



Environmental Planning Commission

Agenda Number: 4
Project Number: 2023-009663
Case #: SI-2023-01928
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 Central ABQ CPA

Location Generally south of Interstate 40, north of Woodward Rd., east of the Rio Grande, and west of Interstate 25. Approximately 5,400 acres.

Staff Recommendation

That the EPC forward a recommendation that the City Council ACCEPT PR-2023-009663/SI-2023-01928, based on the findings beginning on Page 17.

*Staff Planner
Vicente Quevedo, MCRP, Senior Planner*

Summary of Analysis

The applicant requested a 60-Day deferral at the January 18, 2024 EPC Public Hearing to provide additional information about the assessment report to community members. The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Central ABQ CPA, located generally south of Interstate 40, north of Woodward Rd., east of The Rio Grande, and west of Interstate 25. The Central ABQ CPA area is characterized by a wealth of history, culture, nature, and urban activity that creates a dynamic environment that is home to some of the most diverse and historic neighborhoods in the city.

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 Central ABQ 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 Central ABQ CPA Assessment Report.

The Central ABQ CPA Boundary

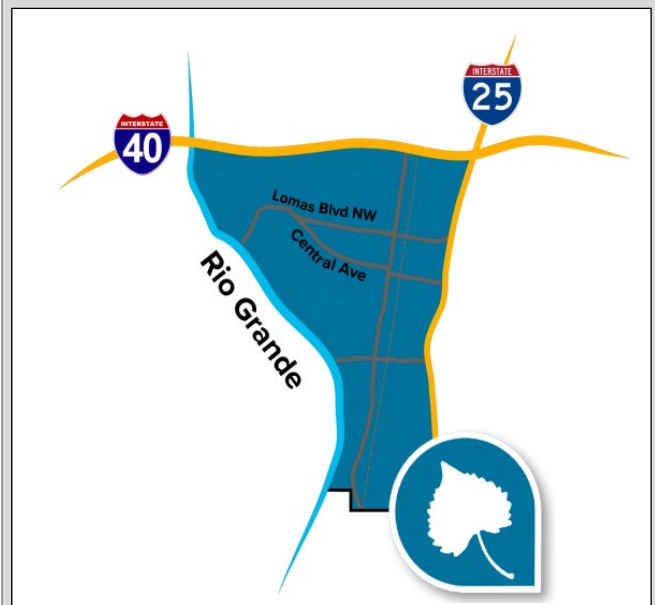


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Central ABQ CPA Assessment Report – separate attachment due to size of document.

I. INTRODUCTION

This request was deferred for 60 days at the request of the applicant to provide additional information about the assessment report to community members. See Public Comments Received During the 60-Day Deferral Period on Page 15 for more details and analysis regarding the deferral period.

Request

The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Central ABQ CPA. The Central ABQ CPA Assessment Report is the product of a 2-year long planning effort that included extensive research and public engagement efforts (see appendices to the assessment report).

The Central ABQ CPA is one of the 12 Community Planning Areas (CPAs) that the Comprehensive Plan established for the City. The Central ABQ area is bounded generally by located generally south of Interstate 40, north of Woodward Rd., east of The Rio Grande, and west of Interstate 25. The CPA area consists of approximately 5,387 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 1 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 Central ABQ 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, 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 Central ABQ CPA Assessment process helps to formulate and shape Comprehensive Plan Goals and policies particular to the Central ABQ 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 Central ABQ CPA is the third CPA process to be conducted, in accordance with Council Bill No. R-22-42.

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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 Central ABQ CPA Assessment report includes performance measures established by the Comprehensive Plan for each chapter (see 14.3.2- Comp Plan Metrics). Metrics for the Central ABQ CPA are found in Appendix A.

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 of the Central ABQ Assessment Report (Projects & Programs) mentions ONC involvement, particularly with respect to neighborhood walks and tree planting programs. The engagement reports (Appendix B) identify coordination with ONC and neighborhood associations as part of engagement.

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 Central ABQ CPA assessment process. Staff conducted many engagement activities in the Central ABQ 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.

Parts 2 of the Central ABQ Assessment Report discusses the area's history and special places, such as Old Town, the Sawmill District, Barelmas, and Downtown. 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 Central ABQ 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 Central ABQ 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 Central ABQ 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.

Central ABQ Issues by ABC Comprehensive Plan Chapter

Part 3 – Area Profile of the Central ABQ 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 Central ABQ CPA. The Central ABQ CPA boundary encompasses numerous distinct communities, landscapes, and special places that shape its identity.

The Central ABQ CPA continues to be influenced and shaped by long standing historical and cultural roots, from the first settlements of the Tiwa people in the 1200’s to the 17 Spanish estancias set up

along the Camino Real. Residents expressed love for their individual neighborhoods and the boarder Albuquerque community in terms of its history, cultural diversity, community spaces, multi-generational families, and public art. Ties to history reflect a source of pride and contribute to a strong sense of place.

3.2- Land Use (Comp Plan Chapter 5)

This section offers an overview of land uses within the Central ABQ CPA boundary. Central ABQ CPA encompasses the highest concentration of designated Centers and Corridors, including the Downtown Center, which is intended to have the highest concentration of employment, commercial, and residential activities; two Activity Centers (Old Town & Bridge/4th Street) intended to provide convenient day-to-day services at neighborhood scale; and three designated Main Street Corridors (Central Ave., Broadway Blvd., and Fourth Street) that allow higher building density and a greater intensity of land uses to accommodate retail space, offices and services in addition to residential uses. Community members celebrated the area’s walkability, convenient location, and mix of uses. Many residents prioritized mixed-use and infill development that honors existing residential areas but that also better connects all uses through multimodal transportation options.

3.3- Transportation (Comp Plan Chapter 6)

This section offers an overview of transportation in the Central ABQ CPA. The Central ABQ was originally built as a compact and easily walkable district and has maintained that character over time through its abundance of transportation options – bus, train, automobile, bicycle and pedestrian. During the engagement process community members viewed safe and accessible pedestrian infrastructure as a strength and a priority for maintaining a welcoming downtown, boosting the local economy, supporting public safety and enhancing parks and open space.

3.4- Urban Design (Comp Plan Chapter 7)

This section offers an overview of Urban Design in the Central ABQ CPA. The area’s historical pre-industrial network of roads, irrigation ditches, and landscape are still visible in the current layout within the Central ABQ CPA boundary. Auto-oriented development in the mid-1900’s shifted the pattern to larger blocks and businesses that oriented along corridors, especially Central Avenue, Fourth Street, Broadway Boulevard, and Rio Grande Boulevard. During community engagement, residents suggested that more commercial, residential and mixed-use development at higher densities are very desirable. Other common themes included more tree canopy along streets and the importance of new and maintained streetscapes and the distinct development context of downtown buildings.

3.5- Economic Development (Comp Plan Chapter 8)

This section offers an overview of economic development in the Central ABQ CPA. The area has a high concentration of economic activity, with more than three jobs for every household unit. However, the Central ABQ CPA also has a high proportion of low-income households with nearly half of all households earning an annual income under \$30,000. More direct collaboration between businesses and the city, redevelopment efforts, and employment and training services topped the list of

opportunities when talking to local residents. Residents would like to see Economic Development initiatives that include activating community by increasing mixed-use infill development that would support new family-friendly destinations and address affordable housing issues.

3.6- Housing (Comp Plan Chapter 9)

This section offers an overview of housing in the Central ABQ CPA. While single-family detached units comprise more than half of the housing stock within the Central ABQ CPA area, it also has a higher number of renters (59%) than homeowners (41%). During community engagement efforts, residents identified increased rents, high home prices, rising home maintenance costs, and gentrification as top priorities. Opportunities cited included reuse of existing vacant land parcels, converting parking lots to multi-family residences, and encouraging more access to multi-generational living arrangements.

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

This section offers an overview of parks and open space in the Central ABQ CPA. Parks are a well-loved feature of the Central ABQ CPA and are listed among the community's best assets. Over 25 parks, including dog parks, of various sizes are spread throughout the CPA and cover about 10% of the land area. Public comments mentioned protecting, improving and expanding park and open space assets. Safety was also noted as a concern by residents primarily along walking trails. Residents within the Central ABQ CPA would also like to see additional green space developed, tree planting and improved park maintenance.

3.8- Heritage Conservation (Comp Plan Chapter 11)

This section offers an overview of heritage conservation in the Central ABQ CPA. The area has a rich and diverse heritage that is evident in the architecture, development patterns, and strong tie residents have to the land. The Central ABQ CPA contains ten registered Historic Preservation Districts, fourteen Landmarks, and one-hundred and eight Registered Historic Places which are regulated by five Historic Preservation Overlay Zones and seven Character Protection Overlay Zones (see Figure 19 and Appendix A of the Central ABQ CPA report for more details). During community engagement residents urged ongoing support for existing annual cultural events and the addition of new culturally related events. Residents also placed a focus on acknowledgement of unique community character elements such as acequia and ditch thoroughfares, along with programs and initiatives to help facilitate repairs and renovation of structures and residences.

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

This section offers an overview of infrastructure, community facilities, and services in the Central ABQ CPA. The Central ABQ is served by a robust combination of amenities and services such including community, senior and health and social service centers, museums, pools and sports related facilities to name a few. Many residents also appreciated the diversity of local events and entertainment at places such as the BioPark, Old Town Plaza, Rail Yards, and Tingley Beach. However, residents also noted crime and improved services for the unhoused population as opportunities for improvement

along with a need for upgrades to existing infrastructure to accommodate infill and redevelopment efforts.

3.10- Resilience and Sustainability (Comp Plan Chapter 13)

This section offers an overview of resilience and sustainability in the Central ABQ CPA. Interactions between resilience and sustainability affect a community's overall health and long-term ability to adapt. These issues influence community wellbeing, resiliency, and overall sustainability. Community members noted a range of priorities related to the heat island effect and pollution during the public engagement process. Green space offers a respite to heat and pollution and residents noted that existing green space within the Central ABQ CPA could support more trees along sidewalks and roads. Additionally, area flooding, industrial contamination, and general environmental pollution were also frequently noted as concerns. Residents expressed strong support for additional green infrastructure and sustainable resource management throughout the Central ABQ CPA boundary.

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 (Appendix B of the Central ABQ CPA Assessment Report contains a summary of stakeholder and public engagement efforts).

Phase 1 - Assets & Opportunities

An online "pre-assessment survey" was administered from January through June 2022 and received 75 responses. 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. 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.

Two formal kick off events were held in late June 2022, with approximately 150 community members participating in one in-person and one virtual session. Discussions helped to identify positive qualities of the area: things that brought enrichment, things that benefited the community, or places community members love and want to preserve. Discussions also helped identify qualities and places that need improvement and support.

In total, the kick off events produced more than 500 community comments were collected and summarized. The largest number of comments applied to Economic Development, which also had the largest number of negative responses. It is notable that for Community Identity and Heritage Conservation, there were more Assets identified than Opportunities, indicating these are aspects of the community viewed most favorably.

Phase 1 engagement continued through February of 2023. The planning team was invited to community meetings to present and facilitate activities, conducted outreach at neighborhood association meetings, and staffed booths at community events. Between Phases 1 and 2 of the community engagement process, Planning Staff reached out to each neighborhood association contact(s) per the list provided by the Office of Neighborhood Coordination. Scheduling of meetings attended corresponded with each association’s monthly meeting schedule.

From July 2022 through February 2023, the Central ABQ CPA engaged stakeholders at the following types of events:

School Events/APS	Community Events
<ul style="list-style-type: none"> - Eugene Field Elementary School Mobile Food Pantry - Longfellow Open House - Albuquerque High School Open House - Homework Diner @ Longfellow - Lew Wallace Elementary Craft Fair 	<ul style="list-style-type: none"> - Downtown Grower’s Market - Barelvas Community Coalition Annual Pool Party - Block party for Downtown NA - Back to School Event- Civic Plaza-Citywide Event - Forrester Street Halloween Event - PNM Resource Fair - City Leaders Presentation
Community Centers	Community Walks
<ul style="list-style-type: none"> - Plan Van @ Jack Candelaria Community Center - Barelvas Senior Center - Dennis Chavez Community Center - Teen Night @ Herman Sanchez 	<ul style="list-style-type: none"> - Community Walk @ Jack Candelaria - Community Walk @ El Dorado Bakery - Community Walk @ Herman Sanchez
Flyering and Tabling Events	Non-Governmental Organizations
<ul style="list-style-type: none"> - South Broadway neighborhood CPA assessment flyers - Plan Van @ Parks/ 3rd S. San Jose - Plan Van @ San Jose Park - Plan Van @ Sanchez Tacos - Plan Van @ Sol Grocery Market - Plan Van @ Dan and Broadway 	<ul style="list-style-type: none"> - Laundry of Love - Crossroads for Women - Together 4 Brothers @ Working Classroom - 3 Sisters/ Grower’s Market - First bilingual Baptist church - San Jose Parish (bulletin)

From February 2023 through August 2023, the Central ABQ CPA engaged stakeholders at the following types of events:

Non-governmental	<ul style="list-style-type: none"> • Crossroads for women small group meeting • Albuquerque ArtWalk • Laundry Love, Broadway Lavanderia
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	<ul style="list-style-type: none"> • Scavenger Hunt • Downtown tree event • Downtown Growers Market
Neighborhood Associations Neighborhood Associations (continued)	<ul style="list-style-type: none"> • Santa Barbara/Martineztown HPO meeting • ABQcore • Barelvas Community Coalition Annual Meeting • Barelvas NA • South Broadway NA meetings • EDo NA meeting • Downtown NA • Reynolds Addition NA • Sawmill NA meeting • Wells Park NA Annual Meeting • West Old Town NA • Huning Castle NA
School events	<ul style="list-style-type: none"> • Family unity dinner: Eugene Field Elementary • Longfellow kids cook family night • Lew Wallace Arts Show • Lew Wallace Family Dance • E San Jose Elem. Health and Welfare community event
Community centers	<ul style="list-style-type: none"> • Barelvas Senior Center Tabling • Dennis Chavez CC Tabling
City organized events	<ul style="list-style-type: none"> • ECHO Downtown Meeting • Spring into Summer • State of the City
Additional Outreach	<ul style="list-style-type: none"> • Por Vida coffee shop - peak hour tabling • Flyer distribution (South Broadway NA Monthly Meeting)

Phase 2 - Loop Back and Confirm – Community Priorities

Following an analysis of public input on assets and opportunities within the Central ABQ CPA area, Planning Staff next derived 14 draft community priority statements that included: Housing, Homelessness, Walkability, Bicycle Access, Parks and Open Space, Youth and Senior Programs, Abandoned and Neglected Properties, Historic Preservation, Food Access, Public Art, Environmental Issues, Traffic, and Public Transit. The community priority statements were next presented to community members to confirm and clarify their priorities. The project team developed a questionnaire that was used at in person events and in an on-line survey. The questionnaire, which included a Likert Scale, was used to assess agreement or disagreement with the priority statements, clarify priorities, and to relay additional priorities that may have been missed in previous engagement. The survey was made available in English and Spanish and was promoted via the Central ABQ CPA mailing list, City Councilor Isaac Benton’s newsletter, Downtown Albuquerque News, Project Echo, neighborhood associations, and social media.

In addition to promoting the survey online, Planning Staff also engaged the public at in-person community events and discussion groups using a large gridded poster (that included the 14 community priority statements) so that stakeholders could directly attach comments and have more in-depth discussions to gain a more nuanced understanding of the topics and issues presented by the community.

Through Planning Staff’s community engagement efforts, more than 1,500 responses and comments were received. The responses indicated a very high level of agreement with the community priority statements 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. In addition, Public Safety and Economic Development were noted as high priorities.

Phase 3 - Focus Groups

Between the weeks of August 14th and August 21st 2023, Planning Staff convened partners from over 30 other departments, agencies, and organizations, along with members of the public, to meet at 4 virtual and 1 in person separate focus group sessions. Each focus group was dedicated to a particular topic and previous input, relevant data, and maps, were presented on a Miro board. The groups then worked to develop feasible actions and recommendations to include in the report. The Miro boards are all saved here on the CPA website.

Focus Group Topics- August 2023	
Transportation & Mobility (Virtual)	August 15 th , 2023, 2:00 pm - 4:00 pm
Community & Social Services (In-person)	August 17 th , 2023, 3:00 pm - 5:00 pm
Environmental Strategies & Green Space (Virtual)	August 22 nd , 2023, 11:00 am-1:00 pm
Land Use & Development (Virtual)	August 21 st , 2023, 2:00 pm – 4:00 pm
Cultural & Historic Preservation (Virtual)	August 23 rd , 2023, 11:00 am – 1:00 pm

Phase 4 – Final Assessment Report and Formal Action

From mid-September through early November of 2023, staff wrote and finalized the first draft of the Central ABQ CPA Assessment Report. The report was posted online on November 6th, 2023 where members of the public could leave comments and respond to suggested recommendations. The draft report was also distributed to partnering City Departments and outside agencies for review and comment. The online draft received approximately 60 individual comments and detailed edits from

partnering departments and agencies. Planning Staff worked diligently to incorporate as applicable comments and edits into the draft document presented to the EPC for review.

The Central ABQ CPA Assessment Report Part 4- Projects and Programs highlights existing programs that respond to community needs that emerged from the public engagement process. These are: 4.1- Economic Development; 4.2- Safe Walking & Biking; 4.3- Public Safety; 4.4- Culture & Heritage Preservation; 4.5- Housing Instability & Affordability; 4.6- Environmental Issues; 4.7- Parks & Recreation; 4.8- Youth Programs; 4.9- Senior Services.

The Central ABQ CPA Assessment Report Part 5- Policy and Regulation Review provides a review of policies and regulations as applied in the Central ABQ CPA. Part 5 also includes a review of: 5.1- Comprehensive Plan Goals & Policies; 5.2- Implementing Regulations; 5.3- Community Identity Policy Matrix for Central ABQ.

The Policy Matrix (5.3) compiles all of the policy recommendations in Parts 4 and 5 of the Report, includes section references for each policy and sub-policy, and references to related Comp Plan Goals and policies (see Goals & Policies for the Central ABQ above).

Part 6, Table 4 - Action Matrix of the Report is informed by Planning Staff's community engagement efforts over the past year within the Central ABQ CPA area (see Public Engagement section above) and is comprised of an action plan that presents location, lead city department or agency, metrics, and desired timeframes (see p. 102 of the Central ABQ CPA Assessment Report).

Opportunities for departmental, agency and community input will continue the from December 2023 through early 2024, that includes formal consideration by the EPC and City Council. Draft versions of this report were posted for public comment as of November 6th, 2023. The draft was promoted via was promoted via the Central ABQ CPA mailing list, Councilor Isaac Benton's newsletter, Downtown Albuquerque News, and social media

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 Central ABQ CPA

New Comprehensive Plan policies that emerged from the Central ABQ 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 4.3.2- Central ABQ).

Please refer to Part 5 – Policy and Regulation Review, of the CPA Assessment Report. Table 3- Policy Matrix (see p. 98) contains the new policies and supportive sub-policies. Seven new policies, particular to the Central ABQ Area, are presented. They are:

1. Promote development and redevelopment that creates complete neighborhoods where people can live, work, learn, shop, and play (sub-policies A, B, & C).
2. Support the highest densities of mixed-use development in designated Centers and Corridors (with sub-policies A & B).
3. Support public and private projects that prioritize safe, inviting, and convenient walking and biking.
4. Support projects that respect the history and culture of neighborhoods (sub-policies A, B, & C).
5. Encourage projects that activate underutilized land (sub-policies A & B).
6. 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.
7. Prioritize opportunities to advance environmental mitigation in South Broadway and San Jose Neighborhoods (sub-policies A & B).

For each of the Community Identity policies, Table 3 references sections of the Central ABQ 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 Central ABQ 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 – Central ABQ 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 Central ABQ CPA assessment process will be incorporated into Policy 4.3.2 of the ABC Comprehensive Plan.

VII. COMMENTS RECEIVED

Agency Comments Received

Staff received the following comments from the Transit Department: “ABQ RIDE appreciates the opportunity to provide comments and engage in the Central ABQ CPA process. The only transit-related comment is that Page 126 shows a Transit Center on Yale Blvd, and that is an operations & maintenance facility, so it probably shouldn’t be identified as a public-facing “transit center.” Planning Staff has coordinated with the City’s AGIS Department to update the figure on page 126 of the CPA report to address agency comments.

Staff received the following comments from Albuquerque Public Schools: “Advise providing a contextual background and information on the schools and planning issues pertaining to schools, safe routes to school, and school transportation, consistently.” A map of APS Schools within the Central ABQ CPA are identified on Figure 41 (page 144) and are discussed within Sections 3.1 – Community Identity, 3.9 – Infrastructure, Community Facilities & Services, 4.6 – Environmental Issues, and 4.8 – Youth Programs.

Public Comments Received Prior to January 18, 2024 Public Hearing

Public comments and suggestions received by staff while the report was posted online for public review included information about various aspects of the city, such as the location of a skate park, redevelopment initiatives, cultural institutions, and neighborhoods. They also mentioned suggestions for improvement, concerns about cleanliness and safety, and the need for stricter street standards. Additionally, there are discussions about parks, transportation, urban design, and the revitalization of downtown. The comments highlight the importance of community involvement and the desire for a vibrant and inclusive city and have been addressed in the staff report.

Public Comments Received During the 60-Day Deferral Period & Request for a Facilitated Meeting

This request was deferred for 60 days at the request of the applicant from the January 18, 2024 EPC Public Hearing to the March 21, 2024 EPC Public Hearing to provide additional information about the assessment report to community members.

Prior to the January 18, 2024 EPC Public Hearing, but after the 48-hour Rule deadline, staff received an email from a representative of the Santa Barbara/Martineztown Neighborhood Association (SB/MT NA) on January 16, 2024 outlining some of their feedback and input on the Central ABQ CPA Assessment Report, along with a subsequent email from the same representative requesting additional time for a facilitated meeting (See Public Comments Attachments).

Following the EPC’s vote to approve a 60-day deferral, staff forwarded the facilitated meeting request to the city’s Alternative Dispute Resolution (ADR) Office for scheduling, and notified the representative of the SB/MT NA that the meeting would be scheduled according to ADR’s availability and any other City requirements.

On February 29, 2024 an ADR representative notified the SB/MT NA via email that a facilitated meeting had been scheduled for March 5, 2024 from 5:30 – 7:30 PM. The emailed notice from ADR also stated: “Remote meetings are recorded, in order to preserve the record and to provide

accessibility to any stakeholders who cannot attend. Please note, the ADR Office no longer offers in-person Facilitated Meetings.” On March 4, 2024 staff received an email from the ADR representative stating that the facilitated meeting had been cancelled due to the representative from the SB/MT NA rejecting the facilitated meeting offer (See Public Comments Attachments).

A subsequent email correspondence from the representative of the SB/MT NA disputing that the meeting offer was rejected, was received by staff. A follow up email from the Planning Department was sent to the representative of the SB/MT NA confirming that the refusal to hold the facilitated meeting virtually, as required by ADR, had resulted in a consideration that the facilitated meeting offer being declined pursuant to IDO §14-16-6-4(L)(3)(b). Staff has prepared and incorporated three additional findings of fact and three additional conditions of approval in response to the emailed correspondence received on January 16, 2024 outlining feedback and input received from the SB/MT NA about the Central ABQ CPA Assessment Report.

VIII. CONCLUSION

The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Central ABQ CPA, located generally south of Interstate 40, north of Woodward Rd., east of The Rio Grande, and west of Interstate 25.

The Central ABQ CPA is one of 12 CPAs established by the Comprehensive Plan. The Central ABQ CPA Assessment Report is the product of a 2-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 include in Comprehensive Plan Chapter 4.3.

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

A 60-day deferral was requested by the applicant to provide additional information about the assessment report to community members. A facilitated meeting was requested by the Santa Barbara/Martineztown Neighborhood Association (SB/MT NA) on January 16, 2024. Additional feedback and input about the CPA Assessment Report were emailed to staff by SB/MT NA on January 16, 2024. A facilitated meeting was offered by ADR for March 5, 2024. Staff subsequently received an email from ADR on March 4, 2024 that the meeting had been rejected/declined by the SB/MT NA. Staff has developed additional findings and conditions of approval in response to the feedback and input emailed to the Planning Department by SB/MT NA.

Staff recommends that the EPC forward a recommendation that the City Council accept the Central ABQ CPA Assessment Report.

RECOMMENDED FINDINGS – PR-2023-009663, March 21, 2024- Central ABQ CPA Assessment Report

1. This request was deferred for 60 days at the request of the applicant to provide additional information about the assessment report to community members. Comments were received during this deferral period which have been incorporated into the record.
2. The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Central ABQ CPA. The Central ABQ CPA is one of the twelve CPAs that the Comprehensive Plan established for the City.
3. The Central ABQ CPA area is bounded approximately by Interstate 40 on the north, Woodward Rd. on the south, Interstate 25 on the east, and the Rio Grande on the west, and is comprised of approximately 5,400 acres.
4. 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)].
5. Once the EPC has completed its review of the Central ABQ 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.
6. 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.
7. The Central ABQ CPA Assessment Report does not recommend zone changes in any of the neighborhoods in this CPA.
8. 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.
9. 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.
10. 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 Central ABQ CPA Assessment process helps to formulate and shape Comprehensive Plan Goals and policies particular to the Central ABQ CPA Area. The

resulting Goals and policies will be subsequently incorporated into the Comprehensive Plan as amendments.

11. 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.
12. The Area Profile of the Central ABQ 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.
13. The Central ABQ CPA Assessment Report (Part 5) introduces seven new policies, and several new sub-policies, particular to the Central ABQ CPA Area. These new policies and sub-policies will be incorporated into the Comprehensive Plan, Chapter 4- Community Identity, Section 4.3.2- Central ABQ CPA according to the ABC Comprehensive Plan Update schedule.
14. 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 Central ABQ 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 Central ABQ CPA Assessment report includes performance measures established by the Comprehensive Plan for each chapter (see 14.3.2- Comp Plan Metrics). Metrics for the Central ABQ CPA are found in Appendix A.

- 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 of the Central ABQ Assessment Report (Projects & Programs) mentions ONC involvement, particularly with respect to neighborhood walks and tree planting programs.

- 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 Central ABQ CPA assessment process. Staff conducted many engagement activities in the Central ABQ 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.

Parts 2 of the Central ABQ Assessment Report discusses the area's history and special places, such as Old Town, the Sawmill District, Barelmas, and Downtown. 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 Central ABQ 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 Central ABQ 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.

15. The cornerstone of the CPA assessment process is engagement of community members, residents, businesses, and other stakeholders. Public engagement strategies for the Central ABQ CPA planning effort included a range of opportunities for input, discussion, and consensus-building. Hundreds of Central ABQ area residents, business owners, service providers, and neighborhood association leadership participated in the development of this report and contributed toward the recommendations it contains.
16. The Historic Neighborhood Alliance has reiterated the inadequacy of sidewalks in their neighborhoods and the importance of improving walking conditions.
17. The Historic Neighborhood Alliance has reiterated its support for improved transit service, including improved service hours and travel speeds.
18. As of the writing of the Staff report, Staff received written comments from the Transit Department/ABQ Ride and Albuquerque Public Schools (APS). The ABQ Ride comments included an amendment to a transit-related diagram that has been updated. APS comments have been addressed through the inclusion of a comprehensive listing of APS schools within the Central ABQ CPA boundary within Section 3 – Area Profile of the CPA Report. Additionally, information regarding APS sites is included in Appendix A, Figure 41 - Infrastructure, Community Facilities & Services Metrics of the report.
19. Public comments received by staff while the Central ABQ CPA report was posted online for public review mentioned concerns about cleanliness and safety, and the need for stricter street standards. Additionally, there are discussions about parks, transportation, urban design, and the revitalization of downtown. The comments highlight the importance of community involvement and the desire for a vibrant and inclusive city and have been addressed in the staff report and assessment report.
20. During the 60-day deferral period, public comments were emailed to staff by a representative of the Santa Barbara / Martineztown Neighborhood Association have been incorporated into the record for the case. In response, additional findings and conditions of approval have been included for EPC review and approval.

RECOMMENDATION – March 21, 2024

EPC forward a recommendation that the City Council ACCEPT PR-2023-009663/SI-2023-01928, Generally located south of Interstate 40, north of Woodward Rd., east of the Rio Grande, and west of Interstate 25. Approximately 5,400 acres, the Central ABQ Community Planning Area Assessment Report, based on the preceding Findings and subject to the following Conditions of Approval.

RECOMMENDED CONDITIONS OF APPROVAL – SI-2023-01928

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.
3. Add the following language to the Area Profile Section 3.1.3.7 - Santa Barbara Martineztown on Page 21 of the Central ABQ CPA Assessment Report:

“A small portion of the Santa Barbara Martineztown neighborhood extends north of I-40, which is part of the Near North Valley CPA. Participation in CPA assessments is open to all residents and other interested parties. Residents from the northern area of Santa Barbara Martineztown participated in engagement activities for the Central ABQ CPA. Similarly, the Santa Barbara Martineztown neighborhood will be invited to participate in the Near North Valley CPA Assessment, planned for 2025”.

4. In Table 3. – Policy Matrix, on Page 97 of the Central ABQ CPA Assessment Report, Replace Proposed Policy 7 and 7A with the following:

“Policy 7. Prioritize opportunities to mitigate and minimize negative environmental impacts related to industrial contamination or proximity to the freeway and railroad corridors, particularly in South Broadway, San Jose, and Santa Barbara Martineztown neighborhoods.”

“7.A. Oppose Zone Map Amendments to industrial uses in these neighborhoods unless environmental mitigation is identified, and encourage land uses that minimize further environmental impacts.”

5. In Table 4. – Action Matrix, on Page 101 of the Central ABQ CPA Assessment Report, Replace Action Item in Row 2 with the following:

“Develop anti-displacement strategies, metrics, and a toolbox of resources, informed by recent studies, reports, and neighborhood feedback from those neighborhoods with the highest risk of displacement.”

6. In Table 4. – Action Matrix, on Page 101 of the Central ABQ CPA Assessment Report, Update listing of Collaborators column in Row 2 with the following:

“Health Housing & Homelessness, Office of Equity & Inclusion, Community Stakeholders, Metropolitan Redevelopment Agency, and Office of Neighborhood Coordination”



***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 comments received.

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 comments received.

SOLID WASTE MANAGEMENT DEPARTMENT

No adverse comments.

PUBLIC SERVICE COMPANY OF NEW MEXICO (PNM)

No comments received.

ABQ RIDE

ABQ RIDE appreciates the opportunity to provide comments and engage in the Central ABQ CPA process. The only transit-related comment is that Page 126 shows a Transit Center on Yale Blvd, and that is an operations & maintenance facility, so it probably shouldn't be identified as a public-facing "transit center."

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 adverse comments.

City Forester

No comments received.

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

No comments received.

Comments from Other Agencies

ALBUQUERQUE PUBLIC SCHOOLS

Advise providing a contextual background and information on the schools and planning issues pertaining to schools, safe routes to school, and school transportation, consistently.

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL (AMAFCA)

No comments received.

COUNTY OF BERNALILLO

No comments received.

PLANNING AND DEVELOPMENT SERVICES

No comments received.

MID-REGION METROPOLITAN PLANNING ORGANIZATION(MRMPO)

No adverse comments.

BERNALILLO COUNTY PUBLIC WORKS/TRANSPORTATION PLANNING

No adverse comments.

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.

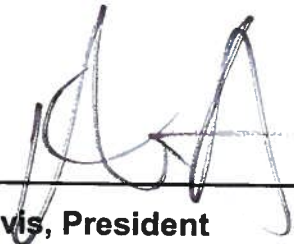
1 Capacity building will occur online, via telephone, and via mail, and will
2 commence in person when it is deemed safe to do so.

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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.

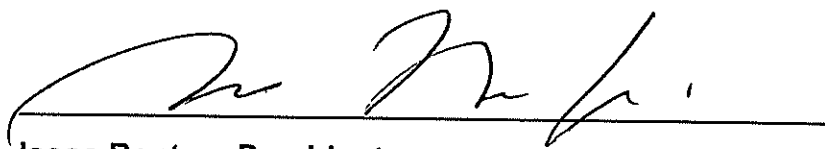
10 Section 7. EFFECTIVE DATE. This Resolution shall take effect five days
11 after publication by title and general summary.

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

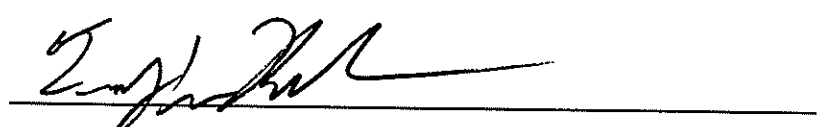
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Isaac Benton, President
City Council

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



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input checked="" type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Alternative Landscaping Plan (Form P3)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, DHO, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: City of Albuquerque Planning Department		Phone: 505-924-3357
Address: 600 2nd st NW		Email: jagray@cabq.gov
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): see attached	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS		
Site Address/Street:	Between: I-25	and: Rio Grande

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: 	Date: 12/7/2023
Printed Name: Judith Gray	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY					
Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date: Project #

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>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.</i>	
Signature:	Date: 12-7-23
Printed Name: Judith Gray	<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



Dear Chair Hollinger,

The City of Albuquerque's Planning Department is submitting the Central ABQ 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).

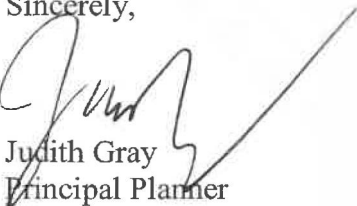
The purpose of the CPA report is to document existing conditions, community priorities, and track the effectiveness of the Comprehensive Plan and IDO on a local level. To best serve all of Albuquerque's diverse communities and neighborhoods, the CPA assessment process is intended to ensure that all residents 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 completed the Central ABQ Community Planning Area Assessment Report, and is now submitting it for EPC's review and recommendation in December. 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, community context, assets, character, and capital needs of Central ABQ. 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 prioritized by the community, while Section Five provides a review of policy and regulations as applied in Central ABQ followed by a list of proposed Community Identity Policies. A proposed Action Matrix for Central ABQ concludes Section Six of the report.

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,



Judith Gray
Principal Planner

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We are all One Albuquerque.

Your Community. Your Voice.

Central ABQ Community Planning Area

The [Central Community Planning Area \(CPA\)](#) Assessment Team welcomes you into the new year! Our work on the Central CPA will continue through 2023, and we hope we'll have an opportunity to hear from you.

Where we've been

After starting with our kickoff events in late June, we were in the community at events,

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places people love and places that need love!



The Central CPA Assessment started with two kick off meetings in June 2022. Total community attendance at the in-person and virtual events was approximately 150 people!

Where we are now

In January we finished our first phase of community engagement, continuing to focus on asking folks: What's working? What needs work? We gathered these *Assets and Opportunities* and identified common themes that we heard most frequently.

What we heard

Some of the themes we heard most frequently included:

- A need for more housing.
- The importance of a walkable environment.
- Appreciation of parks but concern about maintenance.

You can read our summary report of our listening and learning [here](#).

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If you want to look at all the individual comments we gathered, they are available on this online [whiteboard](#) for you to review and comment.

[Review Comments](#)

Thanks to all who have helped identify community assets and opportunities!

What's Next?

Our next step will be to get back into the community to confirm community priorities, get a more detailed understanding of the issues, and find out if we've missed anything. Over the next several months we'll visit schools, community centers, and neighborhood meetings.



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You can help us get started by going to this [online survey](#) to tell us if we captured the issues that are a priority for you.

[Take the Survey](#)

And please let us know if we can visit your group or come to your event to hear from your community.

Thank you and we hope to hear from you soon!

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



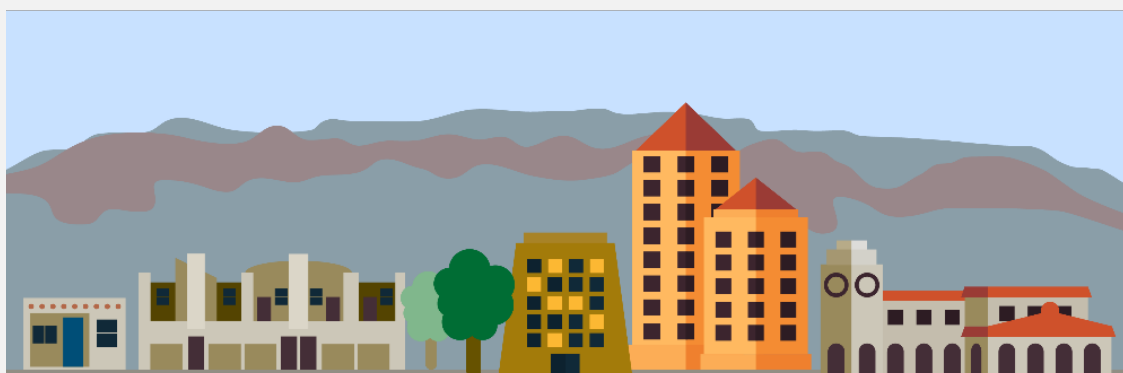
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The [Central Community Planning Area \(CPA\)](#) team is excited to share what we've learned through our community engagement, and to invite you to join a series of Focus Groups designed to help address community priorities.

Attend Focus Groups!

The Central CPA team will be hosting a series of focus groups in August. These groups will bring service providers together with the public to provide information about their services and hold constructive discussions about strategies to meet community needs. The topics have been chosen to respond to the priorities and concerns we heard through our public engagement efforts. We will have 4 virtual and 1 in-person focus groups. Our online groups will have a zoom meeting link posted to our [website](#) the day before.

The Dates and Times for the Focus Groups are:

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<p data-bbox="285 142 651 176"><u>Transportation and Mobility</u></p> <p data-bbox="285 184 771 218">8/15: 2 - 4 PM (Online - Zoom Meeting)</p> <p data-bbox="285 226 1284 302">Topics will include walkability, traffic safety programs, transportation projects, and pedestrian safety actions.</p> <p data-bbox="285 352 711 386"><u>Community and Social Services</u></p> <p data-bbox="285 394 1114 428">8/17: 3 - 5 PM (In-person) Crossroads for Women - 239 Elm St. NE</p> <p data-bbox="285 436 1317 512">Topics will include youth programs, housing and food assistance, personal wellness and public safety.</p> <p data-bbox="285 562 654 596"><u>Land Use and Development</u></p> <p data-bbox="285 604 771 638">8/21: 2 - 4 PM (Online - Zoom Meeting)</p> <p data-bbox="285 646 992 680">Topics will include zoning, urban development, and more!</p> <p data-bbox="285 730 857 764"><u>Environmental Strategies and Green Space</u></p> <p data-bbox="285 772 834 806">8/22: 11 AM - 1 PM (Online - Zoom Meeting)</p> <p data-bbox="285 814 1235 848">Topics will include air quality, heat island effect, and urban forestry strategies.</p> <p data-bbox="285 898 737 932"><u>Cultural and Historic Preservation</u></p> <p data-bbox="285 940 834 974">8/22: 11 AM - 1 PM (Online - Zoom Meeting)</p> <p data-bbox="285 982 1032 1016">Topics will include public art, historic preservation, and more!</p>		

What we've been doing

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The Central CPA team has been to dozens of events and meetings around the Central Community Planning Area. To learn more about where we've been and what we've heard, read our Phase 2 Engagement Report!

[Read the Report](#)



Thank you to everyone who responded to our survey and those who gave us great feedback at events. We received over 1,000 survey responses and collected hundreds of written comments at in person events!

[See Comments & Survey Results](#)

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We look forward to seeing you at our focus groups.
Have a safe summer!

- Central CPA team

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We are all One Albuquerque.

The [Central Community Planning Area \(CPA\)](#) team is excited to invite you to join a series of Focus Groups designed to help address community priorities!

Join us for focus groups this week!

The Central CPA team will be hosting a series of focus groups this week and next. These groups will bring service providers together with the public to provide information about their services and hold constructive discussions about strategies to meet community needs. The topics have been chosen to respond to the priorities and concerns we heard through our public engagement efforts. We will have 4 virtual and 1 in-person focus groups. Our online groups will have a zoom meeting link posted to our [website](#) the day before.

The Dates and Times for the Focus Groups are:

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Topics will include walkability, traffic safety programs, transportation projects, and pedestrian safety actions.

Community and Social Services

8/17: 3 - 5 PM (In-person) Crossroads for Women - 239 Elm St. NE

Topics will include youth programs, housing and food assistance, personal wellness and public safety.

Land Use and Development

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Topics will include zoning, urban development, and more!

Environmental Strategies and Green Space

8/22: 11 AM - 1 PM (Online - Zoom Meeting)

Topics will include air quality, heat island effect, and urban forestry strategies.

Cultural and Historic Preservation

8/23: 11 AM - 1 PM (Online - Zoom Meeting)

Topics will include public art, historic preservation, and more!

Thank you and we hope to see you there!

- Central CPA Team

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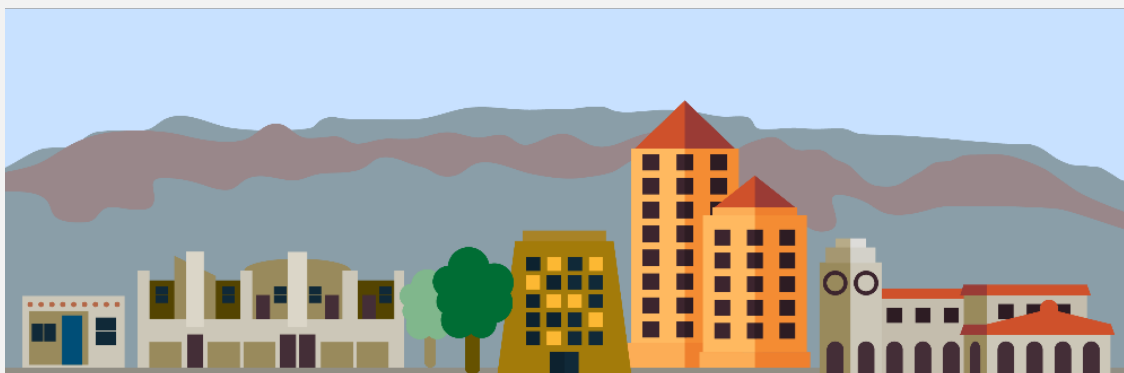
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The [Central Albuquerque Community Planning Area \(CPA\)](#) team is excited to update you on our latest progress. Namely: hosting a series of focus groups and getting the first sections of the Assessment Report ready for review.

Thank you to those that attended our focus groups!

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The Central ABQ CPA team hosted a series of focus groups in August. These groups brought service providers together with the public to provide information about projects and prioritize strategies to meet community needs.

Each focus group has a dedicated Miro board where meeting notes and public comments are held. Click on the links below to view the Miro boards!

Central ABQ CPA Focus Groups from August, 2023:

[Transportation and Mobility](#)

Topics included walkability, traffic safety programs, transportation projects, and pedestrian safety actions.

[Community and Social Services](#)

Topics included youth programs, housing and food assistance, personal wellness and public safety.

[Land Use and Development](#)

Topics included zoning, urban development, and more!

[Environmental Strategies and Green Space](#)

Topics included air quality, heat island effect, and urban forestry strategies.

[Cultural and Historic Preservation](#)

Topics included public art, historic preservation, and more!

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[Review the Assessment Report](#)

The first sections of the Assessment Report include a background of our process and a summary of what we've heard through our engagement. Remaining sections on projects, programs, and policies are being written and organized and will be posted for review in the near future.

Click the link below to review Sections 1-3 of the Assessment Report. You can let us know your thoughts, questions, or concerns by leaving comments on the report.

[Review the draft report](#)

Stay tuned for more updates and opportunities to review the remaining sections of the assessment report.

We look forward to hearing from you!

- Central CPA Team

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The Central Albuquerque Community Planning Area Report

We are excited to share this draft report of our Central ABQ Community Planning Area (CPA) Assessment. This report reflects more than a year of engagement to learn about community priorities. The report will be presented to the Environmental Planning Commission (EPC) and then Council for acceptance of Community Identity policies (Section 5) and proposed Action Items (Section 6).

Before we submit the report to the EPC, we want your feedback! Click the link below to review the draft report and leave your comments.

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Join Us For a Celebration!

The Central ABQ Community Celebration is on **February 13th from 4 pm - 7 pm at the Herman Sanchez Community Center!**

We will be celebrating the love in the central community and sharing the new CPA Assessment Report. This event is open to all friends and families in the Central ABQ Community!

This **Free** event will feature:

- Live Music by REVIVA from 5 pm - 7pm
- Food and drinks
- Magic by Tall Paul the Magician from 4 pm - 6 pm
- Face painting by Miss Face Paint



EPC Hearing Update

At the January 18th EPC Hearing, the commission voted to defer the Central ABQ CPA Assessment Report for 60 days.

Our new hearing for the EPC will be **March 21st, 2024**. Until that time all comments will go to our staff planner, Vicente Quevedo, vquevedo@cabq.gov.

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

Thank you to all who have participated in this planning effort. We are excited to share the report and recommend policies and actions.

- *Central ABQ CPA Team*

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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](#)

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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.

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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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STAFF INFORMATION

Project Memo: December 28, 2023

TO: Vicente Quevado, Senior Planner
FROM: Megan Jones, Senior Planner
TEL: (505) 924-3352, mdjones@cabq.gov
RE: Central ABQ Community Planning Area (CPA) Assessment Report
PR-2023-009663/SI-2023-01928

I have reviewed the application for the Central ABQ CPA Report and taken a first look at the document. I would like to share timeline and process information with you, and I have a few questions.

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. Do you already have a legal description for the project area? I don't see one in the application. I have this in the legal ad:
 - a. Judith Gray, City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the Central ABQ CPA, an area generally between the following boundaries: I-40 to the north, Woodward Rd. to the south, The Rio Grande to the west, and I-25 to the east., to the EPC for review and comment pursuant to IDO 14-16-6-3(E)(7).

We need:

- i. A description of the area's boundaries.
- ii. A "3 x 5" map showing the area.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>
- B. The EPC is a review and recommending body for the CPA Assessment Reports; the EPC will make a recommendation to the City Council, which is the body tasked with accepting the report.
- C. Timelines and EPC calendar: the EPC public hearing for January is on the 18th. Final staff reports will be available about one week prior, on January 11th.

D. I will contact you regarding any agency comments received. They are due to staff next week.

3) Neighborhoods & Notification:

- A. Notification requirements for the Community Planning Area (CPA) Assessment Reports are not specified in the Integrated Development Ordinance (IDO) and is not found in Table 6-1-1: Summary of Development Review Procedures. Rather, community engagement is the cornerstone of the CPA process and takes place throughout the CPA process.
- B. Similar to the previous CPA Reports, are you ok with writing the public engagement section of the Staff Report?
- C. Any comments received from the public during the CPA process were also discussed; we can add any comments submitted during the EPC process from members of the public and address them provided they are received prior to 1/8 (final report is due 1/11).
- D. Please let me know if you receive any additional comments.

4) Project Letter & Issues:

- A. What are some of the challenges you found working on this CPA process? Please share those with me. – this could reflect the need for the new policies
- B. If you have to choose one issue as the biggest/most important one for this area, what would it be and why? We should include major issues in the staff report.
- C. What new policies are proposed for the area? IT looks like there are 7. Please tell me a bit about them.
- D. Do you have any updates on the Action Matrix? Has anything evolved and/or changed since this “final draft” version of the report?

5) Housekeeping:

- A. Please include the relevant Council bills for the CPA process (R-27 and R-42).
- B. Please provide a .pdf copy of the CPA Report, finalized, and separated from the application, since it will be posted separately from the Staff report due to its size and for ease of reading.

PUBLIC COMMENTS

From: Jones, Megan D. <mdjones@cabq.gov>
Sent: Tuesday, January 16, 2024 9:46 AM
To: Loretta Naranjo Lopez <naranjolopez2010@gmail.com>
Cc: Gray, Judith A. <jagray@cabq.gov>; Quevedo, Vicente M. <vquevedo@cabq.gov>
Subject: RE: Comp Plan Update, Central ABQ CPA Assessment & NW Mesa Escarpment VPO @ EPC
Importance: High

Hi Loretta,

Thank you for reaching out to Vicente regarding the Central ABQ CPA Assessment Report. The CPA Report is proceeding forward to the EPC this Thursday January 18th for review. Unfortunately, the 48-hour deadline to submit comments to the commission for review was at 9:00 AM this morning, which Vicente informed you of. The public will have the opportunity during this hearing to give comments regarding concerns with the report, which the commission will take into consideration.

Several attempts by the Planning Department, Central ABQ CPA team, were made to hold a meeting with your NA regarding the assessment. Vicente also provided you with the option to come into the Planning department this week, today January 16th or tomorrow January 17th to discuss your concerns.

At this point, holding a meeting after the EPC hearing this Thursday would not impact the commission's decision to accept the report. Any requests or comments will have to be made during the hearing this Thursday.

Please let us know if there are any specific questions that you have regarding the report or what it is that the HNA has concerns about.

Thank you for your understanding,



Megan Jones, MCRP | MPA
Principal Planner
Current Planning/EPC | UD&D
o 505.924.3352
e mdjones@cabq.gov

cabq.gov/planning

From: Loretta Naranjo Lopez <naranjolopez2010@gmail.com>

Sent: Saturday, January 13, 2024 6:00 PM

To: Diana <ddj5050@att.net>; Bianca Encinias <nmcorazon75@gmail.com>; Angela <gopackgo123@hotmail.com>; Robert Nelson <robert.nelson.abq@gmail.com>

Cc: Bernadette Mares <bmares436@gmail.com>; joanntg630@gmail.com; mloubaca@gmail.com; franco_2007@msn.com; Jones, Megan D. <mdjones@cabq.gov>; Gray, Judith A. <jagray@cabq.gov>

Subject: Re: Comp Plan Update, Central ABQ CPA Assessment & NW Mesa Escarpment VPO @ EPC

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Hi Everyone,

Vicente Quevedo would like to know when we all can meet. I was thinking we could meet the week of January 22, 2023. Is Thursday January 25, 2023 at 6 pm okay. I schedule for us to meet with the City at Santa Barbara School for that evening. Let me know if this date works for all of you. If not what date Monday through Friday the week of January 22, 2023 in the evening.

Please read the CPA recommendations. The following is a quick review of the first section of the CPA for Central Core. I need to still continue to read it:

1. Boundaries of Martineztown are cut out. I would like to include North of I-40 to Menaul NE between Railroad and I-25.
2. Distinction of residential neighborhoods to the downtown core. The word adjacent neighborhoods needs to be added and density should be discussed.
3. Mixed Use, high density should be discussed and limited
4. The commercial zoning of historical residential housing needs to be discussed and changed to residential.
5. Infrastructure of wide sidewalks for safe walking needs to be added for our neighborhoods.
6. Discussion on alternative transportation since we have poor bus service and a rail runner that is limited in terms of speed, limited times.
7. Existing Environmental impacts in the neighborhoods should have in-depth analysis.

Loretta

From: [Loretta Naranjo Lopez](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Quevedo, Vicente M.](#); [Diana](#); [Bianca Encinias](#); [Robert Nelson](#); [Angela](#); [Bernadette Mares](#); [Elaine Franco](#); [joanntg630@gmail.com](#); [Gray, Jacob B.](#); [Jones, Megan D.](#)
Subject: PR-2023-009663_SI-2023-01928_Central ABQ CPA
Date: Tuesday, January 16, 2024 11:28:01 AM
Attachments: [HNAEPC011624.docx](#)
[hnedf.usbc.pdf](#)

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Dear Chair Schaffer,

As a point of information, the Central ABQ and the adjacent neighborhoods that surround the downtown core were designated by the Federal Government as Albuquerque pockets of poverty, therefore, opening doors for protection and resident driven investment/development.

Please see attached letter recommending a facilitated meeting and continuance and the HNEDF Report page 11.

Thank you.

--

Loretta Naranjo Lopez
Albuquerque, NM 87102
Cell Phone: (505) 270-7716
Email: NaranjoLopez2010@gmail.com

January 16, 2024

David Schaffer, Chair
Environmental Planning Commission
600 Second Street NW, 3rd Floor
Albuquerque, NM 87102

RE: [PR-2023-009663](#) [SI-2023-01928](#) [Central ABQ CPA](#)

Dear Chair Schaffer and Environmental Planning Commission,

The Historic Neighborhood Alliance (HNA) is concerned that there is not enough time for staff to meet with neighborhood associations and to get the neighborhoods recommended changes on the CPA amendments by staff. HNA is also concerned on how significant impacts these changes by staff will have on the historic neighborhoods.

The HNA continues to ask for the protection of Historic Neighborhoods through the Historic Overlay Zone. The Housing and Neighborhood Economic Development Report (HNDEF)- 2022 Comprehensive Plan, dated October 20, 2022 report commissioned by the HNDEF and Mayor's Office clearly talks about the REALESTATE CONDITIONS that exist in the pocket of poverty neighborhoods. This shows displacement of our neighborhoods based on the planned development for the downtown area. Our neighborhoods are up for grab by investors. There is a threat of the historic neighborhoods going away over time due to the commercial developments. (See attached page 11 of HNDEF Report, REAL ESTATE CONDITONS)

In order to improve the quality of life for residents in the Central ABQ, the HNA requests a facilitated meeting to discuss the recommendations by City staff and provide our carefully review input into the CPA.

The HNA recommends a continuance so that the long-time residents specifically who do not have the privilege of time to attend meetings held during work hours. The recommendations do not protect the historic neighborhoods and there is much more to be done.

Thank you for your time and commitment to improve the quality of life for residents in Albuquerque.

Sincerely,
Loretta Naranjo Lopez
Diana Dorn Jones
Bianca Encinias
Robert Nelson
Angela Vigil
Mary Lou Baca
Bernadette Mares
Joann Garcia
George Franco
Elaine Franco
Beatrice E. Villegos
Cesar Velazquez
Mary Vigil
Maria Villegas
Crystal Garcia
Alicia Romero

REAL ESTATE CONDITIONS

Higher rents, lower vacancies, and positive absorption since 2002 characterize the office, industrial, retail, and multi-family rental markets and suggest that while the real estate market in the PoP is growing, these conditions have not improved local residents' economic prospects.

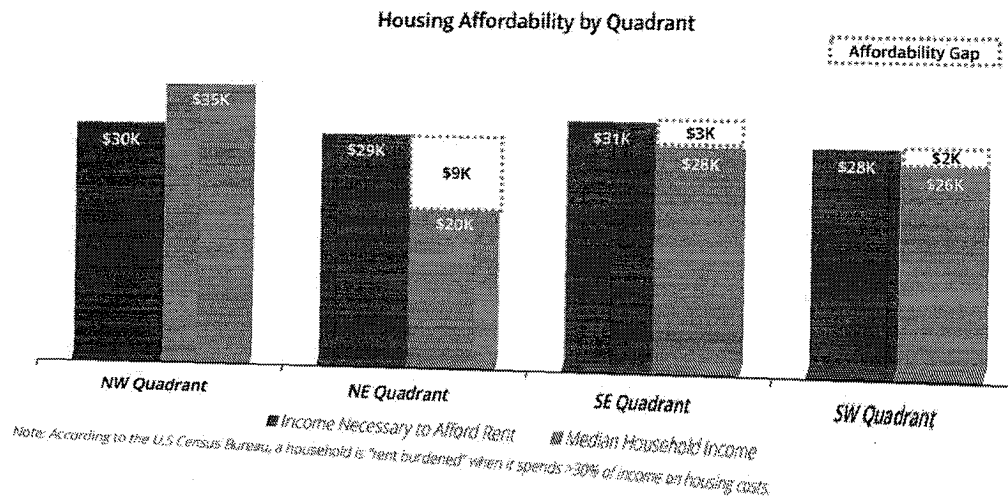
These pressures will only intensify as there are a number of new developments projects in the pipeline that will impact the local real estate market, drive demand upward, and potentially place increasing costs pressures on low-income households. While these new developments are exciting for Albuquerque residents, they may create inhospitable economic conditions that produce neighborhood displacement and gentrification. These projects include but are not limited to:

- Rail Trail and Greater Downtown Urban Trail projects
- Rail Yards redevelopment
- Proposed stadium for the New Mexico United professional soccer team

In addition, increasing rents and intensifying pressures from the pandemic's economic effects have prompted concerns about housing affordability in the Pocket. Across the Pocket, **more than half of households are rent-burdened (>30% of income dedicated to rent)**, and more than a quarter are severely rent-burdened (>50% of income dedicated to rent). With rising rent costs placing increasing pressure on household finances, the Pocket is facing a homelessness crisis, with **people of color disproportionately affected**.

Moreover, the Pocket is characterized by an older housing stock. According to the American Community Survey, as of 2016, at least 50% of the Pocket's housing stock was built prior to 1960, whereas only 19% of Bernalillo County's stock was built prior to 1960. As a natural consequence, older homes cost more to maintain and often require that owners and tenants pay higher utility costs. Previous HNEDF plans have highlighted the disproportionality of Pocket homes that are substandard, deteriorating, or in violation of local codes as compared to the broader City and Bernalillo County. When combined with increasing rents and an expanding rent burden, the Pocket residents are facing enormous costs to maintain housing.

Figure 7: Data Analysis—Housing Affordability and Rent Burden



From: [Renz-Whitmore, Mikaela J.](#)
To: [Loretta Naranjo Lopez](#); [Diana](#)
Cc: [Bianca Encinias](#); [Robert Nelson](#); [Angela](#); [JoAnn Garcia](#); [Elaine Franco](#); [Hummell, Tyson](#); [Bernadette Mares](#); [King, Devon P.](#); [Vos, Michael J.](#); [Gray, Judith A.](#); [Heyne, Catherine M.](#); [Quevedo, Vicente M.](#); [Baca, Krista R.](#); [Jones, Megan D.](#)
Subject: RE: Facilitated Meeting Notice: Central ABQ CPA
Date: Monday, March 4, 2024 3:18:22 PM

Thank you for your email.

My understanding is that ADR is now doing all facilitated meetings via Zoom. Since you have indicated that you do not want to meet via Zoom, we consider that you have declined the meeting.

You are welcome to send comments for full consideration by staff by **Tuesday, March 12 at 9 am** or to the EPC by **Tuesday, March 19 at 9 am**.

As always, you are also welcome to attend the EPC hearing on **March 21st** to give comments.

Best,



MIKAELA RENZ-WHITMORE

(she/hers)

o 505.924.3932

e mrenz@cabq.gov

From: Loretta Naranjo Lopez <naranjolopez2010@gmail.com>

Sent: Monday, March 4, 2024 12:03 PM

To: King, Devon P. <dking@cabq.gov>; Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>; Vos, Michael J. <mvos@cabq.gov>; Gray, Judith A. <jagray@cabq.gov>; Heyne, Catherine M. <cheyne@cabq.gov>; Quevedo, Vicente M. <vquevedo@cabq.gov>; Baca, Krista R. <kbaca@cabq.gov>

Cc: Diana <ddj5050@att.net>; Bianca Encinias <nmcorazon75@gmail.com>; Robert Nelson <robert.nelson.abq@gmail.com>; Angela <gopackgo123@hotmail.com>; JoAnn Garcia <joanntg630@gmail.com>; Elaine Franco <franco_2007@msn.com>; Bernadette Mares <bmares436@gmail.com>

Subject: Re: Facilitated Meeting Notice: Central ABQ CPA

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Dear CPA Staff,

The Historic Neighborhood Alliance (HNA) did not request cancellation or rejection of the facilitated meeting. Tyson Thummell sent a scheduled meeting by his office to the Santa Barbara Martineztown Neighborhood Association email on Thursday, February 29, 2024. This meeting is for the HNA. I just received the email today after I received a call from Krista Baca from the City of Albuquerque. She said we have to register in order to attend the CPA meeting.

HNA is requesting a meeting in person at one of the facilities preferably at John Marshall in the evening.

Tyson was asked to get another facilitator. He was not asked to cancel or reject the meeting. The reason for the change to the meeting is the notice of the facilitated meeting was sent in an unreasonable time to coordinate and HNA prefers the meeting in person.

I respectfully ask that any response to this email be sent to Diana Dorn Jones, South Broadway Neighborhood, HNA member. She can also be reached by phone at (505)991-0674.

Sincerely,

Loretta Naranjo Lopez
HNA Member
(505)270-7716

----- Forwarded message -----

From: **Hummell, Tyson** <thummell@cabq.gov>

Date: Mon, Mar 4, 2024 at 10:45 AM

Subject: RE: Facilitated Meeting Notice: Central ABQ CPA

To: sbmartineztown@gmail.com <sbmartineztown@gmail.com>

Cc: King, Devon P. <dking@cabq.gov>, Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>, Vos, Michael J. <mvos@cabq.gov>, Gray, Judith A. <jagray@cabq.gov>, Heyne, Catherine M. <cheyne@cabq.gov>, Quevedo, Vicente M. <vquevedo@cabq.gov>, Baca, Krista R. <kbaca@cabq.gov>

Good Morning All,

This is to confirm that the Central ABQ CPA Facilitated Meeting has been cancelled. SBMTNA President, Loretta Naranjo-Lopez, rejected the Meeting on March 4, 2024. Please retain a copy of this correspondence for your EPC Application file.

Sincerely,

TRH

Tyson R. Hummell

Assistant City Attorney / ADR Coordinator

(505) 768-4660 (Office)



From: Hummell, Tyson

Sent: Thursday, February 29, 2024 12:13 PM

To: sbmartineztown@gmail.com

Cc: King, Devon P. <dking@cabq.gov>; Renz-Whitmore, Mikaela J. <mrenz-whitmore@cabq.gov>; Vos, Michael J. <mvos@cabq.gov>; Gray, Judith A. <jagray@cabq.gov>; Heyne, Catherine M. <cheyne@cabq.gov>; Baca, Krista R. <kbaca@cabq.gov>

Subject: Facilitated Meeting Notice: Central ABQ CPA

Good Afternoon,

Thank you all for your patience while we addressed preliminary, threshold matters in this case. We are pleased to confirm that a Facilitated Meeting is now ripe for delivery. Please see below for Meeting registration and details:

Central ABQ CPA

PR-2023-009663_SI-2023-01928

March 5, 2024 – 5:30 to 7:30 PM

****Meeting Registration Link - Required****

<https://cabq.zoom.us/meeting/register/tZYkde2srz0uG9SvuRIPcmrzQDjkZckiKOaE>

****We will meet via remote format (ZOOM). All participants must register, using the above link, in order to receive a meeting access link. Remote Meetings are recorded, in order to preserve the record and to provide accessibility to any stakeholders who cannot attend. Please note, the ADR Office no longer offers in-person Facilitated Meetings.****

We look forward to hosting a productive, Facilitated Meeting. Please feel free to contact us if you would like to discuss.

Sincerely,

TRH

Tyson R. Hummell

Assistant City Attorney / ADR Coordinator

(505) 768-4660 (Office)



--

Loretta Naranjo Lopez

Albuquerque, NM 87102

Cell Phone: (505) 270-7716

Email: NaranjoLopez2010@gmail.com

January 16, 2024

Via email: abcto@cabq.gov
Attn: Environmental Planning Commission Chair Shaffer

Re: PR-2023-009664 / RZ-2023-00052 –Amendment of Comprehensive Plan
PR-2023-009663 / SI-2023-01928 – Central ABQ CPA Assessment Report

EPC Chairman Shaffer,

Two CPA Assessment Reports have been accepted by City Council; Near Heights CPA and Southwest Mesa CPA. The Central ABQ CPA Draft will be heard on Thursday, January 18th. Both the Near Heights and Central ABQ CPAs contain policies of promoting active, walkable streetscapes and Crime Prevention through Environmental Design (CPTED) design standards that encourage “eyes on the street.”

The Near Heights CPA contains the Nob Hill/Highland Character Protection Overlay (CPO) that prohibits walls greater than 3 feet in the front or street side yard; see Page 99, 5.8 Walls & Fences (this CPA devoted an entire page to the subject and noted the following Action plan:)

“The Planning Department will create a handout, trainings, and/or an education campaign for wall/fence companies and the public about IDO regulations.”

Most variances for taller walls in the front yard setback are to rectify a violation—we often hear ‘but the contractor said this was ok’. The low walls (or higher patio walls set back 10’ from the property line) create open, walkable streets that reinforce neighborhoods’ eyes on the street.

The Central ABQ CPA contains 7 of the City’s 13 CPO’s and 5 of the City’s HPO’s (Historic Protection Overlay). This CPA is home to some of the most diverse and historic neighborhoods in the city. The CPA process has improved as planning staff learns from each Report; the Introduction on Page 2 clarifies a purpose of these assessments:

“CPA assessments are intended as vital tools to help identify, implement, and track the policies in the Comp Plan and regulations in the 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.”

The CPTED design standard of eyes on the street is mentioned specifically on Page 86 of the Draft:

“It is a generally accepted planning principle that more “eyes on the street” contribute to public safety.”

Public safety— isn’t “crime” number one on all the lists of concerns? People need to feel safe where they live, work, and play. Big visions are important, but more important is how one feels walking down their block. I urge the EPC to codify some of these accepted planning design standards in their review of the Comprehensive Plan Update. (And I applaud Planning Staff for their incorporation.)

I support APPROVAL of the Central ABQ CPA Assessment Report. Though I serve as the Victory Hills neighborhood association president (VHNA), am a District 6 Coalition officer and an Inter-Coalition Council (ICC) representative, these are my personal comments.

Sincerely,



Patricia Willson

CPA REPORT*

*Please see the .pdf (not attached here due to document size)
or the online version at:

<https://acrobat.adobe.com/link/review?uri=urn%3Aaid%3A%3AUS%3A5d4b3500-6c13-3daa-98ec-b6c4d6d5de89>