

PLANNING DEPARTMENT
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OFFICIAL NOTIFICATION OF DECISION

March 21, 2024

City of Albuquerque
600 2nd St.
Albuquerque NM, 87102

Project # PR-2023-009663
SI-2023-01928 - Community Planning Area Assessment Report
– Central ABQ CPA

LEGAL DESCRIPTION:

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).

Staff Planner: Vicente Quevedo

On March 21, 2024, the Environmental Planning Commission (EPC) voted to forward a recommendation that the City Council accept Project # PR-2023-009663, SI-2023-01928 - Community Planning Area Assessment Report – Central ABQ CPA, based on the following Findings and Conditions:

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, Barelás, 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.
21. Commission notes concerns of the Historic Neighborhood Alliance (HNA) concerning the need for strong policies on land use and protections of historic character and identity within the HNA Area. Commission urges prompt action on either an HPO or Small Area to accomplish these goals.

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”

7. Any necessary change to the document responding to data updates or corrections, including revisions to maps or graphics, without changing substantive content or conclusions will be made prior to acceptance by City Council.

APPEAL: It is not possible to appeal an EPC Recommendation to the City Council, since this is not a final decision. For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement.

OFFICIAL NOTICE OF DECISION

PR-2023-009663

March 21, 2024

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Sincerely,

Megan Jones

for Alan M. Varela,
Planning Director

AV/VQ/MJ

cc:

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EPC File