Theater
47. Kress, S H Building
48. LeFeber, Charles House
49. Lembke House
50. Leopold, Aldo, House
51. Lewis, Charles W Building
52. Lopez, Hilario House
53. Maisels Indian Trading Post
54. Mann, Henry House
55. Manzano Day School (La Glorieta)
56. Marchant House
57. McCanna-Hubbell Building (AG&E Building)
58. McQuade House
59. McRae, Louise A House
60. Milne, John House
61. New Mexico-Arizona Wool Warehouse
62. New Mexico Madonna Of The Trail
63. Newlander Apartments
64. Occidental Insurance Company Building
65. Oestriech House
66. Ohlrau House
67. O'Rielly, J H House
68. Our Lady of the Angels School
69. Pacific Desk Building
70. Pearce, John House
71. Post Office, Old
72. Puccini Building
73. Relief Model Map of the State of New Mexico
74. Robertson House
75. Roma, 701, NW
76. Rosenwald Building
77. Saint, J E House
78. Sais House
79. San Felipe de Neri Church
80. San Ignacio Church
81. Santa Barbara School
82. Second United Presbyterian Church
83. Simms-Anderman House
84. Simms Building
85. Skinner Building
86. Southern Union Gas Company Bldg
87. Southwestern Brewery and Ice Company
88. Spitz, Berthold House
89. Springer Building
90. St Joseph 1930 Hospital
91. Strong, Mary House
92. Sunshine Building
93. Superintendents House, Atlantic & Pacific RR
94. Tower Courts
95. Vigil, Antonio House
96. Washington Apartments
97. Watson House
98. Watson, Lettie House
99. Weiller, H B House
100. West San Jose School (Riverview School)
101. Whittlesey House
102. Willis, J. R., House and La Miradora Apartments
103. Wilson, J W House
104. Yrisarri Block



INFRASTRUCTURE, COMMUNITY FACILITIES & SERVICES METRICS

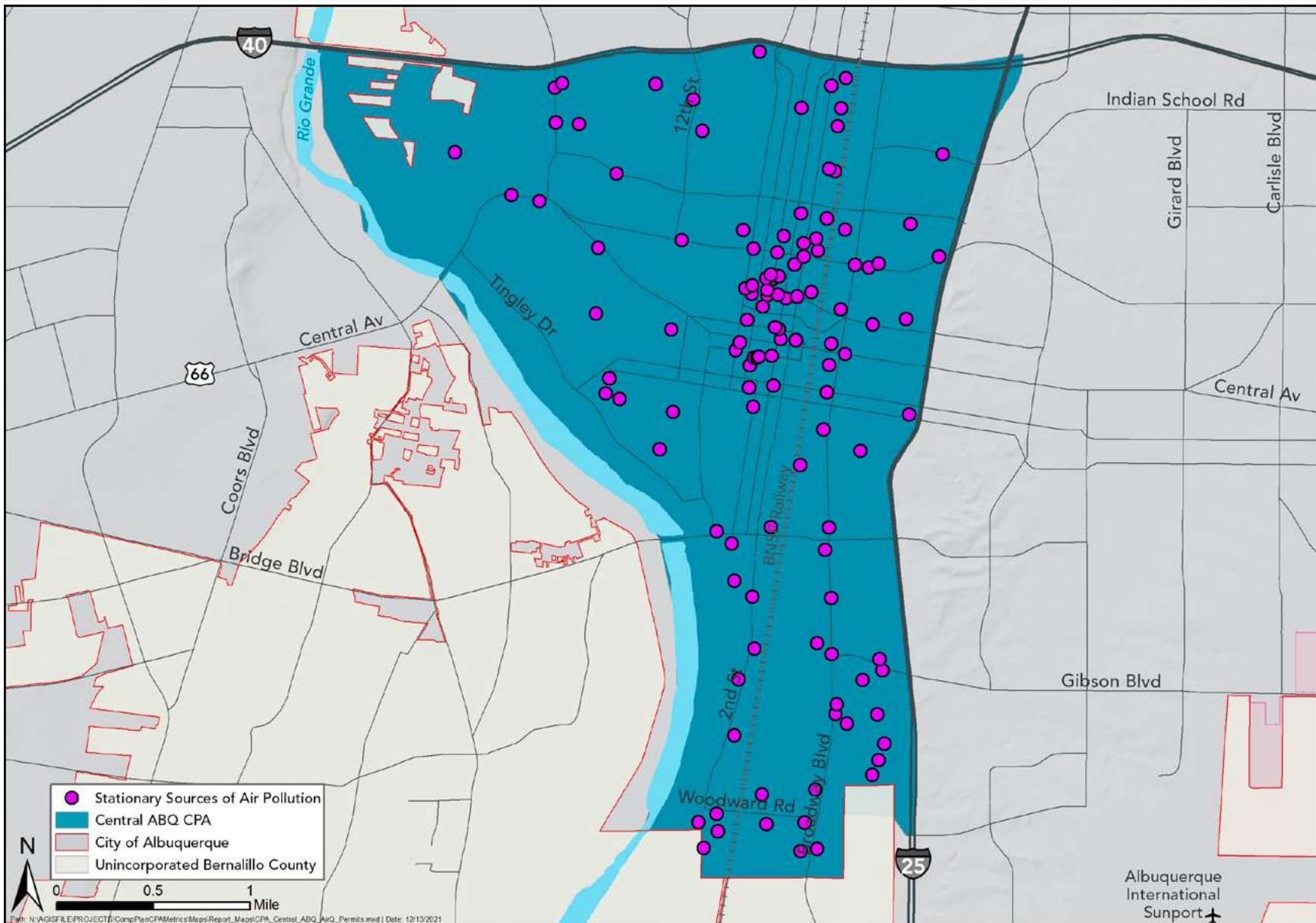
FIGURE A30. CENTRAL ABQ CPA - APS TRADITIONAL PUBLIC SCHOOLS





RESILIENCE & SUSTAINABILITY METRICS

FIGURE A31. CENTRAL ABQ CPA - AIR POLLUTION



The City tracks air quality permits, which represent stationary sources of air pollution, including factories, refineries, boilers, and power plants, that emit a variety of air pollutants. This is one indicator of potential community health risks. There are many other factors that may impact overall community health that will be explored through the CPA assessment process.

APPENDIX B. ENGAGEMENT REPORTS

CENTRAL COMMUNITY PLANNING AREA ASSESSMENT (CPA) PHASE 1 ENGAGEMENT REPORT

This report summarizes the community engagement activities and common themes we've heard during the Central Community Planning Area (CPA) assessment process.

- A brief summary of guiding values and engagement phases.
- A summary of engagement activities to date.
- Themes of what we've heard from the community.
- Future engagement activities.

GUIDING VALUES

Our CPA assessment team has shared values that guide our approach to community engagement and the CPA assessment process. We come from varied backgrounds but share a deep commitment to the future of Albuquerque and the people who call this city home. Our overall vision and values were developed for the CPA Assessment Outreach Plan and include the following core principles.

- Love of Place (Querencia)
- Equity and Inclusiveness
- Relationships
- Education
- Self Determination
- Challenging Power Imbalance Within Systems
- Accountability to Community Needs
- Service



Caption: Community Walk in San Jose



Caption: Kickoff Event at Johnny Tapia Community Center at Wells Park

1.1 Public Engagement

The CPA assessment process seeks to engage the community and ensure that all voices are heard, emphasizing historically excluded community members.

The project phases reflect the community participation as the project progresses. We offer multiple ways to engage so that people with different interests and different amounts of time available can all participate in the process. The Central CPA team will continue to listen and learn from the community through collecting, confirming, and refining input throughout all phases of public engagement. Figure 1 illustrates the CPA assessment process and a timeline.



Figure 1. Phases for Community Engagement

PHASE 1. IDENTIFY ASSETS AND OPPORTUNITIES

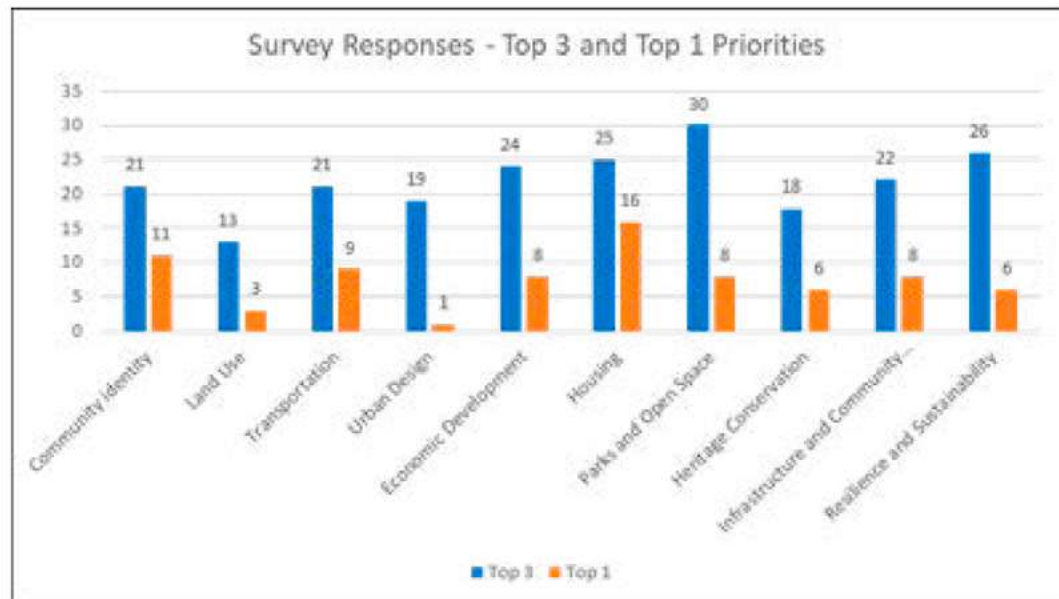
In Phase 1, we learned about the Assets & Opportunities in the community. Using activities tailored for each event or engagement, we invited and encouraged input on a wide range of topics, which are generally organized by the 10 elements of the Albuquerque Comprehensive Plan. This phase helped identify community priorities. Throughout the process, planners assessed and refined outreach strategies to hear from as many residents as possible.



Figure 2. Ten elements in the Comprehensive Plan

Initial input was collected through a “pre-assessment survey” in the first half of 2022, followed by in-person and virtual kickoff meetings in late June. Since June, the CPA team has conducted dozens of engagement activities in the Central CPA, such as neighborhood association meetings, community events, virtual engagement through on-going web-based activities, and neighborhood walks. We have reviewed what we’ve heard and identified several common themes that seem to be community priorities.

The engagement activities and outcomes are described below, including a summary of preliminary themes and community priorities, followed by descriptions of future activities.



Caption: Chart 1. Summary of Priority Issues from Pre-Assessment Survey

PRE-ASSESSMENT SURVEY

An online “pre-assessment survey” gathered input from January through June 2022. The brief survey asked respondents to identify their top three priority topics from the ten elements in the comprehensive plan and asked for clarification of priorities, reasons, and suggestions. The survey has remained available but has had limited activity. Just over 75 responses have been collected as of 1/6/2023.

As the chart shows, Parks & Open Space was listed most frequently when respondents listed their top three priorities. However, when asked to name their number one priority in the second question, Housing was named with the highest frequency, followed by Community Identity.

These responses are being considered along with other input to inform and develop clarifying questions for future engagement.



1.2 Community Priorities – What we’ve heard so far

Below are some of the common themes from community input in Phase 1. For a look at the community input in detail, you can check out our Miro board [here](#).

Homelessness and related issues were brought up often. Concerns were expressed regarding limited housing, unaffordable housing, lack of social services and shelters, homeless crowding/ camping in parks, need for public transportation to provide access to services, lack of job opportunities, and concerns about crime.

Closely related were concerns about an inadequate **supply of housing**, especially for affordable and accessible housing. Central CPA residents emphasized the need for more housing density and multi-family housing.

Walkability ranked among the most common assets in Central, along with **bicycle access** to a lesser degree. Safe and accessible pedestrian infrastructure is viewed as a strength for the community, a boost for local economy, support for public safety, enhancement for parks and open space, and an overall priority for a welcoming urban design of downtown.

nificant gaps in sidewalks, excessive traffic speeds, inadequate ADA compliance, and a need for more bicycle connections.

Residents highlighted the area’s **rich history** as one of its best assets. Central CPA is home to some of the oldest buildings and original neighborhoods of Albuquerque, and support is strong to keep these places preserved. Suggested opportunities for improvement included designating more areas as historic, more signage, maintenance, and heritage education.

Somewhat related to historic preservation, many residents of Central mentioned the importance of **public art**, which reflects much of the community character, highlights the history, and brings more attractive visuals to many parts of the Central CPA. There was frequently expressed support for preserving and expanding public art.

Abandoned buildings and vacant lots were frequently mentioned as negatively impacting quality of life including safety, sanitation, and property values. Residents requested more action and enforcement from the City to curb the negative impacts of vacant and abandoned properties.

Many respondents were concerned about an inadequate amount of **youth related programs**. Central CPA has several schools, community centers, and parks. Existing youth programs are valued

pressed support and need for more.

Environmental issues that were mentioned related to industrial contamination and air pollution near the freeways, especially in lower income neighborhoods. There were also several mentions of climate change issues and the urban heat island effect. Suggested strategies included adding more plants and green infrastructure, urban agriculture initiatives, as well as neighborhood scale heat mapping to help track and address the hottest areas.

Parks and Open Space received the highest number of mentions when asked about priority issues. There is appreciation for the many parks, both small and large. The most commonly mentioned opportunities for improvement were increased maintenance and clean up, and people also expressed a need for more green space.

Food Access: The downtown area is appreciated as a destination for restaurants and drink venues, and there is substantial support for the local markets, especially farmer’s markets, within the Central CPA. A crucial opportunity highlighted was the lack of grocers. Some residents identified the Central CPA as a food desert and expressed the need for more markets.

1.3 Future Engagement Activities

Over the course of 2023, our team will continue talking with people in the community to learn more about issues of concern.

PHASE 2. LOOP BACK AND CONFIRM

In early 2023 we will be transitioning to Phase 2, when we will summarize community input and present what we've heard to confirm or clarify. The key difference from Phase 1 will be that we are asking people to respond to statements to confirm, clarify, and expand on priorities. We will develop questions and activities to dive deeper into many topics. Figure 4 shows one potential set of questions. This phase of engagement will include many types of activities, including online surveys, community meetings, and tabling at local events.

This engagement will help determine the types of actions to explore in Phase 3. The Central CPA team will follow up with research and analysis into specific issues and with service providers, which could include city departments, other agencies, and community groups.

Walkability and bicycle access are important in my community. Being able to safely walk and ride a bike is a strength in the community, a boost for the local economic and an overall priority.

Strongly disagree	Disagree	Neutral	Agree	Strongly agree
1	2	3	4	5

Which of the following best describe your priorities? (select 3)

- The sidewalk system is incomplete, with many gaps or large areas that don't have sidewalks
- Crossing is not safe because of traffic
- Safe crossing locations are too far apart
- Sidewalks need better maintenance
- Sidewalks need to be made ADA compliant
- There need to be more bicycle connections
- There isn't enough secure bicycle parking

Tell us what location or locations concern you:

Are there other issues about walkability and bicycle access that you think should be addressed?

Caption: Figure 4. Phase 2 Engagement - EXAMPLE



PHASE 3. IDENTIFY AND PRIORITIZE STRATEGIES

Informed by the community engagement and the research and coordination in Phase 2, Phase 3 will identify and prioritize potential strategies to achieve community priorities. Focus groups will bring together community members and service providers to explore issues, strategies, and potential actions.

PHASE 4

The Central CPA team is aiming to submit an assessment report to the Environmental Planning Commission by November 2023. As in all public processes, members of the community have an opportunity to attend and participate at hearings. We hope that the efforts in the CPA process will help increase the community capacity for effectively engaging in all stages of public processes and decision making.



CENTRAL COMMUNITY PLANNING AREA ASSESSMENT (CPA) PHASE 2 ENGAGEMENT REPORT

This report summarizes the Phase 2 community engagement activities and findings for the Central Community Planning Area (CPA) assessment process. Phase 2 includes activities during the first half of 2023. The report summarizes the following:

- The overall engagement plan and phases for the CPA process.
- The engagement methods and activities during Phase 2.
- The common themes and priorities that we've heard from the community.
- Planned future engagement activities and expected outcomes.

Public Engagement Process

The CPA assessments are guided by continuous and robust community engagement in order to understand and reflect community concerns, values, and priorities. The Central CPA team has used a wide range of methods and venues in order to ensure that all voices are heard, emphasizing historically excluded communities and community members.

The CPA Assessment is based on four phases of engagement that reflect community participation as the project progresses. There are multiple opportunities to engage to match the interests and availability of community members. The Central CPA team will continue to listen and learn from the community through collecting, confirming, and refining input throughout all phases of public engagement. The figure below illustrates the progression of the CPA assessment with a general timeline. This memorandum summarizes Phase 2 and describes planned activities in future phases.



Phase 1 Assets and Opportunities

In Phase 1, we sought input on Assets and Opportunities in the community. We invited input on any range of topics and organized comments into the ten elements of the Albuquerque Comprehensive Plan. We gathered feedback through an online Pre-Assessment Survey, kick-off meetings, and dozens of community events, such as neighborhood association meetings, local school events, and neighborhood walks. We derived 14 draft community priority statements from public input in Phase 1 that guided the next phase of engagement. The priority statements included topics such as walkability, homelessness, parks and open space, historic preservation, and others.

See Phase 1 Public Engagement Report for more details:
<https://tinyurl.com/central-per1>

Phase 2 Loop back and confirm

In Phase 2, the 14 draft community priority statements were presented to the community to confirm what we had heard and to expand on the priorities. For each statement, respondents were given an opportunity to write additional ideas to clarify their priorities. Figure 2 shows an example of the survey question for walkability, showing the Likert scale to assess agreement, the list of clarifying priorities, and the invitation to tell us more.

In addition to presenting the 14 draft priority statements, the surveys asked, "Is there something we missed?" to invite any topics we may have over looked and allow the community to include more specific information on each topic. This general framework was used throughout Phase 2 in various methods of in person and electronic engagement.

"A walkable environment is important in my community. Being able to safely walk is a strength in the community, a boost for the local economy, and an overall priority."

Strongly disagree	Disagree	Neutral	Agree	Strongly agree
1	2	3	4	5

Which of the following best describe your priorities? (select 3)

- o Improving sidewalk connectivity: the sidewalk system is incomplete, with many gaps or large areas that don't have sidewalks*
- o Increasing safety for street crossings*
- o Making street crossings closer and more convenient to destinations*
- o Having better sidewalk maintenance*
- o Improving sidewalks that are too narrow or have obstacles*
- o Making sidewalks safer and more comfortable for wheelchairs, strollers, others with mobility needs*
- o Increasing and improving destinations (grocery, park, school, shopping) within a comfortable walking distance*
- o Improving the aesthetic urban environment via public art, architecture, and appropriate lighting*

Is there something we missed? (Please specify): _____

Caption: Figure 2: Example Survey Question

DIRECT ENGAGEMENT AT COMMUNITY EVENTS

The Central CPA team tabled at dozens of in-person events. At these events the 14 topics were presented on a gridded poster so that attendees could attach comments on post-it notes (see picture below). Central CPA team members were also present to talk about each topic and gain a better understanding of the issues presented.

DISCUSSION GROUPS

The Central CPA team was able to guide discussion groups at organized meetings, such as the Barelás Community Coalition, neighborhood as-

sociations meetings, and Crossroads for Women. These discussion groups provided an opportunity to dig deeper into community priorities.

DIRECT DISTRIBUTION OF SURVEYS

Another engagement tool developed for Phase 2 feedback was a 15-question survey that covered each topic and asked follow-up questions to confirm the details we were hearing. The survey also asked optional demographic questions to help the CPA team gauge who was responding to the survey. Paper copies were distributed at events and some discussion groups; when requested, staff helped community members fill out the surveys. A link to the survey was also included on flyers that were distributed in neighborhoods, at coffee shops, and at numerous events. This survey was made available in Spanish and English.

ELECTRONIC DISTRIBUTION OF SURVEYS

In addition to the in-person events, the survey was posted online and electronically distributed. Both languages of the survey were promoted via the CPA mailing list, City Councilor Benton's newsletter, Downtown

Albuquerque News, Project ECHO, and on Facebook and Instagram. Each question on the survey allowed participants to add additional comments. As of 6/15/2023, the survey received more than 1,000 responses.

It should be noted that the survey is not intended to provide statistically significant findings of community sentiment; rather, it is a method for expanding the conversation about community priorities. All of the input was collected and synthesized by the project team and shared with others in Long Range planning, as well as partners.



Caption: "Spring into Summer" public event sticky notes



Caption: CPA staff at Eugene Field Elementary

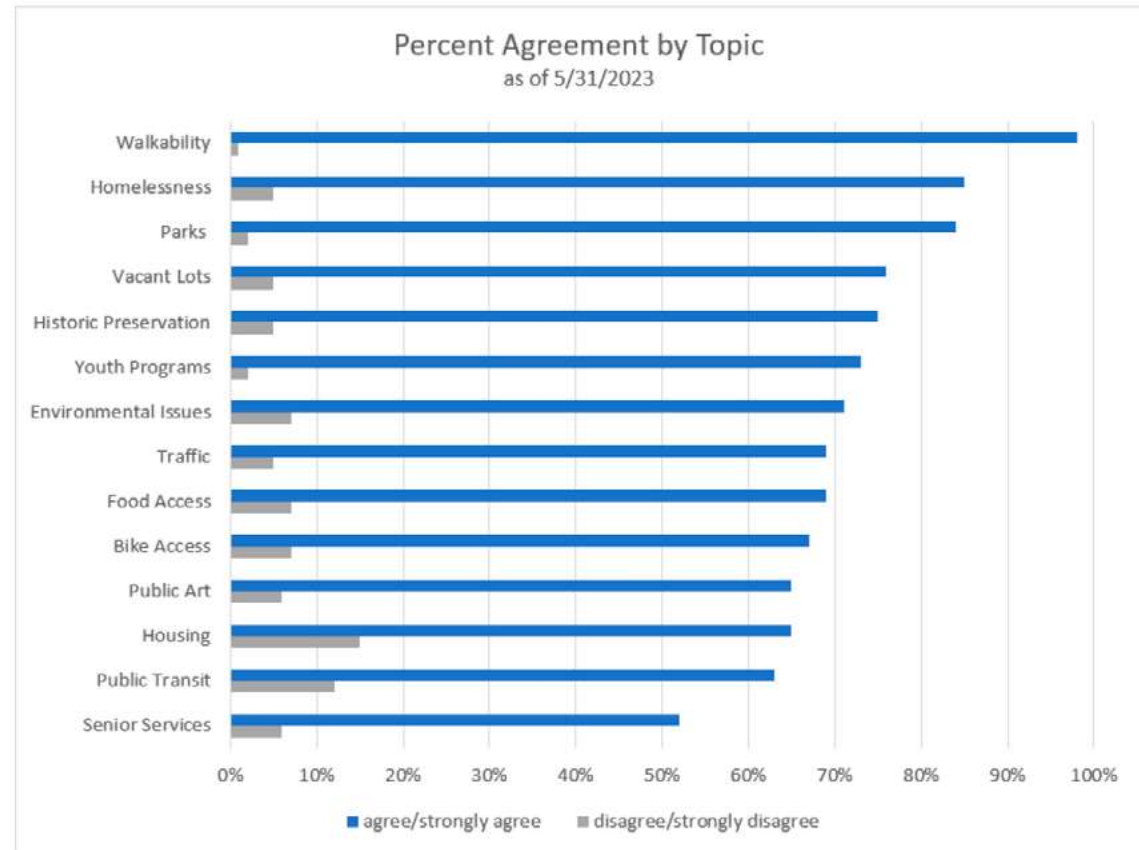
Summary of Phase 2 findings

The results of Phase 2 generally confirmed the 14 draft community priority statements. The chart shows the percentage of responses that selected “agree” or “strongly agree” and “disagree” or “strongly disagree” for the topics in the questionnaire.

OVERALL THEMES

The survey responses indicate a very high level of agreement with the community priorities overall. All of the 14 draft priority statements received more than 50% agreement, while none received more than 15% disagreement. Walkability received the highest level of agreement, with more than 95% of respondents in agreement. Other top priorities were for the topics of Homelessness, Parks and Open Space, Vacant and Abandoned Properties, Historic Preservation, and Youth Programs.

To the question “Did we miss anything?” the most frequently heard responses were related to Public Safety and Economic Development. The addition of these two themes illustrates the overlapping nature of community priorities. While Public Safety had not originally been identified as a community priority on its own, it was perhaps the most



Caption: Results of 14 Community Priorities Survey

frequently named concern under the clarifying portion of the survey. Public safety was most identified in relation to Parks, Public Transit, Traffic, and Walkability. These included road safety from traffic as well as concern about criminal activity in parks and buses and other public spaces.

Economic Development was viewed as one of the solutions that could address most, if not all, of the concerns expressed (e.g., more jobs, more commercial development, more density, larger tax base, more industry, more houses built, more opportunities etc.).

Economic development opportunities were identified as housing being built and more dense commercial development in the urban core. Notably, there was a shared desire for more grocers, and much support for local farmers and markets to address affordable food access.

Throughout the Central CPA, respondents identified walkability as a priority. This was expressed in terms of infrastructure and operations and a desire for more and improved destinations. As noted previously, there were frequently mentioned concerns public safety; a decrease in crime and an increase in traffic safety were identified as factors that would encourage residents and visitors to walk more.

Other prevalent topics concerned homelessness and housing. Primary concerns around homelessness focused on providing more support for mental health and housing. Affordable housing was emphasized by many respondents, as it pertained to homeless and the general housing supply in the Central CPA. Converting vacant buildings and lots into housing was one solution identified by numerous respondents to address issues of derelict properties and low housing supply.



Caption: Empty Lot in Santa Barbara Neighborhood

Environmental concerns included the heat island effect within the Central CPA area. Many respondents called for more vegetation and trees to be planted in the downtown area to help address this issue and provide more green space generally. Parks and streets were the primary places identified as needing more trees. Participants also wanted more maintenance of the local parks and more native vegetation, with more attention given to the amount of people experiencing homelessness in parks. A need for more Youth programs was confirmed as a top priority. Participants expressed a need for more programs of all kinds, especially for teenagers. Job trainings, after school programs, and more summer pro-

grams were frequent requests. Many respondents specified affordability as a barrier for these programs, and suggested more diversity in program offered to increase accessibility.

Public art and historic districts in Central were appreciated as cultural assets. There was strong emphasis given to the preservation of historic buildings and homes. Many participants also identified support for local artist and more community events as ways to support public art and celebrate heritage.



Caption: Mosaic at Sawmill Community Land Trust

Next steps

The Central CPA team is sharing these findings with partner departments and organizations in an effort to identify existing programs, projects, and policies that may address some of the community priorities. We are inviting these partners along with members of the community for a series of Focus Groups in August 2023, which is Phase 3 of the engagement process.

These Focus Groups will provide an opportunity for community members to speak directly with service providers about issues, existing programs and projects, and potential actions or strategies to consider. These discussions will help to inform recommended strategies, actions, and policies in the Central CPA Assessment Report for consideration by the EPC and Council.

To get the latest information on upcoming focus groups and other Central CPA team updates, visit our webpage: <https://tinyurl.com/ccpa-engage>



Caption: Juan José Peña Plaza Dedication 2023



Caption: Sawmill Market



Caption: Local Shop in Old Town

APPENDIX C. POLICY ANALYSIS

5.1 Parks and Recreation

Participants wanted more maintenance of the local parks and more native vegetation, with more attention given to the amount of people experiencing homelessness in parks. Parks and streets were also the primary places identified as needing more trees.

There are various existing Goals and Policies that address community concerns:

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

POLICY 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

Goal 7.5 Context: Sensitive Site Design: Design sites, buildings, and landscape elements to respond to the high desert environment.

POLICY 7.5.1 Landscape Design: Encourage landscape treatments that are consistent with the high desert climate to enhance our sense of place.

Goal 10.1 Facilities & Access: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

POLICY 10.1.2 Universal Design: Plan, design, program, and maintain parks, Open Space, and recreation facilities for use by people of all age groups and physical abilities.

Goal 10.2 Parks: Provide opportunities for outdoor education, recreation, and cultural activities that meet community needs, enhance quality of life, and promote community involvement for all residents.

POLICY 10.2.2 Security: Increase safety and security in parks.

POLICY 10.2.2(a): Minimize vandalism through adequate lighting, site design, and durable materials.

Goal 9.4 Homelessness: Make homelessness rare, short-term, and non-recurring.

5.2 Youth Programs

A need for more Youth programs was confirmed as a top priority. Participants expressed a need for more programs of all kinds, especially for teenagers. Job trainings, after school programs, and more summer programs were frequent requests. Many respondents specified affordability as a barrier for these programs, and suggested more diversity in program offered to increase accessibility. Existing Comprehensive Plan Goals and Policies that are set in place to help further youth programming include:

Goal 12.2 Community Facilities: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

POLICY 12.2.1 Prioritization Process: Assess the resources and needs for community facilities throughout the city and county.

Goal 12.3 Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

POLICY 12.3.8 Education: Complement programming provided by educational institutions to expand educational opportunities for residents in all cultural, age, economic, and educational groups.

5.3 Senior Services

Community members in the Central ABQ CPA identified vital services provided through Senior Centers and expressed support for investment in these services to care for the aging population. Mobility assistance and meal services were some of the services advocated for by residents as well as a need for additional senior-focused activities.

See Youth Program Policies above.

Goal 12.2 Community Facilities: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

POLICY 12.2.2 Existing Facilities: Maintain and improve existing community facilities to better and more equitably serve the community.

POLICY 12.2.3 New Facilities: Site new facilities in areas with excellent access to provide services to underserved and developing areas.

5.4 Culture and Heritage Preservation

Public art and historic districts in Central were appreciated as cultural assets. There was strong emphasis given to the preservation of historic buildings and homes. Many participants also identified support for local artist and more community events as ways to support public art and celebrate heritage.

Many of the Albuquerque Comprehensive Goals and Policies directly address Central ABQ area concerns around cultural and heritage preservation:

Goal 4.1 Character: Enhance, protect, and preserve distinct communities.

All Policies under 4.1 Character (4.1.1-4.1.5):

POLICY 4.1.1 Distinct Communities: Encourage quality development that is consistent with the distinct character of communities.

POLICY 4.1.2 Identity and Design: Protect the identity and cohesiveness of neighborhoods by ensuring the appropriate scale and location of development, mix of uses, and character of building design.

POLICY 4.1.3 Placemaking: Protect and enhance special places in the built environment that contribute to distinct identity and sense of place.

POLICY 4.1.4 Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

POLICY 4.1.5 Natural Resources: Encourage high-quality development and redevelopment that responds appropriately to the natural setting and ecosystem functions.

Goal 11.1 Traditional, Rural & Agricultural Heritage: Preserve and enhance farmland, the acequia system, and traditional communities.

POLICY 11.1.4 Local Heritage: Keep local traditions and heritage alive and cultivate neighborhoods and rural areas as safe and excellent places to live and raise families.

Goal 11.2 Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

POLICY 11.2.3 Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

Goal 11.5 Cultural Traditions & the Arts: Emphasize and support cultural traditions and arts as vital components of the community's identities and well-being.

POLICY 11.5.1 Arts Promotion: Coordinate and promote the arts and the cultural sector as key assets in a vital economy; major contributors to quality of life and healthy communities; and the heart of high-quality, special places that contribute to the identity of distinct communities.

POLICY 11.5.3 Cultural Programs: Promote programs that encourage greater understanding of area history and cultural traditions.

5.5 Environmental Issues

Environmental concerns included the heat island effect within the Central CPA area. Many respondents called for more vegetation and trees to be planted in the downtown area to help address this issue and provide more green space generally. Area flooding, industrial contamination, and general environmental pollution (air, water, soil, noise, light, visual) were also frequently mentioned areas of concern. Central CPA community members expressed a range of strong support for green infrastructure and sustainable resource management.

Existing strategies that support Resilience and Sustainability policies in the Comprehensive Plan include:

Goal 13.1 Climate Change: Promote resource-efficient growth and development to help mitigate global climate change and adapt to its local impacts.

POLICY 13.1.2 Greenhouse Gas Mitigation: Mitigate greenhouse gas emissions in developments and streetscapes.

POLICY 13.1.3 Public Infrastructure and Facilities: Consider increasing temperatures and other potential impacts of climate change in the design and operation of public infrastructure and community facilities.

Goal 13.2 Water Supply & Quality: Protect and conserve our region's limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

POLICY 13.2.3 Water Quality: Coordinate with the ABCWUA, state, and other agencies to maintain the quality of our groundwater and surface waters.

Goal 13.3 Natural Hazards: Maximize the ability of built and natural environments to withstand natural hazards and recover from adverse events.

POLICY 13.3.2 Flood Mitigation: Prevent flood damage and coordinate flood control and response with other agencies.

POLICY 13.3.4 Drought Mitigation: Collaborate with the ABCWUA and other water-related agencies to determine best practices for mitigating drought effects and to assist with public education and implementation of water conservation measures.

POLICY 13.3.5 Extreme Heat Mitigation: Mitigate the heat island effect of urban development and coordinate emergency response to extreme heat events with other agencies.

Goal 13.4 Natural Resources: Protect, conserve, and enhance natural resources, habitat, and ecosystems.

POLICY 13.4.1 Air Quality: Maintain good air quality that complies with federal standards to safeguard public health and enhance quality of life for all residents

POLICY 13.4.2 Surface Water and Groundwater: Protect and conserve our region’s limited water supply to benefit the range of uses that will keep our community and ecosystem healthy.

Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

All Policies under 13.5 Community Health (13.5.1-13.5.4):

POLICY 13.5.1 Land Use Impacts: Prevent environmental hazards related to land uses.

POLICY 13.5.2 Healthful Development: Encourage public investments and private development that enhance community health.

POLICY 13.5.3 Public Infrastructure Systems and Service: Coordinate with providers to ensure that systems and services do not compromise the health, safety, and welfare of the community.

POLICY 13.5.4 Environmental Justice: Recognize and work to address adverse environmental impacts that are experienced disproportionately by underrepresented and at-risk communities, in order to help improve the health outcomes of their residents over time.

5.6 Active Transportation: Walking & Biking

Safe and accessible pedestrian infrastructure is viewed as a strength for the community, a boost for local economy, support for public safety, enhancement for parks and open space, and an overall priority for a welcoming urban design of downtown. During the engagement process, walkability was identified as a priority and ranked among the most commonly mentioned assets in the Central CPA, along with bicycle access to a lesser degree. This was expressed in terms of infrastructure and operations and a desire for more and improved destinations. In addition to concerns about the pedestrian and bicycle infrastructure, there were frequent concerns raised about a lack of safety/security when walking in some areas as well as a need for more mixed uses to support the walking environment.

The City of Albuquerque has adopted numerous Goals and Policies in the Comprehensive Plan that support the integrated development, maintenance, and safety of such active forms of transport as walking and biking. The idea is to provide access for cyclists, pedestrians, and trail users through the coordination of the transportation network, land use development, and improving network connectivity imbedded in a Centers and Corridors (Goal 5.1) and Complete Streets and Communities (Goals 5.2, 7.2) framework tied closely to land use policy (Goal 6.1) and support for multiple modes of transportation (Goal 6.1) through a lens of public health (Goals 6.3, 6.4) and equity (6.5). The following lists many of the Goals and Policies currently in place to especially encourage walking and biking:

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

POLICY 5.1.1 Desired Growth: Capture regional growth in Centers and Corridors to help shape the built environment into a sustainable development pattern.

POLICY 5.1.9 Main Streets: Promote Main Streets that are lively, highly walkable streets lined with neighborhood-oriented businesses.

POLICY 5.1.10 Major Transit Corridors: Foster corridors that prioritize high-frequency transit service with pedestrian-oriented development.

POLICY 5.1.11 Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time.

Goal 5.2 Complete Communities: Foster communities where residents can live, work, learn, shop, and play together.

POLICY 5.2.1 Land Uses: Create healthy, sustainable, and distinct communities with a mix of uses that are conveniently accessible from surrounding neighborhoods.

POLICY 5.5.5 Developing and Established Urban Areas: Create a quality urban environment that perpetuates the tradition of identifiable, individual, compact, but integrated communities within the metropolitan area and that offers variety and maximum choice in housing, transportation, work areas, and lifestyles, while creating a visually pleasing built environment.

Goal 6.1 Land Use: Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

POLICY 6.1.2 Transit-Oriented Development: Prioritize transit-supportive density, uses, and building design along Transit Corridors.

POLICY 6.1.3 Auto Demand: Reduce the need for automobile travel by increasing mixed-use development, infill development within Centers, and travel demand management (TDM) programs.

POLICY 6.1.4 Premium Transit Corridors: Prioritize transit vehicles within the travel way and transit users in street design and improvements, incorporating pedestrian amenities, such as bulb-outs, pedestrian-activated signals, and refuge medians at intersections and near transit stations.

POLICY 6.1.5 Main Street Corridors: Prioritize pedestrians in street design and improvements, emphasizing safety, accommodation, and amenities by slowing auto traffic, providing on-street parking, limiting or prohibiting curb cuts, and requiring primary auto access to parking lots to be provided from intersecting, auto-oriented streets.

POLICY 6.1.7 Multi-Modal Corridors: Balance the competing needs of pedestrians, bicyclists, autos, and transit in street design and improvements by slowing auto traffic, minimizing curb cuts, and encouraging primary auto access to parking lots to be provided from intersecting streets.

Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

POLICY 6.2.1 Complete Networks: Design and build a complete, well-connected network of streets and trails that offer multiple efficient and safe transportation choices for commuting and daily needs.

POLICY 6.2.2 Incorporate Complete Streets: concepts and policies into the development, retrofit, and rehabilitation of all transportation infrastructure at all phases, including planning, scoping, design, implementation, and performance monitoring.

POLICY 6.2.3 Pedestrian & Bicycle Connectivity: Provide direct pedestrian and bicycle access to and circulation within Centers, commercial properties, community facilities, and residential neighborhoods.

POLICY 6.2.4 Pedestrian Network: Prioritize pedestrian travel, safety, and amenities above all other transportation modes on Main Street Corridors and streets within Downtown, Urban Centers, and Activity Centers.

POLICY 6.2.5 Bicycle Network: Promote an area-wide bicycle and trail network for transportation and recreation that emphasizes connections among Centers and safe crossings at intersections.

POLICY 6.2.7 Transit Network: Prioritize transit travel and pedestrian safety, especially near transit stops and stations and intersections

Goal 6.3 Safety: Plan, develop, operate, and maintain a transportation system that provides safe access and mobility for all roadway users.

All Policies under Goal 6.3 Safety (6.3.1-6.3.3):

POLICY 6.3.1 All Users: Use engineering, education, encouragement, enforcement, and evaluation to improve safety for pedestrians, cyclists, transit users, and motorists.

POLICY 6.3.2 Pedestrians: Improve safety for pedestrians through street design.

POLICY 6.3.3 Cyclists: Improve safety for cyclists through street design.

Goal 6.4 Public Health: Promote individual and community health through active transportation, noise mitigation, and air quality protections.

POLICY 6.4.1 Active Transportation: Promote options and mobility for walking, biking, and other non-motorized travel.

Goal 6.5 Equity: Expand mobility by providing safe and connected networks for non-auto travel and public transit for low-income and vulnerable populations.

POLICY 6.5.1 Equitable Transportation Systems: Consider the needs of people of all ages and abilities in the design, construction, and operation of transportation systems.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

POLICY 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

POLICY 7.2.2 Walkable Places: Promote high-quality pedestrian-oriented neighborhoods and districts as the essential building blocks of a sustainable region.

5.7 Public Safety

Public safety was most identified in relation to Parks, Public Transit, Traffic, and Walkability.

Comp Plan policies:

Goal 5.1 Centers & Corridors: Grow as a community of strong Centers connected by a multi-modal network of Corridors.

POLICY 5.1.11 Multi-Modal Corridors: Design safe Multi-Modal Corridors that balance the competing needs of multiple modes of travel and become more mixed-use and pedestrian-oriented over time.

Sub-policy 5.1.11(b): Prioritize improvements that increase pedestrian safety and convenience and make bicycle and transit options more viable.

Sub-policy 5.1.11(c): Encourage lower auto traffic speeds and narrower traffic lanes to accommodate other modes of travel in more intense and active areas along the corridor.

Goal 6.1 Land Use – Transportation Integration: Plan, develop, operate, and maintain a transportation system to support the planned character of existing and future land uses.

POLICY 6.1.1 Matching Land Use: When designing and improving streets, prioritize transportation-related accommodations and amenities to match the desired development context (e.g. urban, suburban, or rural) and/or the intended intensity of land uses.

Sub-policy 6.1.1(b): On major streets in suburban areas, prioritize auto through-put, allow more frequent curb cuts, design for higher auto travel speeds, emphasize pedestrian safety at intersections, and provide less frequent transit service geared more toward long-distance commuting.

Sub-policy 6.1.1(c): On local streets, design for the slowest auto travel speeds to best accommodate pedestrians and cyclists and to protect livability and safety of established residential neighborhoods.

Sub-policy 6.1.1(d): In rural areas, plan streets based on functional classification for a variety of travel conditions, balancing access to destinations with auto through-put, allowing more frequent curb cuts and moderate auto travel speeds, emphasizing pedestrian safety at intersections, and provide less frequent transit service geared more toward long-distance commuting.

POLICY 6.1.5 Main Street Corridors: Prioritize pedestrians in street design and improvements, emphasizing safety, accommodation, and amenities by slowing auto traffic, providing on-street parking, limiting or prohibiting curb cuts, and requiring primary auto access to parking lots to be provided from intersecting, auto-oriented streets.

POLICY 6.1.7 Multi-Modal Corridors: Balance the competing needs of pedestrians, bicyclists, autos, and transit in street design and improvements by slowing auto traffic, minimizing curb cuts, and encouraging primary auto access to parking lots to be provided from intersecting streets. [ABC]

Sub-policy 6.1.7(a): Accommodate all users, providing safety and mobility for pedestrians, bicyclists, and people with physical disabilities.

POLICY 6.1.8 Commuter Corridors: Prioritize automobile travel in street design and improvements by allowing higher traffic speeds, managing access for autos and pedestrians, and improving safety for pedestrians at signalized intersections.

Goal 6.2 Multi-Modal System: Encourage walking, biking, and transit, especially at peak-hour commuting times, to enhance access and mobility for people of all ages and abilities.

POLICY 6.2.2 Incorporate Complete Streets: concepts and policies into the development, retrofit, and rehabilitation of all transportation infrastructure at all phases, including planning, scoping, design, implementation, and performance monitoring. [ABC]

Sub-policy 6.2.2(a): Use best practices for multi-modal design.

Sub-policy 6.2.2(b): Minimize conflicts between vehicular traffic and pedestrians and cyclists and incorporate traffic calming and safety measures for pedestrians and bicyclists.

POLICY 6.2.4 Pedestrian Network: Prioritize pedestrian travel, safety, and amenities above all other transportation modes on Main Street Corridors and streets within Downtown, Urban Centers, and Activity Centers.

POLICY 6.2.5 Bicycle Network: Promote an area-wide bicycle and trail network for transportation and recreation that emphasizes connections among Centers and safe crossings at intersections.

Sub-policy 6.2.5(f): Design and develop bicycle facilities to meet safety considerations as provided in the LRTS Guide, ITE, NACTO, and/or AASHTO standards.

POLICY 6.2.6 Equestrian Network: Follow guidance on equestrian facilities in the Bikeways & Trails Facility Plan; the Bicyclist and Pedestrian Safety Action Plan; and the Parks, Recreation, and Open Space Plan. [ABC]

POLICY 6.2.7 Transit Network: Prioritize transit travel and pedestrian safety, especially near transit stops and stations and intersections.

Goal 6.3 Safety: Plan, develop, operate, and maintain a transportation system that provides safe access and mobility for all roadway users.

POLICY 6.3.1 All Users: Use engineering, education, encouragement, enforcement, and evaluation to improve safety for pedestrians, cyclists, transit users, and motorists. [ABC]

POLICY 6.3.2 Pedestrians: Improve safety for pedestrians through street design. [ABC]

POLICY 6.3.3 Cyclists: Improve safety for cyclists through street design.

Goal 6.5 Equity: Expand mobility by providing safe and connected networks for non-auto travel and public transit for low-income and vulnerable populations.

POLICY 6.5.1 Equitable Transportation Systems: Consider the needs of people of all ages and abilities in the design, construction, and operation of transportation systems.

Goal 7.2 Pedestrian-Accessible Design: Increase walkability in all environments, promote pedestrian-oriented development in urban contexts, and increase pedestrian safety in auto-oriented contexts.

POLICY 7.2.1 Walkability: Ensure convenient and comfortable pedestrian travel.

POLICY 7.3.2 Community Character: Encourage design strategies that recognize and embrace the character differences that give communities their distinct identities and make them safe and attractive places.

Goal 10.1 Facilities & Access: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

POLICY 10.2.2 Security: Increase safety and security in parks.

Goal 12.3 Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

POLICY 12.3.1 Access to Public Services: Maximize residents' access to public services and distribute services equitably, whether they are provided by the City or County or in partnership with other agencies.

POLICY 12.3.4 Police and Sheriff: Maintain a safe and secure community by providing crime prevention, police protection, law enforcement, and investigative services in cooperation with the public and other agencies.

Goal 12.4 Coordination: Coordinate with other providers to leverage resources, maximize efficiencies, bridge service gaps, and provide added value.

POLICY 12.4.3 Information Sharing: Coordinate and share information about infrastructure and community facility and service needs across departments, between the City and County, and among public and private agencies.

Goal 12.5 Resources: Identify and allocate sufficient resources to support infrastructure, community facility, and public service needs in order to invest public dollars efficiently and effectively and to maintain a sound fiscal position.

POLICY 12.5.5 Staff Capacity: Budget for adequate staff, training, and appropriate technology to plan, deliver, and monitor public services effectively and efficiently.

Goal 13.5 Community Health: Protect and maintain safe and healthy environments where people can thrive.

POLICY 13.5.3 Public Infrastructure Systems and Services: Coordinate with providers to ensure that systems and services do not compromise the health, safety, and welfare of the community.

5.8 Housing Instability & Affordability

Primary concerns around homelessness focused on providing more support for mental health and housing. Affordable housing was emphasized by many respondents, as it pertained to homeless and the general housing supply. The need to address housing instability, housing affordability, and homelessness has been acknowledged in multiple Comprehensive Plan

Goals and Policies. These include:

Goal 9.1 Supply: Ensure a sufficient supply and range of high-quality housing types that meet current and future needs at a variety of price levels to ensure more balanced housing options.

POLICY 9.1.1 Housing Options: Support the development, improvement, and conservation of housing for a variety of income levels and types of residents and households.

POLICY 9.1.2 Affordability: Provide for mixed-income neighborhoods by encouraging high-quality, affordable and mixed income housing options throughout the area.

POLICY 9.1.3 Fair Housing: Promote fair housing through local housing programs that enhance housing affordability, choice and access to opportunity for all communities, especially those communities that bear the burdens from lack of investment and access to opportunity.

Goal 9.4 Homelessness: Make homelessness rare, short-term, and non-recurring.

POLICY 9.4.1 Best Practices: Implement an appropriate and effective model to address chronic homelessness.

POLICY 9.4.2 Services: Provide expanded options for shelters and services for people experiencing temporary homelessness.

POLICY 9.4.3 Equitable Distribution: Support a network of service points that are easily accessible by residents and workers, geographically distributed throughout the city and county, and proximate to transit.

Goal 9.5 Vulnerable Populations: Expand capacity to provide quality housing and services to vulnerable populations.

POLICY 9.5.1 Quality Housing: Ensure well-maintained, safe transitional and permanent housing for the lowest-income households that are most at risk of homelessness.

POLICY 9.5.2 Transitional Services: Encourage on-site transitional services with culturally competent service delivery that respects the dignity of individuals and families and fosters self-determination and self-sufficiency, including job training, financial education, and behavioral health assistance.

Goal 9.7 Partnerships: Coordinate strategic deployment of housing-related funds and partnerships with community-based organizations for projects that achieve housing goals.

POLICY 9.7.1 Housing Coordination: Coordinate with affordable housing non-profits, developers, advocates, service providers, and other stakeholders to leverage available funds and planning efforts to address affordable housing, homelessness, and services for vulnerable populations. [ABC]

Sub-policy 9.7.1(a): Promote home ownership in all neighborhoods through collaboration with lenders and nonprofit organizations, including home ownership for low to moderate income buyers and first-time buyers.

Sub-policy 9.7.1(b): Encourage renovation and rehabilitation to preserve and enhance the existing housing stock in older neighborhoods.

POLICY 9.7.2 Metropolitan Redevelopment: Identify and prioritize opportunities for catalytic projects that stabilize and serve blighted neighborhoods and support redevelopment in those areas.

Goal 12.3 Public Services: Plan, coordinate, and provide efficient, equitable, and environmentally sound services to best serve residents and protect their health, safety, and well-being.

POLICY 12.3.1 Access to Public Services: Maximize residents' access to public services and distribute services equitably, whether they are provided by the City or County or in partnership with other agencies.

POLICY 12.3.9 Behavioral Health Services: Develop a comprehensive behavioral health program that includes substance abuse prevention and a continuum of care for vulnerable populations based on a multi-disciplinary approach and broad inter-agency coordination.

Goal 12.4 Coordination: Coordinate with other providers to leverage resources, maximize efficiencies, bridge service gaps, and provide added value.

POLICY 12.4.3 Information Sharing: Coordinate and share information about infrastructure and community facility and service needs across departments, between the City and County, and among public and private agencies.

5.9 Economic Development

Economic Development was viewed as one of the solutions that could address most, if not all, of the concerns expressed (e.g., more jobs, more commercial development, more density, larger tax base, more industry, more houses built, more opportunities etc.).

This is a subset of Comprehensive policies that address Economic Development within the City:

POLICY 8.1.2 Resilient Economy: Encourage economic development efforts that improve quality of life for new and existing residents and foster a robust, resilient, and diverse economy.

POLICY 8.1.1 Diverse Places: Foster a range of interesting places and contexts with different development intensities, densities, uses, and building scale to encourage economic development opportunities.



CITY OF ALBUQUERQUE

COMMUNITY PLANNING AREA ASSESSMENT

CENTRAL