



Environmental Planning Commission

*Agenda Number: 3
Project Number: 2024-009940
Case #: SI-2024-00286
March 21, 2024*

Staff Report

Applicant City of Albuquerque Planning Department

Request EPC Review and Comment regarding the Community Planning Area (CPA) Assessment Report for the East Gateway CPA

Location Generally located between I-40 (North) and Wyoming (West) and the City limits to the East and to the South. Approximately 4,777 acres.

Staff Recommendation

That the EPC forward a recommendation that the City Council ACCEPT PR-2023-009663/SI-2024-00286, based on the findings beginning on Page 13.

*Staff Planner
Vicente Quevedo, MCRP, Senior Planner*

Summary of Analysis

The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the East Gateway CPA, generally located between I-40 (North) and Wyoming (West) and the City limits to the East and to the South. The East Gateway CPA area is one of Albuquerque’s entrances into the city along I-40. The topography in East Gateway is characterized by the Sandia and Manzano foothills that flow into the Tijeras Arroyo.

The Comprehensive Plan establishes 12 CPAs and outlines a process to engage the community and stakeholders. Through this process, each assessment will identify Community Identity Policies reflecting the priorities heard through the engagement process. The results of planning efforts for each CPA are contained in a CPA Assessment Report; the East Gateway CPA Assessment Report is the third CPA report to be completed.

Staff recommends that the EPC forward a recommendation that the City Council accept the East Gateway CPA Assessment Report.

The East Gateway CPA Boundary

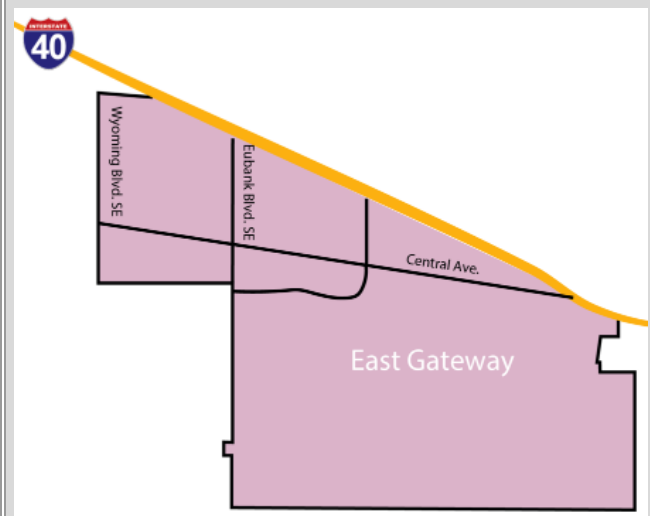


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East Gateway CPA Assessment Report – separate attachment due to size of document.

I. INTRODUCTION

Request

The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the East Gateway CPA. The East Gateway CPA Assessment Report is the product of a year long planning effort that included extensive research and public engagement efforts (see appendices to the assessment report).

The East Gateway CPA is one of the 12 Community Planning Areas (CPAs) that the Comprehensive Plan established for the City. The East Gateway CPA area is generally located between I-40 (North) and Wyoming (West) and the City limits to the East and to the South. The CPA area consists of approximately 4,777 acres.

Environmental Planning Commission (EPC) Role

Pursuant to IDO section 14-16-6-2(E)(3)(f), the EPC has an advisory role in the Community Planning Area (CPA) Assessments. The EPC's task is to review and comment regarding the CPA reports; the EPC's findings are subsequently transmitted to the City Council. Pursuant to IDO 14-16-6-3(E)(7), the assessments shall be forwarded to the City Council for review and acceptance. This is a legislative matter.

Background

CPA assessments are intended to provide opportunities to generate community-based recommendations for new and/or revised policies for the Comprehensive Plan, new and/or revised regulations for the Integrated Development Ordinance (IDO), and new and/or revised projects or partnerships with implementing City Departments and other partner organizations.

IDO section 14-16-6-3(E) - Community Planning Area Assessments, establishes parameters for CPA assessments, which shall inform updates and amendments to planning policies, zoning regulations, technical standards for infrastructure, and capital improvement priorities. The IDO requires that CPA assessment recommendations by the EPC that are accepted by the City Council be included in updates to ranked plans and the IDO on an ongoing basis.

Though the CPA Assessments are intended to inform updates and amendments to the Comprehensive Plan and the IDO, the assessments themselves are not a part of the Ranked planning system. The Comprehensive Plan is the Rank I Plan, Facility Plans are Rank II Plans, and Rank III Plans still consist of Master Plans and Resource Management Plans (RMPs).

Council Bill No. R-20-27 (Enactment No. R-2020-70) established the order of CPA assessments for 2021-2025 (see attachment). The Near Heights area was listed as the first CPA in the first year (2021), followed by the Southwest Mesa CPA, and then the East Gateway CPA. This bill also established a capacity building process for 2020; however, the Spring 2020 public health emergency changed how the CPA assessments were to be conducted. The Resolution went into full effect in July 2020, without the Mayor's signature.

Council Bill No. R-22-42 (Enactment No. R-2022-061, see attachment) rescinded R-20-27, which had established the order of CPA assessments based on needs analysis. The public health emergency beginning in the Spring of 2020 fundamentally changed how the CPA assessments were conducted; community engagement could not be done in-person and gathering was not advisable. Therefore, the start date for the CPA assessments was changed from June 2020 to February 2021.

The Council directed the Planning Department to conduct (or have a consultant conduct) the CPA assessments for 2022 (year one) in the following order between 2021 - 2027: Near Heights (accepted by City Council in 2023), Southwest Mesa (accepted by City Council in 2023), Central ABQ (under review by the City in 2023/24), East Gateway (ongoing in 2023/24), West Mesa & Northwest Mesa (ongoing in 2024), Near North Valley, North I-25, Mid Heights, Foothills, North Albuquerque, Mesa del Sol.

II. ANALYSIS of APPLICABLE ORDINANCES AND REGULATIONS

Citations are in regular text; *Staff analysis follows in bold italics.*

State of New Mexico

The Constitution of the State of New Mexico allows municipalities to adopt a charter, the purpose of which is to provide for maximum local self-government (see Article X, Section 6 - Municipal Home Rule). The City of Albuquerque is a home rule municipality and has the authority to adopt a comprehensive plan as granted under Chapter 3, Article 19, Section 9 NMSA 1978 (3-19-9 NMSA 1978) and by the City Charter.

The East Gateway CPA Assessment process helps to formulate and shape Comprehensive Plan Goals and policies particular to the East Gateway area. The resulting Goals and policies will be subsequently incorporated into the Comprehensive Plan as amendments.

Charter of the City of Albuquerque

The Citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

Article I, Incorporation and Powers

The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self-government. A liberal construction shall be given to the powers granted by this Charter.

Conducting the Community Planning Area (CPA) Assessment process, producing a report, and subsequently updating the Comprehensive Plan to incorporate new Goals and policies, is an act of maximum local self-government that is consistent with the purpose of the Charter.

Article IX, Environmental Protection

The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To

affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.

The CPA Assessment process, the CPA reports, and future related Comprehensive Plan updates will help protect and enhance quality of life for Albuquerque's citizens by helping to promote and maintain an aesthetic and humane urban environment and ensure the proper use and development of land. Commissions, Boards, and Committees will have up-to-date guidance to better administer City policy to benefit the residents.

Article XVII, Planning

Section 1. The Council is the city's ultimate planning and zoning authority, including the adoption and interpretation of the Comprehensive Plan and the Capital Improvement Plan. The Council is also the city's ultimate authority with respect to interpretation of adopted plans, ordinances, and individual cases.

Section 2. The Mayor or his designee shall formulate and submit to the Council the Capital Improvement Plans and shall oversee the implementation, enforcement, and administration of land use plans.

The acceptance of the CPA Assessment Reports, which inform future Comprehensive Plan updates, is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. Future updates will help inform the Mayor and the Council about community priorities that can tie into future Capital Improvement Plans.

III. INTEGRATED DEVELOPMENT ORDINANCE (IDO)

IDO 14-16-6-3(E) - Community Planning Area Assessments, describes the purposes of the CPA Assessments and establishes parameters for how they are conducted. CPA Assessments shall inform updates and amendments to planning policies, zoning regulations, technical standards for infrastructure, and capital improvement priorities.

The Assessments are not part of the system of Ranked City Plans, but recommend changes to those plans on a regular basis. Subsection 14-16-6-3(E) contains seven criteria regarding the CPA Assessments, as follows:

1. 6-3(E)(1) The Planning Director shall create a regular, rotating schedule to research, study, and analyze each CPA at least once every 5 years.

The East Gateway CPA is the fourth CPA process to be conducted, in accordance with Council Bill No. R-22-42.

2. 6-3(E)(2) The assessments shall analyze each CPA based on performance measures established by the ABC Comp Plan, as amended, to reflect evolving conditions, trends, and desired outcomes to reflect the unique status of each CPA while also allowing comparison of objective data across the city.

The East Gateway CPA Assessment report includes performance measures established by the Comprehensive Plan for each chapter (see 14.3.2- Comp Plan Metrics). Metrics for the East Gateway CPA are found in the Appendices Parts 7.1 through 7.10 of the Assessment Report.

3. 6-3(E)(3) The City Office of Neighborhood Coordination (ONC) shall be involved in each assessment to ensure adequate notification, representation, and participation of Neighborhood Associations.

Part 4.5 of the East Gateway Assessment Report mentions ONC involvement, particularly with respect to the Neighborhood Walks Program. The Neighborhood Walks Program is an ongoing effort organized and coordinated by ONC.

4. 6-3(E)(4) Each assessment shall include visits and interactions with residents, property owners, businesses, neighborhood associations, business associations, and other stakeholders in each CPA.

Public engagement is a key component of the East Gateway CPA assessment process. Staff conducted many engagement activities in the East Gateway CPA. The planning team was invited to community meetings to present and facilitate activities, conducted outreach at neighborhood association meetings, Albuquerque Public School activities, and staffed booths at community events throughout the assessment process.

5. 6-3(E)(5) Each assessment shall reflect the history, special places, character, and capital needs of each CPA.

Part 2 of the East Gateway Assessment Report discusses the area's history and special places, such as Route 66, Kirtland Airforce Base, and surrounding neighborhoods. The area's character is discussed in Part 3 - Area Profile. Capital needs are identified by topic as challenges that need to be addressed.

6. 6-3(E)(6) At least every 5 years, based on the data, analyses, and findings of the assessments, the Planning Director shall recommend updates and amendments as relevant and necessary to the Rank 1 ABC Comp Plan, as amended; Rank 2 Facility Plans; Rank 3 Plans; the IDO; or the DPM. See also Subsection 14-16-6- 4(D)(4) for the annual IDO update process.

Any new policies particular to the East Gateway Area are identified as part of the CPA Assessment process and, after the appropriate update process, will be included in Comprehensive Plan Chapter 4.3 - City Community Planning Areas.

7. 6-3(E)(7) The Planning Director shall report the findings and recommendations from each assessment to the EPC for review and recommendation to the City Council. Assessments shall be forwarded to the City Council for review and acceptance. Staff shall prepare resolutions and/or ordinances to accompany the assessment that will implement the findings and recommendations

of the assessment for the consideration of the City Council. City Council shall review for adoption any associated resolutions and/or ordinances.

The East Gateway CPA Assessment Report contains recommendations that will be provided to the EPC for review and recommendation to the City Council, which will review any associated legislation prepared by Staff as part of accepting the report.

IV. ALBUQUERQUE & BERNALILLO (ABC) COUNTY COMPREHENSIVE PLAN

ABC Comprehensive Plan

The first ABC Comprehensive Plan was prepared in 1975 with resident assistance in response to rapid growth after 1960. It included both policies and maps designating open space areas, six “metropolitan” areas (with prescribed housing density ranges), and urban centers. The most recent update to the ABC Comprehensive Plan was completed and adopted by City Council in March of 2017. The current ABC Comprehensive Plan is the general plan for Albuquerque and Bernalillo County, providing a course of action for urban conservation and development and for environmental management.

Community Planning Areas (CPA) were first developed during a City planning effort in 1995. A resulting map from this planning effort resulted in a map outlining distinct Community Identity Areas which were adopted into the Comprehensive Plan in 2003. As of the 2017 ABC Comprehensive Plan Update, CPA boundaries were revised to better match U.S. Census Tracts, making it more efficient to gather demographic, employment, and commuting data and to track growth trends over time. The CPA assessment process serves as a type of wellness check based on the 10 elements of the Comprehensive Plan (see section 3.1 – 3.10 below) and is designed to accommodate all areas of the city, learning from each and extending the benefits to all. The East Gateway CPA Report being reviewed as part of this request meets the intent of the ABC Comprehensive Plan to develop new Goals and Policies based on community input and feedback.

East Gateway CPA Issues by ABC Comprehensive Plan Chapter

Part 3 – Area Profile of the East Gateway CPA Assessment Report correlates to each chapter in the Comprehensive Plan. Each section within Part 3 provides background on the current conditions, along with summaries of assets and opportunities for each element identified by the community.

3.1- Community Identity (Comp Plan Chapter 4)

This section offers an overview of community identity in the East Gateway CPA. Neighborhoods in the East Gateway developed from the 1940’s to the present, with annexations into the city taking place as recently as 2017. Some of the oldest communities within East Gateway contain primarily single-family homes, reflective of mid-century ranch architecture with large yards. More recent developments include a variety of housing types with a mix of brick and adobe-style architecture. The East Gateway CPA identifies with Historic Route 66/Central’s history culture and economic opportunities. The area also contains many families employed by Kirtland Airforce Base and Sandia National Labs.

3.2- Land Use (Comp Plan Chapter 5)

This section offers an overview of land uses within the East Gateway CPA boundary. Residential zoning in East Gateway is primarily comprised of single-family uses including some manufactured home communities. Parks and open space are spread throughout the CPA, non-residential uses are concentrated along Central Avenue and in the eastern portion of the CPA boundary. Community members shared a desire for more affordable housing options along with the need for more amenities in the area. The negative impacts of high vacancy rates on safety and comfort in commercial areas is also a concern for area residents.

3.3- Transportation (Comp Plan Chapter 6)

This section offers an overview of transportation in the East Gateway CPA. East Gateway features a range of street types, providing users with roads that range considerably in both form and function. The street network is shaped by the area's land use pattern and development over time, related to city annexations. The boundaries of Kirtland Air Force Base and Sandia National Laboratories prevent connectivity between the southern part of the East Gateway and Near Heights areas. While community members appreciate low traffic within local subdivisions with East Gateway, support for more multi-modal transportation, along with projects focused on enhancing pedestrian and bicycle safety measures were expressed as a need by community members.

3.4- Urban Design (Comp Plan Chapter 7)

This section offers an overview of Urban Design in the East Gateway CPA. Central Avenue serves as the main commercial corridor for East Gateway residents. Business and other commercial uses are generally set back from the street with parking in front. Outside the Central corridor, there are many pockets of older style, lower density residential developments (subdivisions with cul-de-sacs and manufactured home communities). The western portion of the area features smaller houses with more yard space, while farther east there are larger homes and townhomes which use a greater portion of lot area for these developments. East Gateway residents expressed a desire for improved walkability and connectivity throughout the CPA boundary, including increased transit service and improved multi-modal transportation infrastructure along the entirety of the Central Avenue corridor.

3.5- Economic Development (Comp Plan Chapter 8)

This section offers an overview of economic development in the East Gateway CPA. Revitalizing vacant properties throughout East Gateway arose as a priority for area residents. This is directly connected to the need for revitalizing vacant properties throughout East Gateway, and is in line with the adopted East Gateway Metropolitan Redevelopment Plan (2016). These ongoing efforts help support tourism, economic growth and neighborhood identity. Residents within East Gateway specifically noted Franklin Plaza (Northeast corner of Juan Tabo Blvd. and Central Ave.) and the Four Hills Shopping Center (Southeast corner of Central Ave. and Tramway Blvd.) as key redevelopment opportunities.

3.6- Housing (Comp Plan Chapter 9)

This section offers an overview of housing in the East Gateway CPA. Community members in East Gateway prioritized diverse housing options such as affordable housing, workforce housing, and mixed income housing. While seventy-six percent of housing units in the area are low-density, single-family homes, manufactured homes, and townhouses, most people in East Gateway live in a townhome, apartment, or manufactured home. Of all residents within East Gateway sixty-one percent of households own their homes, and thirty-nine percent of people are renters. Overall, residents are interested in increasing supportive housing programs in the area, as well as working toward developing a clearer housing strategy as part of future development discussions.

3.7- Parks & Open Space (Comp Plan Chapter 10)

This section offers an overview of parks and open space in the East Gateway CPA. There are approximately eight acres of parkland per 1,000 residents in the East Gateway CPA, and sixty-two percent of area households are within a 10-minute walk of a park. Access to open space is celebrated by all East Gateway residents. More specifically, the eastern edge of the East Gateway CPA boundary and the Tijeras Arroyo provide access to a multitude of hiking trails for local residents and visitors alike. Community members did share concerns about safety in local parks and open space areas, as well as support for the expansion of Manzano Mesa Multicultural Center which is viewed as a key asset within the East Gateway area.

3.8- Heritage Conservation (Comp Plan Chapter 11)

This section offers an overview of heritage conservation in the East Gateway CPA. East Gateway encompasses the lower watershed of the Tijeras Creek Arroyo whose cultural history begins with pre-colonization Indigenous settlements. Two heritage sites of particular note in the upper watershed are the Tijeras Pueblo Archeological Site and the Cañon de Carnué Community Land Grant, which has been continuously inhabited since its establishment in 1763. City land annexations began in the 1950's. Historic Route 66 in East Gateway includes three National Register of Historic Places, each listed in 1998. The Tijeras Cultural Corridor and Historic Route 66 afford the East Gateway a rich sense of place that was echoed by community members when discussing the topic of restoring, maintaining and celebrating the area's history.

3.9- Infrastructure, Community Facilities, and Services (Comp Plan Chapter 12)

This section offers an overview of infrastructure, community facilities, and services in the East Gateway CPA. While there are no public libraries within East Gateway, residents note the importance of Manzano Mesa Multi-Generational Center and Singing Arrow Community Center as important spaces that regularly host cultural events, neighborhood meetings, and programming that serves young people, families, and seniors. Public safety did arise as a concern by area residents during public engagement efforts within the East Gateway CPA, along with a growing concern for unsheltered populations. Residents pointed out a lack of healthcare and other support services compared to other areas of the city, and the need for more infrastructure, general public services and increased maintenance for existing facilities.

3.10- Resilience and Sustainability (Comp Plan Chapter 13)

This section offers an overview of resilience and sustainability in the East Gateway CPA. Of the variety of priorities related to resiliency and sustainability, protecting the Tijeras Creek Arroyo, illegal dumping and heat island effect mitigation / increasing tree canopy emerged as the main topics for local residents. The Tijeras Creek Arroyo support a diversity of wildlife including five federal or state-listed protected species. Illegal dumping, stormwater pollution, illegal firearm activity, and erosion all emerged as stressors on maintaining the Tijeras Creek Arroyo. Lastly, East Gateway’s natural history of desert shrubland and newer urban development do not currently provide enough the desired or necessary tree canopy to meaningfully offset increasing annual temperatures. Additional tree planting programs and initiatives continue to be advocated for by local residents in East Gateway.

V. PUBLIC ENGAGEMENT

Outreach Overview

Public engagement strategies were designed to offer a range of opportunities throughout the assessment process for input, discussion, and consensus-building around the Comp Plan Elements, community priorities, and planning topics. Section 1.4 of the East Gateway CPA Assessment Report provides a summary of stakeholder and public engagement efforts and Appendix 8 contains a thorough description of the engagement process, including links to data.

In addition to the website and activity-specific advertising, the Planning Department mailing list promoted different engagement and review opportunities. Over 9,000 people received announcements at the beginning and final phase of the assessment, and more than 550 people who signed up for area-specific updates, which were sent throughout the process.

Phase 1 - Assets & Opportunities

The East Gateway CPA Assessment kicked off in May of 2023. The kick off meetings introduced the process to the public, the presentation is available on the project website, and garnered input on Assets & Opportunities in the CPA, which gives community members the opportunity to engage with the CPA assessment team on a broad range of topics

Over the summer of 2023, the Long-Range Planning Team also attended other events and tabled in popular places, reaching a broader audience in the area.

Phase 2 – Deeper Dives

After analyzing hundreds of comments entered in the first phase of engagement, the Planning Team identified several topics that required more input. The follow up engagement activities described below informed sections 4 and 5 of the report, and the input gathered through each effort is documented in focus group Miro boards, where applicable. Deeper-dive topics included:

- Community Identity
- East Gateway Metropolitan Redevelopment Area
- The Tijeras Arroyo
- Housing
- Walkability

Phase 3 - Focus Groups

The Planning Department hosted 3 focus groups to further understand the concerns. Staff from City Departments, agencies, partners, and other institutions were present to answer questions about services and resources the community may have been concerned about during the process. Also, during these sessions, all respective parties discussed ideas for policies, regulations, and projects for the East Gateway CPA.

Focus Group Topics- August 2023	
East Central: Road Design and Future Projects and Developers	November 30, 2023 11:30 AM - 1:00 PM
Safety in East Gateway	December 1, 2023 11:30 AM - 1:00 PM
Community Identity, Public Art, and Community Programming Focus	December 8, 2023 11:30 AM - 1:00 PM

Phase 4 – Actions & Policy Confirmation

The East Gateway CPA Assessment Report includes recommended Policies that will guide decision-making around land use and will be incorporated over time into the Comprehensive Plan. The Report also includes Actions which are tangible measures that build upon community assets. Actions are achieved through coordination with community members, organizations, and governmental partners. From January 30th to March 4th, two surveys were available online and at the East Gateway Open House, held on February 27th at Singing Arrow Community Center. Survey responses on Actions generally ranged from neutral to supportive. Each policy scored though the survey received between 3.4 and 4.4. stars out of 5.

VI. IMPLEMENTATION & NEXT STEPS

ABC Comprehensive Plan, Chapter 14- Implementation Plan

The Implementation Plan of the ABC Comprehensive Plan contains a framework for implementing Comprehensive Plan Goals and policies. Strategic actions and performance measures are also included. The performance measures are used to track progress toward Comp Plan goals over time.

This Chapter also includes a Policy Implementation Action Matrix (Section 14.4) that will be used to track progress toward policies for future Comp Plan updates. Table 14-3 contains actions from policies in each Comp Plan element chapter (ex. Land Use, Urban Design, etc.).

Policies for the East Gateway CPA

New Comprehensive Plan policies that emerged from the East Gateway CPA engagement process will be incorporated into the Comprehensive Plan via resolutions and/or ordinances as specified in IDO 14-16-6-3(E)(7); Chapter 4.3 of the Comprehensive plan currently contains a “holding bin” for the new text (see 4.3.3- East Gateway CPA).

Please refer to Part 5 – Policy and Regulation Review, of the East Gateway CPA Assessment Report. Table 3- Policy Matrix (see p. 96) contains the new policies and supportive sub-policies. Five new policies, particular to the East Gateway Area, are presented. They are:

1. Encourage development that maintains access to commercial and employment opportunities along Corridors and in Centers while preserving the strength and character of residential neighborhoods.
2. Highlight the importance of Kirtland Air Force Base and Sandia National Laboratories to emphasize their historical value and present-day influence on the area.
3. Preserve the natural features of the Tijeras Arroyo and promote recreational access to this valued geographical feature.
4. Support programming, public art, and community events that celebrate the diversity and history of East Gateway.
5. Support development projects that include conversions of hotels or motels into permanent housing units.

For each of the Community Identity policies, Table 3 references sections of the East Gateway CPA Assessment Report that support development of each new policy and lists related Comprehensive Plan policies already in place.

Several Strategic Actions in the Comprehensive Plan apply to the CPA process: Strategic Action 1.1 calls for Staff to conduct CPA assessments in the City. In Strategic Action 2.1, CPA assessments are named as a way to foster coordination between the City and the County and across departments and agencies. The East Gateway CPA process included collaboration between a multitude of City department and agencies, and also County departments.

Strategic Action 4.3 calls for evaluation of growth and development in CPAs, which is achieved through assessing CPAs every five years by tracking new growth and development, capital spending, and health risks (see also Section IV – East Gateway CPA Issues by Comp Plan Chapter of this Staff report).

Next Steps

IDO Section 14-16-6-3(E)(7) states that the Planning Director will report the findings and recommendations from each assessment to the EPC for review and recommendation to the City Council. Assessments shall then be forwarded to the City Council for review and acceptance. Policies developed for the East Gateway CPA assessment process will be incorporated into Policy 4.3.2 of the ABC Comprehensive Plan.

VII. AGENCY COMMENTS RECEIVED

Agency Comments Received

Staff received agency comments from The City of Albuquerque Engineer, Hydrology Department, Water Utility Authority, Solid Waste Management, Public Service of New Mexico (PNM), ABQ Ride, Bernalillo County, Mid-Region Metropolitan Planning Organization and The Albuquerque

Metropolitan Arroyo Flood Control (AMAFCA). All agency comments were either non-adverse and/or emphasized support for the CPA process and assessment report. The most notable agency comments came from AMAFCA who stated “No adverse comments to the CPA Assessment Report for the East Gateway ABQ CPA. Note that AMAFCA has maintenance responsibilities/ROW/easement along the Tijeras arroyo within the action area, and any plans (multi-use trails, open space improvements, etc.) must be coordinated with AMAFCA for those particular areas. Additionally, the Tijeras arroyo is mapped floodplain/floodway by FEMA, and therefore will have the highest regulations for any potential improvements or modifications”.

Public Comments Received

Partner organizations and City Departments reviewed sections of the report as they were developed following the Focus Groups in late 2023. The sections one through three of the report have been available to the general public for review since fall 2023, and a complete draft was posted on the website in early February, at the same time that the Policy and Action surveys were made available.

VII. CONCLUSION

The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the East Gateway CPA, located generally between I-40 (North) and Wyoming (West) and the City limits to the East and to the South.

The East Gateway CPA is one of 12 CPAs established by the Comprehensive Plan. The East Gateway CPA Assessment Report is the product of a year-long planning effort that included extensive research and public engagement efforts. The CPA Assessments, intended to inform updates and amendments to the Comprehensive Plan and the IDO, include chapters regarding projects and programs and policy and regulatory review.

Staff finds that the request is consistent with the intent of the City Charter and that it furthers a preponderance of applicable Comprehensive Plan Goals and policies. New policies that emerged from the CPA planning process are noted and will be included in Comprehensive Plan Chapter 4.3 according to the ABC Comprehensive Plan Update schedule.

Public engagement strategies offered a range of opportunities for input, discussion, and consensus-building. Hundreds of East Gateway residents, business owners, service providers, and community leaders participated in the development of this report.

Staff recommends that the EPC forward a recommendation that the City Council accept the East Gateway CPA Assessment Report.

RECOMMENDED FINDINGS – PR-2024-009940, March 21, 2024- East Gateway CPA Assessment Report

1. The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the East Gateway CPA. The East Gateway CPA is one of the twelve CPAs that the Comprehensive Plan established for the City.
2. The East Gateway CPA area is located generally between I-40 (North) and Wyoming (West) and the City limits to the East and to the South.
3. The EPC has an advisory role in the Community Planning Area (CPA) Assessments [Ref: IDO 14-16-6-2(E)(3)(f)] and is to review and comment regarding the CPA reports. The assessments shall be forwarded to the City Council for review and acceptance [Ref: IDO 14-16-6-3(E)(7)].
4. Once the EPC has completed its review of the East Gateway CPA Assessment Report, and the report continues advancing through the review and acceptance process, any additional public, City Department or outside agency comments received shall be considered and included (as applicable) by City Staff without the need for additional review and consideration by the EPC.
5. CPA assessments are intended to provide opportunities to generate community-based recommendations for new and/or revised policies for the Comprehensive Plan, new and/or revised regulations for the Integrated Development Ordinance (IDO), and new and/or revised projects or partnerships with implementing City Departments.
6. IDO 14-16-6-3(E)- Community Planning Area Assessments, establishes parameters for CPA assessments. The IDO requires that CPA assessment recommendations accepted by the City Council be included in updates to ranked plans and the IDO annual update at least every five years.
7. The Albuquerque City Charter, Albuquerque / Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request is consistent with the Constitution of the State of New Mexico, which allows municipalities to adopt a charter to provide for maximum local self-government (see Article X, Section 6- Municipal Home Rule). The East Gateway CPA Assessment process helps to formulate and shape Comprehensive Plan Goals and policies particular to the East Gateway CPA Area. The resulting Goals and policies will be subsequently incorporated into the Comprehensive Plan as amendments.
9. The request is consistent with the following, relevant Articles of the City Charter:
 - A. Article I, Incorporation and Powers: Conducting the Community Planning Area (CPA) Assessment process, producing a report, and subsequently updating the Comprehensive Plan to incorporate new Goals and policies, is an act of maximum local self-government that is consistent with the purpose of the Charter.

- B. Article IX, Environmental Protection: The CPA Assessment process, the CPA reports, and future related Comprehensive Plan updates will help protect and enhance quality of life for Albuquerque's citizens by helping to promote and maintain an aesthetic and humane urban environment and ensure the proper use and development of land. Commissions, Boards, and Committees will have up-to-date guidance to better administer City policy to benefit the residents.

 - C. Article XVII, Planning- Sections 1 and 2: The acceptance of the CPA Assessment Reports, which inform future Comprehensive Plan updates, is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. Future updates will help inform the Mayor and the Council about community priorities that can tie into future Capital Improvement Plans.
10. The Area Profile of the East Gateway CPA Assessment Report (Part 3) correlates to each chapter in the Comprehensive Plan. Each section within Part 3 identifies Actors, Plans, and Programs, discusses Assets and Opportunities identified through the community engagement process, and presents relevant metrics.

 11. The East Gateway CPA Assessment Report (Part 5) introduces seven new policies, and several new sub-policies, particular to the East Gateway CPA Area. These new policies and sub-policies will be incorporated into the Comprehensive Plan, Chapter 4- Community Identity, Section 4.3.2- East Gateway CPA.

 12. IDO 14-16-6-3(E)- Community Planning Area Assessments, establishes parameters for how CPA Assessments are conducted. The request fulfills the seven criteria of Subsection 6-3(E), as follows:
 - A. 6-3(E)(1) The Planning Director shall create a regular, rotating schedule to research, study, and analyze each CPA at least once every 5 years.

The East Gateway CPA is the third CPA process to be completed, in accordance with Council Bill No. R-22-42.

- B. 6-3(E)(2) The assessments shall analyze each CPA based on performance measures established by the ABC Comp Plan, as amended, to reflect evolving conditions, trends, and desires outcomes to reflect the unique status of each CPA while also allowing comparison of objective data across the city.

The East Gateway CPA Assessment report includes performance measures established by the Comprehensive Plan for each chapter (see 14.3.2- Comp Plan Metrics). Metrics for the East Gateway CPA are found in Part 7 – Metric Appendices.

- C. 6-3(E)(3) The City Office of Neighborhood Coordination (ONC) shall be involved in each assessment to ensure adequate notification, representation, and participation of Neighborhood Associations.

Part 4.5 of the East Gateway Assessment Report mentions ONC involvement, particularly with respect to the Neighborhood Walks Program. The Neighborhood Walks Program is an ongoing effort organized and coordinated by ONC.

- D. 6-3(E)(4) Each assessment shall include visits and interactions with residents, property owners, businesses, neighborhood associations, business associations, and other stakeholders in each CPA.

Public engagement is a key component of the East Gateway CPA assessment process. Staff conducted many engagement activities in the East Gateway CPA. The planning team was invited to community meetings to present and facilitate activities, conducted outreach at neighborhood association meetings, and Albuquerque Public Schools activities, and staffed booths at community events throughout the assessment process.

- E. 6-3(E)(5) Each assessment shall reflect the history, special places, character, and capital needs of each CPA.

Part 2 of the East Gateway Assessment Report discusses the area's history and special places, such as Route 66, Kirtland Airforce Base, and surrounding neighborhoods. The area's character is discussed in Part 3 - Area Profile. Capital needs are identified by topic as challenges that need to be addressed.

- F. 6-3(E)(6) At least every 5 years, based on the data, analyses, and findings of the assessments, the Planning Director shall recommend updates and amendments as relevant and necessary to the Rank 1 ABC Comp Plan, as amended; Rank 2 Facility Plans; Rank 3 Plans; the IDO; or the DPM. See also Subsection 14-16-6- 4(D)(4) for the annual IDO update process.

Any new policies particular to the East Gateway Area are identified as part of the CPA Assessment process and, after the appropriate update process, will be included in Comprehensive Plan Chapter 4.3- City Community Planning Areas.

- G. 6-3(E)(7) The Planning Director shall report the findings and recommendations from each assessment to the EPC for review and recommendation to the City Council. Assessments shall be forwarded to the City Council for review and acceptance. Staff shall prepare resolutions and/or ordinances to accompany the assessment that will implement the findings and recommendations of the assessment for the consideration of the City Council. City Council shall review for adoption any associated resolutions and/or ordinances.

The East Gateway CPA Assessment report contains recommendations that will be provided to the EPC for review and recommendation to the City Council, which will review any associated legislation prepared by Staff as part of accepting the report.

13. The cornerstone of the CPA assessment process is engagement of community members, residents, businesses, and other stakeholders. Public engagement strategies for the East Gateway CPA planning effort included a range of opportunities for input, discussion, and consensus-building.

Hundreds of East Gateway area residents, business owners, service providers, and community leaders participated in the development of this report and contributed toward the recommendations it contains.

14. Staff received agency comments from The City of Albuquerque Engineer, Hydrology Department, Water Utility Authority, Solid Waste Management, Public Service of New Mexico (PNM), ABQ Ride, Bernalillo County, Mid-Region Metropolitan Planning Organization and The Albuquerque Metropolitan Arroyo Flood Control (AMAFCA). All agency comments were either non-adverse and/or emphasized support for the CPA process and assessment report.

RECOMMENDATION – March 21, 2024

EPC forward a recommendation that the City Council ACCEPT PR-2024-009940/SI-2024-0286, Located generally between I-40 (North) and Wyoming (West) and the City limits to the East and to the South. Approximately 4,777 acres, the East Gateway Community Planning Area Assessment Report, based on the preceding Findings and subject to the following Conditions of Approval.

RECOMMENDED CONDITIONS OF APPROVAL – SI-2024-00286

1. Any necessary clerical corrections to the document, including fixing typos, numbering, and cross references shall be made prior to acceptance by City Council.
2. Any necessary changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents shall be made prior to acceptance by City Council.



***Vicente M. Quevedo, MCRP
Senior Planner***

Notice of Decision cc list:
List will be finalized subsequent to the March 21, 2024 EPC hearing

CITY OF ALBUQUERQUE AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning / Code Enforcement

No comments received.

Long Range Planning

No comments received.

CITY ENGINEER

Transportation Development Review Services

Hydrology

No adverse comments.

New Mexico Department of Transportation (NMDOT)

No comments received.

Department of Municipal Development (DMD)

No comments received.

Traffic Engineering Operations (Department of Municipal Development)

No comments received.

Street Maintenance (Department of Municipal Development)

No comments received.

ABC WATER UTILITY AUTHORITY (ABCWUA)

No adverse comments.

SOLID WASTE MANAGEMENT DEPARTMENT

No adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

PNM thanks the CABQ Planning staff for implementing the CPA Assessments throughout the City's jurisdiction and involving Bernalillo County as appropriate. The East Gateway CPA contains several important electric utility facilities, including substations and transmission lines that support the southeast quadrant, Kirtland Air Force Base, and the East Mountain communities.

The State of New Mexico's Energy Transition Act (ETA) requires the generation portfolios of investor-owned utilities to be emissions-free by 2045. PNM is actively interconnecting new renewable sources such as wind and solar generation, and future Energy Storage Systems (ESSs) will be needed in all communities and in some neighborhoods to support the resilience and reliability of the electric grid.

ABO RIDE

No adverse comments.

ENVIRONMENTAL HEALTH DEPARTMENT

Air Quality Division

No comments received.

Environmental Services Division

No comments received.

Parks and Recreation (PRD)

No comments received.

Open Space Division (OSD)

No comments received.

City Forester

No comments received.

Police Department/Planning/Crime Prevention Through Environmental Design (CPTED)

No comments received.

Comments from Other Agencies

ALBUQUERQUE PUBLIC SCHOOLS

No comments received.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No adverse comments to the CPA Assessment Report for the East Gateway ABQ CPA.

Note that AMAFCA has maintenance responsibilities/ROW/easement along the Tijeras arroyo within the action area, and any plans (multi-use trails, open space improvements, etc.) must be coordinated with AMAFCA for those particular areas. Additionally, the Tijeras arroyo is mapped floodplain/floodway by FEMA, and therefore will have the highest regulations for any potential improvements or modifications.

COUNTY OF BERNALILLO

PR-2024-009940_EG-CPA Application: Bernalillo County acknowledges that the City Planning Department is putting forward the East Gateway CPA plan for review by the EPC and has no adverse comments. The county supports the City's planning efforts to pursue smaller area planning to further their Comprehensive Plan.

PLANNING AND DEVELOPMENT SERVICES

No comments received.

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

No adverse comments.

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No comments received.

NEW MEXICO DEPARTMENT OF TRANSPORTATION (NMDOT)

No comments received.

PETROGLYPH NATIONAL MONUMENT

No comments received.

AVIATION DEPARTMENT

No comments received.

KIRTLAND AIR FORCE BASE

No comments received.

BACKGROUND



City of Albuquerque

Office of the City Clerk

Timothy M. Keller, Mayor

Ethan Watson, City Clerk

Interoffice Memorandum

July 13, 2020

To: CITY COUNCIL

From: Camille Cordova, City Clerk Executive Assistant

Subject: BILL NO. R-20-27; ENACTMENT NO. R-2020-70

I hereby certify that on July 10, 2020, the Office of the City Clerk received Bill R-20-27 as signed by the president of the City Council, Patrick Davis. Enactment No. R-2020-070 was passed at the June 29, 2020 City Council meeting. Mayor Keller did not sign the approved Resolution within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Resolution is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. R-20-27.

Sincerely,

Ethan Watson
City Clerk

R-2020-070

**CITY OF ALBUQUERQUE
CITY COUNCIL**

INTEROFFICE MEMORANDUM

TO: Timothy M. Keller, Mayor

FROM: Stephanie M. Yara, Director of Council Services

SMY 7/1/20

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. R-20-27 Establishing The Order Of Community Planning Area Assessments For 2021-2025 And Establishing A Capacity Building Process For 2020 (Benton, Jones), which was passed at the Council meeting of June 29, 2020 by a vote of 9 FOR AND 0 AGAINST.

In accordance with the provisions of the City Charter, your action is respectfully requested.

SMY:mm
Attachment

**CITY of ALBUQUERQUE
TWENTY FOURTH COUNCIL**

COUNCIL BILL NO. R-20-27 ENACTMENT NO. R-2020-070

SPONSORED BY: Isaac Benton and Trudy E. Jones

1 RESOLUTION
2 ESTABLISHING THE ORDER OF COMMUNITY PLANNING AREA
3 ASSESSMENTS FOR 2021-2025 AND ESTABLISHING A CAPACITY BUILDING
4 PROCESS FOR 2020.

5 WHEREAS, in Spring 2020 a public health emergency was declared in New
6 Mexico that limited physical contact between people and limited the size of
7 gatherings of people; and

8 WHEREAS, this fundamentally changes how the Community Planning Area
9 (CPA) assessments will be conducted; and

10 WHEREAS, not all members of the public have access to or are
11 comfortable with online formats for engagement and information sharing; and

12 WHEREAS, the CPA assessment process is intended to be an open and
13 inclusive public process; and

14 WHEREAS, the original proposed start date for the CPA assessment was
15 June 2020; and

16 WHEREAS, this start date is revised to February 2021 in order to maximize
17 social distancing in this public health emergency; and

18 WHEREAS, the CPA assessment order shall be decided prior to the start
19 of each 5 year cycle; and

20 WHEREAS, the Albuquerque-Bernalillo County Comprehensive Plan (Comp
21 Plan) designates 12 Community Planning Areas (CPAs) within City
22 boundaries; and

23 WHEREAS, the Comp Plan establishes a 5-year cycle of long-range
24 planning with each CPA for 4 years and then updating the Comp Plan on the
25 5th year; and

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1 **WHEREAS, the CPA assessments are intended to provide opportunities to**
2 **generate community-based recommendations for new or revised policies for**
3 **the Comp Plan, new or revised regulations for the Integrated Development**
4 **Ordinance, and new or revised projects or partnerships with implementing**
5 **City Departments; and**

6 **WHEREAS, CPA assessments will provide opportunities to explore content**
7 **from former Sector Development Plans and ensure that relevant content still**
8 **supported by the community is adequately carried over into the new land use**
9 **and zoning framework; and**

10 **WHEREAS, CPA assessments will provide opportunities for communities**
11 **that never had Sector Development Plans, or whose Sector Development**
12 **Plans were out of date, to have regular opportunities to engage in long-range**
13 **planning; and**

14 **WHEREAS, the Comp Plan directs the Planning Department to analyze the**
15 **need for planning in each CPA to recommend to City Council the order of**
16 **assessments based on objective data that can be compared across the 12**
17 **CPAs to determine which CPAs are experiencing high development pressure,**
18 **have limited access to services, and have residents that may have limited**
19 **access to resources and low indicators of wellbeing and opportunities for**
20 **positive change; and**

21 **WHEREAS, the Planning Department performed a needs analysis with data**
22 **from the American Community Survey (ACS) 2013-2017, which is the most**
23 **recent data available at the geography of the 12 CPAs, as well as relevant data**
24 **from City Departments, such as building permits, variances, buildings that**
25 **have been substandard for a year or more, park locations, and transit**
26 **stops/stations; and**

27 **WHEREAS, the Planning Department also considered logistical factors in**
28 **adjusting the order to optimize staffing and leverage community meeting**
29 **spaces; and**

30 **WHEREAS, the Integrated Development Ordinance (IDO) codifies the cycle**
31 **of CPA assessments in Subsection 14-16-6-3(E) and requires that**
32 **recommendations resulting from the assessments be forwarded to the**

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1 Environmental Planning Commission (EPC) for review and recommendation
2 and to City Council for review and acceptance; and

3 WHEREAS, the IDO requires that CPA assessment recommendations
4 accepted by City Council be included in updates to Ranked Plans and the
5 annual IDO update at least every 5 years; and

6 WHEREAS, the Comp Plan establishes that City Council make the final
7 determination of the order of the 12 CPA assessments.

8 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
9 ALBUQUERQUE:

10 SECTION 1. The City Council directs the Planning Department to conduct
11 the Community Planning Area assessments in the order shown in Exhibit X.
12 The order for the CPA Assessments is as follows:

- 13 • Year One (2021)
 - 14 1. Near Heights (February – May)
 - 15 2. Southwest Mesa (March – June)
 - 16 3. Central ABQ (August – November)
- 17 • Year Two (2022)
 - 18 4. West Mesa (February – May)
 - 19 5. Northwest Mesa (March – June)
 - 20 6. East Gateway (August – November)
- 21 • Year Three (2023)
 - 22 7. Near North Valley (February – May)
 - 23 8. North I-25 (March – June)
 - 24 9. Mid Heights (August – November)
- 25 • Year Four (2024)
 - 26 10. Foothills (February – May)
 - 27 11. North Albuquerque (March – June)
 - 28 12. Mesa del Sol (August – November)
- 29 • Year Five (2025) Comprehensive Plan Update

30 SECTION 2. The first cycle of CPA assessments shall begin in February
31 2021 and shall end in November in 2024. Planning staff shall focus on building
32 capacity and developing awareness within the 12 Community Planning Areas
33 in 2020, in preparation for the CPA assessments to begin in February 2021.

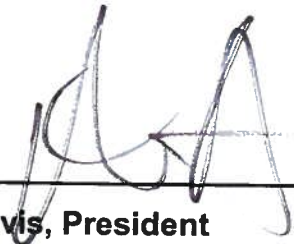
1 Capacity building will occur online, via telephone, and via mail, and will
2 commence in person when it is deemed safe to do so.

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1 PASSED AND ADOPTED THIS 29th DAY OF June, 2020
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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Patrick Davis, President
City Council

APPROVED THIS _____ DAY OF _____, 2020

Bill No. R-20-27

Timothy M. Keller, Mayor
City of Albuquerque

ATTEST:



Ethan Watson, City Clerk

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CITY of ALBUQUERQUE

TWENTY FIFTH COUNCIL

COUNCIL BILL NO. R-22-42 ENACTMENT NO. R-2022-061

SPONSORED BY: Trudy Jones and Isaac Benton by request

1 RESOLUTION
2 RESCINDING R-20-27 AND ESTABLISHING THE ORDER OF COMMUNITY
3 PLANNING AREA ASSESSMENTS FOR 2022-2027.

4 WHEREAS, the Albuquerque-Bernalillo County Comprehensive Plan (Comp
5 Plan) designates 12 Community Planning Areas (CPAs) within City
6 boundaries; and

7 WHEREAS, the Comp Plan establishes a cycle of long-range planning
8 through assessments conducted with communities in each CPA and then
9 updating the Comp Plan at the end of the cycle based on recommendations in
10 the assessment reports; and

11 WHEREAS, the Integrated Development Ordinance (IDO) Subsection 14-16-
12 6-3(E) codifies a regular cycle of CPA assessments and requires that
13 recommendations resulting from the assessments be forwarded to the
14 Environmental Planning Commission (EPC) for review and recommendation
15 and to City Council for review and acceptance; and

16 WHEREAS, the IDO requires that CPA assessment recommendations
17 accepted by City Council be included in updates to Ranked Plans and the
18 annual IDO update; and

19 WHEREAS, the CPA assessments are intended to provide opportunities to
20 generate community-based recommendations for new or revised policies for
21 the Comp Plan, new or revised regulations for the Integrated Development
22 Ordinance (IDO), and new or revised projects or partnerships with
23 implementing City Departments; and

24 WHEREAS, CPA assessments are intended to provide opportunities to
25 explore content from former Sector Development Plans and ensure that

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1 relevant content still supported by the community is adequately carried over
2 into the new land use and zoning framework; and

3 WHEREAS, CPA assessments are intended to provide opportunities for
4 communities that never had Sector Development Plans, or whose Sector
5 Development Plans were out of date, to have regular opportunities to engage
6 in long-range planning; and

7 WHEREAS, the Comp Plan directs the Planning Department to analyze the
8 need for planning in each CPA to recommend to City Council the order of
9 assessments based on objective data that can be compared across the 12
10 CPAs to determine which CPAs are experiencing high development pressure,
11 have limited access to services, and have residents that may have limited
12 access to resources and low indicators of wellbeing and opportunities for
13 positive change; and

14 WHEREAS, in 2019 the Planning Department performed a needs analysis
15 with data for all 12 CPAs from the American Community Survey (ACS) 2013-
16 2017, as well as relevant data from City Departments, such as building
17 permits, variances, buildings that have been substandard for a year or more,
18 park locations, and transit stops/stations; and

19 WHEREAS, the City Council adopted R-20-27 to establish the order of CPA
20 assessments based on the needs analysis and recommendations for
21 adjustments from the Planning Department due to staffing and geographic
22 considerations; and

23 WHEREAS, in Spring 2020 a public health emergency was declared in New
24 Mexico that limited physical contact between people and limited the size of
25 gatherings of people; and

26 WHEREAS, the public health emergency declaration fundamentally
27 changed how the Community Planning Area (CPA) assessments could be
28 conducted; and

29 WHEREAS, best practices for equitable outreach to people who may not
30 typically engage in planning processes involves casual interactions about
31 their priorities in places where people are already gathered, which was not
32 safe or advisable during the pandemic; and

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1 WHEREAS, not all members of the public have access to or are
2 comfortable with online formats for engagement and information sharing; and
3 WHEREAS, the CPA assessment process is intended to be an open and
4 inclusive public process; and
5 WHEREAS, City Council revised the original proposed start date for the
6 CPA assessment from June 2020 to February 2021 in order to maximize social
7 distancing in this public health emergency; and
8 WHEREAS, the Comp Plan establishes that the City Council makes the final
9 determination of the order of the 12 CPA assessments; and
10 WHEREAS, the CPA assessment order is to be decided prior to the start of
11 each CPA assessment cycle; and
12 WHEREAS, since 2020 the Planning Department, as with most employers
13 nationwide, has had changes in staffing and challenges in hiring; and
14 WHEREAS, Planning staff piloted CPA assessments in 2021 and found that
15 the proposed engagement schedule was too short to accommodate
16 meaningful participation by Neighborhood Associations, community
17 organizations, businesses, and other area stakeholders; and
18 WHEREAS, the CPA assessments require more time for feedback loops
19 with stakeholders to learn together, generate creative solutions, test the
20 feasibility and effectiveness of recommended actions, and ensure buy-in from
21 affected stakeholders; and
22 WHEREAS, the CPA assessments require more time to coordinate across
23 multiple City departments throughout public engagement efforts as well as to
24 generate the action plans that result from the assessment process; and
25 WHEREAS, the Planning Department has contracted with a consultant to
26 conduct the Central ABQ CPA assessment and intends to contract with a
27 separate consultant to conduct the Southwest Mesa assessments in 2022; and
28 WHEREAS, the Planning Department is proposing to lengthen the schedule
29 for each assessment, complete the first three assessments with the help of
30 consultant teams in 2022 to establish the process for the remaining
31 assessments, and conduct two assessments concurrently each year with
32 Planning staff for the remaining 9 assessments.

1 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
2 ALBUQUERQUE:

3 Section 1. RESCISSION. Rescind R-20-27 as adopted by the City Council.

4 Section 2. CPA ASSESSMENT ORDER. The City Council directs the
5 Planning Department to conduct the Community Planning Area assessments
6 in the following order based on the Priority Needs Analysis in Exhibit X:

7 Year One (2022)

- 8 1. Near Heights
- 9 2. Southwest Mesa
- 10 3. Central ABQ

11 Year Two (2023)

- 12 1. East Gateway

13 Year Three (2024)

- 14 1. West Mesa (March – December)
- 15 2. Northwest Mesa (March – December)

16 Year Four (2025)

- 17 1. I-25 (March – December)
- 18 2. Near North Valley (March – December)

19 Year Five (2026)

- 20 1. Foothills (March – December)
- 21 2. Mid Heights (March – December)

22 Year Six (2027)

- 23 1. North ABQ (March – December)
- 24 2. Mesa del Sol (March – December)

25 Section 3. COMP PLAN UPDATE. The City Council and the Planning
26 Department will work together to prepare an update to the Comprehensive
27 Plan in 2023 to reflect the changes to the CPA assessment cycle and other
28 targeted updates.

29 Section 4. IDO UPDATE. The City Council directs the Planning Department
30 to update the Integrated Development Ordinance Subsection 14-16-6-3(E)(1)
31 and (6) to reflect the changes to the CPA assessment cycle in the 2022 IDO
32 Annual Update.

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1 Section 5. SEVERABILITY. If any section, paragraph, sentence, clause,
2 word or phrase of this Resolution is for any reason held to be invalid or
3 unenforceable by any court of competent jurisdiction, such decision shall not
4 affect the validity of the remaining provisions of this Resolution. The Council
5 hereby declares that it would have passed this Resolution and each section,
6 paragraph, sentence, clause, word or phrase thereof irrespective of any
7 provision being declared unconstitutional or otherwise invalid.

8 Section 6. COMPILATION. This resolution shall be incorporated in and
9 made part of the Revised Resolutions of Albuquerque, NM, 1994.

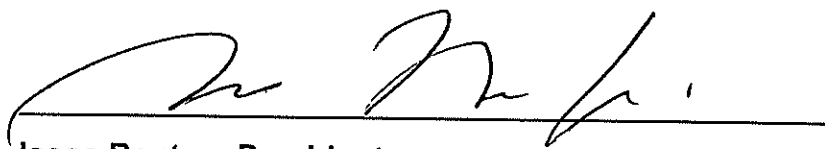
10 Section 7. EFFECTIVE DATE. This Resolution shall take effect five days
11 after publication by title and general summary.

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1 PASSED AND ADOPTED THIS 15th DAY OF August, 2022
2 BY A VOTE OF: 9 FOR 0 AGAINST.

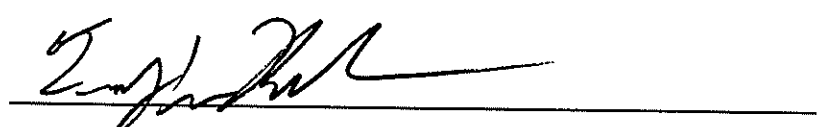
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Isaac Benton, President
City Council

APPROVED THIS 26 DAY OF August, 2022

Bill No. R-22-42



Timothy M. Keller, Mayor
City of Albuquerque

ATTEST:



Ethan Watson, City Clerk

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APPLICATION

FORM R1: EPC RECOMMENDATION

A single .PDF file of the complete application, including all required plans and documents, must be provided.

Note: If the file is over the 9 MB limit, please e-mail PLNDRS@cabq.gov to request an upload link.

RANK 1 COMPREHENSIVE PLAN

The EPC is a recommending body; the City Council makes the final decision. See IDO Table 6-1-1.

- Please refer to IDO 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7)
- Project letter thoroughly describing the request
- Evidence of Public Outreach Efforts (required and other)
- Zone Atlas map (unless the request would apply City-wide)
- The Comprehensive Plan with amendments clearly indicated (as a .pdf)

COMMUNITY PLANNING AREA (CPA) ASSESSMENT REPORT REVIEW

CPA reports shall be forwarded to the City Council for acceptance. The EPC makes a recommendation to City Council.

- Please refer to IDO 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7)
- Project letter thoroughly describing the request
- Evidence of Public Outreach Efforts (required and other)
- Zone Atlas map
- The CPA Assessment Report (as a .pdf)

RANK 2 FACILITY PLAN

The EPC is a recommending body; the City Council makes the final decision. See IDO Table 6-1-1.

- Please refer to IDO 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7)
- Project letter thoroughly describing the request
- Evidence of Public Outreach Efforts (required and other)
- Zone Atlas map (unless the request would apply City-wide)
- The Rank II Facility Plan with amendments clearly indicated (as a .pdf)

RANK 3 RESOURCE MANAGEMENT PLAN

City departments may choose to have Rank III RMPs reviewed by the EPC and/or accepted by the City Council when additional input is desired.


- Please refer to IDO 14-16-6-3(C)
- Evidence of Public Outreach Efforts (required and other)
- Project letter thoroughly describing the request
- Zone Atlas map (unless the request would apply City-wide)
- The RMP with amendments clearly indicated (as a .pdf)

CAPITAL IMPLEMENTATION PROGRAM (CIP)

The EPC makes recommendations for programming of capital improvements for each biennial CIP.

- Please refer to IDO 14-16-6-2(E)(3)(c)
- Evidence of Public Outreach Efforts (required and other)
- Project letter thoroughly describing the request
- Zone Atlas map (unless the request would apply City-wide)
- The CIP Plan (as a .pdf)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: <i>Rebecca Bolen</i>	Date: 2/7/24
Printed Name: Rebecca Bolen	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Number
Staff Signature:	
Date:	

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW Room 190
Albuquerque, NM 87102
Tel: (505) 924-3320



February 7, 2024

Johnathan Hollinger, Chair
Environmental Planning Commission c/o
City of Albuquerque
600 Second Street NW Albuquerque,
NM 87102

Dear Chair Hollinger,

The City of Albuquerque's Planning Department is submitting the East Gateway Community Planning Area Assessment Report to the EPC for the Commission's review and recommendation. The report will then be transmitted to City Council for acceptance, as described in IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7).

The purpose of the CPA report is to document existing conditions, community priorities, and track the effectiveness of the Comprehensive Plan and IDO on a local level. To best serve all of Albuquerque's diverse communities and neighborhoods, the CPA assessment process is intended to ensure that all residents and 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 transformative changes in the community.

The Community Planning Area Assessment Reports occur on a regular schedule, focusing on specific geographic areas to ensure that special areas and local priorities are heard and incorporated into Comprehensive Plan policies and regulation through the Integrated Development Ordinance. The Planning Department has developed the fourth report, the East Gateway Community Planning Area Assessment Report, and is now submitting it for EPC's review and recommendation in March. A detailed staff analysis of the report will be submitted to the EPC, which will include an analysis of the criteria set forth in IDO Subsection 14-16-6-3(E).

This report describes the history, special places, character, and capital needs of the East Gateway. The first section describes the purpose and process. The second section covers important context, including the history of the area, and the demographics of its residents. Existing conditions organized according to the broad categories formed by Comprehensive Plan elements are reviewed in section three. This section also incorporates metrics as proposed by the ABC Comprehensive Plan. All metrics tracked over time by the Planning Department are displayed in the appendices. Section four describes projects and programs currently underway or planned in the area, or desired by the community, while section five provides a review of policy and regulations as applied in the East Gateway, as well as proposed policies for the area. An action plan makes up section six.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT
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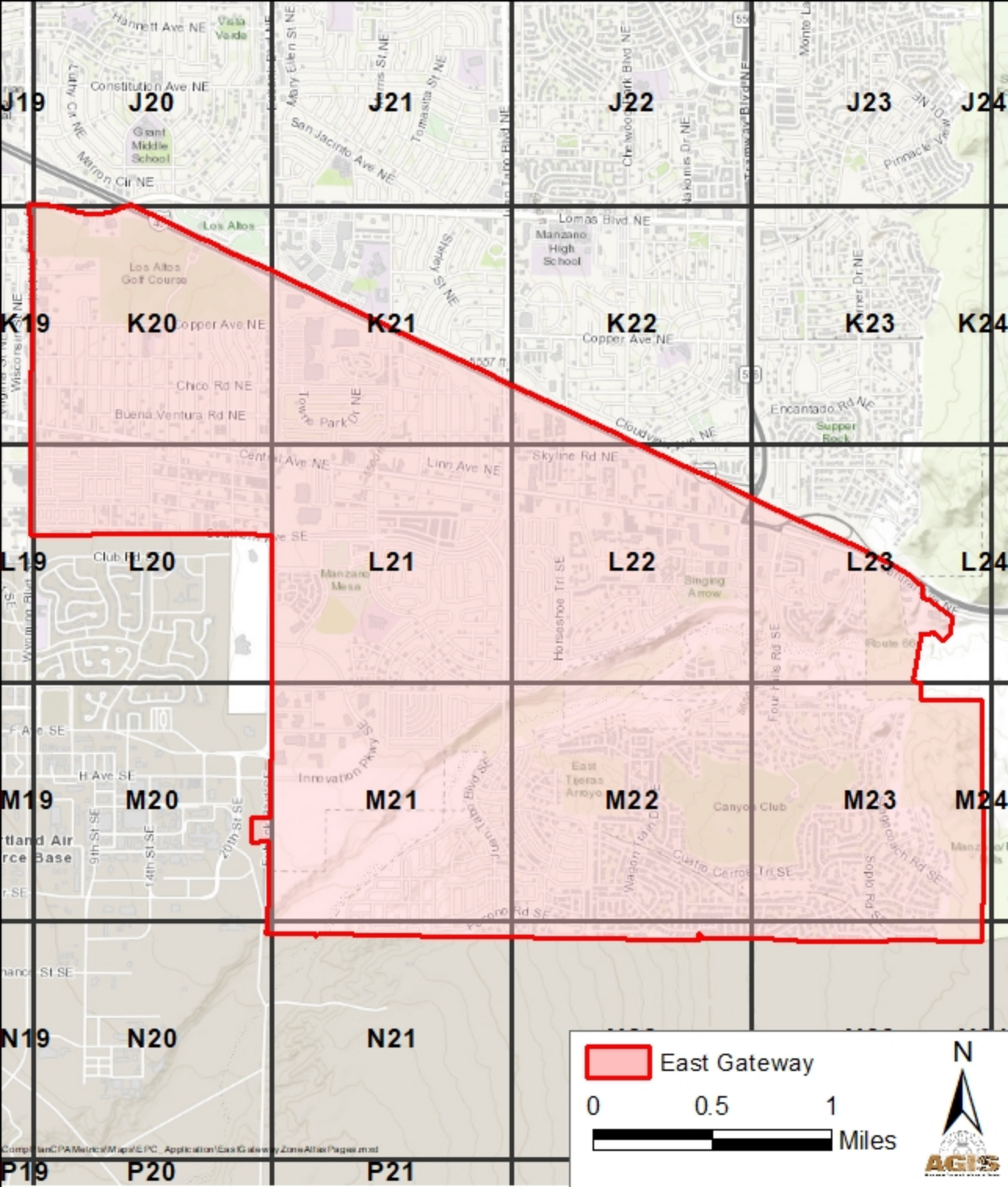
This report incorporates input from community members, business owners, Neighborhood Associations, community organizations, City Departments, and other stakeholders, as specified in IDO Subsection 14-16-6-3(E). An extensive report of the outreach completed and community input received is included in the appendices of the report.

Sincerely,

Rebecca Bolen

Rebecca Bolen, Principal Planner





East Gateway

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STAFF INFORMATION

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**ONE
ALBUQUE
RQUE** planning

newsletter



We are all One Albuquerque.

March Environmental Planning Commission Meeting

Both the Central ABQ and East Gateway Community Planning Area (CPA) Assessment Reports will be heard at the next Environmental Planning Commission (EPC) hearing!



Long Range Staff has submitted two applications, one for each report, to the Environmental Planning Commission to review and make a recommendation to City

- Submit comments to the EPC **before 9 a.m. on March 12th** to be included in the Staff Report.
- Submit comments to the EPC **by 9:00 a.m. on March 19th** for the 48-hour rule deadline to be forwarded to the EPC for consideration.
- Attend the hearing on **Thursday March 21st, 2024 via Zoom.**

The meeting agenda, staff report, and all other meeting materials will be available on the [EPC webpage](#) in advance of the hearing.

[Read the Central ABQ Report](#)

[Read the East Gateway Report](#)

Make a Difference in Your City

Get involved and give back to your community by serving on a board or commission! Boards, Commissions, and Committees advise and provide input to the City Council, Mayor, and City staff on important issues. Most boards meet monthly. The City is accepting applications for the boards and commissions below. Apply [online today!](#)

Albuquerque-Bernalillo County Joint Air Quality Control Board

The [Air Quality Control Board](#) performs specific functions to implement the federal Clean Air Act and the New Mexico Air Quality Control Act, including adopting regulations and air quality standards, and hearing air permitting appeals.

Applications are currently being accepted for 1) a Registered, Professional Licensed Engineer with at least 5 years' experience in air pollution control 2) A Physician licensed in New Mexico who shall be experienced in the health effects of air contaminants 3) A Person involved in the program of an institute of higher learning in the state involved in the conducting of training in air pollution evaluation and control 4) A Person from City industry with current full-time employment in a private manufacturing concern and have a college degree and 8 years of combined technical training and experience in permit compliance or air pollution abatement for Title 5 or non-Title 5 sources for a source permitted in the City or County.

Environmental Planning Commission

The [Environmental Planning Commission](#), in its advisory role to the City council, reviews and provides recommendations on annexation requests, zone map amendment requests that require Council approval, text amendments to the Zoning Code, amendments to the Rank 1 Comprehensive Plan, and amendments or adoption of Rank 2 Facility Plans.

representatives.

Arts Board

The central objective of the [Arts Board](#) is "to promote and encourage private and public programs to further the development and public awareness of, and interest in, the visual arts and fine crafts and cultural properties." The central responsibility of each member is to serve as Board liaison to Artwork Planning Committees. The full Board makes selection recommendations to the Mayor.

Applications are currently being accepted for [Council District 1, 3, 5 and 9](#) representatives

Albuquerque Housing Authority

The [Albuquerque Housing Authority's](#) mission is to empower people in our community through affordable housing and self-sufficiency opportunities. Applications are being accepted for a Residential Construction, Real Estate Development, or Real Estate Management representative.

Long Range Planning Team | City of Albuquerque
505-924-3860 | abcto@cabq.gov | [Project Website](#)



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CPA REPORT*

*Please see the .pdf (not attached here due to document size)
or the online version at: <https://cpa.abq-zone.com/east-gateway-cpa-assessment-draft-report>