

PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3860 Fax (505) 924-3339



OFFICIAL NOTIFICATION OF DECISION

March 21, 2024

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

Project # PR-2024-009940
SI-2024-00286 - Community Planning Area Assessment Report
– East Gateway ABQ CPA

LEGAL DESCRIPTION:

Rebecca Bolen, City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the East Gateway CPA, an area generally between the following boundaries I-40 (North) and Wyoming (West) and: the City limits to the East and South, to the EPC for review and recommendation 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-2024-009940 SI-2024-00286 - Community Planning Area Assessment Report – East Gateway ABQ CPA, based on the following Findings and Conditions:

1. The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the East Gateway CPA. The East Gateway CPA is one of the twelve CPAs that the Comprehensive Plan established for the City.
2. The East Gateway CPA area is located generally between I-40 (North) and Wyoming (West) and the City limits to the East and to the South.
3. The EPC has an advisory role in the Community Planning Area (CPA) Assessments [Ref: IDO 14-16-6-2(E)(3)(f)] and is to review and comment regarding the CPA reports. The assessments shall be forwarded to the City Council for review and acceptance [Ref: IDO 14-16-6-3(E)(7)].
4. Once the EPC has completed its review of the East Gateway CPA Assessment Report, and the report continues advancing through the review and acceptance process, any additional public, City Department or outside agency comments received shall be considered and included (as applicable) by City Staff without the need for additional review and consideration by the EPC.
5. CPA assessments are intended to provide opportunities to generate community-based recommendations for new and/or revised policies for the Comprehensive Plan, new and/or revised regulations for the

Integrated Development Ordinance (IDO), and new and/or revised projects or partnerships with implementing City Departments.

6. IDO 14-16-6-3(E)- Community Planning Area Assessments, establishes parameters for CPA assessments. The IDO requires that CPA assessment recommendations accepted by the City Council be included in updates to ranked plans and the IDO annual update at least every five years.
7. The Albuquerque City Charter, Albuquerque / Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
8. The request is consistent with the Constitution of the State of New Mexico, which allows municipalities to adopt a charter to provide for maximum local self-government (see Article X, Section 6- Municipal Home Rule). The East Gateway CPA Assessment process helps to formulate and shape Comprehensive Plan Goals and policies particular to the East Gateway CPA Area. The resulting Goals and policies will be subsequently incorporated into the Comprehensive Plan as amendments.
9. The request is consistent with the following, relevant Articles of the City Charter:
 - A. Article I, Incorporation and Powers: Conducting the Community Planning Area (CPA) Assessment process, producing a report, and subsequently updating the Comprehensive Plan to incorporate new Goals and policies, is an act of maximum local self -government that is consistent with the purpose of the Charter.
 - B. Article IX, Environmental Protection: The CPA Assessment process, the CPA reports, and future related Comprehensive Plan updates will help protect and enhance quality of life for Albuquerque's citizens by helping to promote and maintain an aesthetic and humane urban environment and ensure the proper use and development of land. Commissions, Boards, and Committees will have up-to-date guidance to better administer City policy to benefit the residents.
 - C. Article XVII, Planning- Sections 1 and 2: The acceptance of the CPA Assessment Reports, which inform future Comprehensive Plan updates, is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. Future updates will help inform the Mayor and the Council about community priorities that can tie into future Capital Improvement Plans.
10. The Area Profile of the East Gateway CPA Assessment Report (Part 3) correlates to each chapter in the Comprehensive Plan. Each section within Part 3 identifies Actors, Plans, and Programs, discusses Assets and Opportunities identified through the community engagement process, and presents relevant metrics.
11. The East Gateway CPA Assessment Report (Part 5) introduces seven new policies, and several new sub-policies, particular to the East Gateway CPA Area. These new policies and sub-policies will be incorporated into the Comprehensive Plan, Chapter 4- Community Identity, Section 4.3.2- East Gateway CPA.
12. IDO 14-16-6-3(E)- Community Planning Area Assessments, establishes parameters for how CPA Assessments are conducted. The request fulfills the seven criteria of Subsection 6-3(E), as follows:
 - A. 6-3(E)(1) The Planning Director shall create a regular, rotating schedule to research, study, and analyze each CPA at least once every 5 years.

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

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

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

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

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

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

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

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

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

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

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

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

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

13. The cornerstone of the CPA assessment process is engagement of community members, residents, businesses, and other stakeholders. Public engagement strategies for the East Gateway CPA planning effort included a range of opportunities for input, discussion, and consensus-building. Hundreds of East Gateway area residents, business owners, service providers, and community leaders participated in the development of this report and contributed toward the recommendations it contains.
14. Staff received agency comments from The City of Albuquerque Engineer, Hydrology Department, Water Utility Authority, Solid Waste Management, Public Service of New Mexico (PNM), ABQ Ride, Bernalillo County, Mid-Region Metropolitan Planning Organization and The Albuquerque Metropolitan Arroyo Flood Control (AMAFCA). All agency comments were either non-adverse and/or emphasized support for the CPA process and assessment report.
15. In 48-hour rule material the commission noted concerns about code enforcement, general condition of housing, and presence of encampments and ensuing litter items, and asks City Council to take a closer look at those items upon their review.

CONDITIONS OF APPROVAL – SI-2024-00286

1. Any necessary clerical corrections to the document, including fixing typos, numbering, and cross references shall be made prior to acceptance by City Council.
2. Any necessary changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents shall be made prior to acceptance by City Council.
3. In response to comments received during the EPC 48-hour rule period, staff will update the Public Engagement Appendix of the East Gateway CPA Assessment Report (beginning on page 145) to incorporate information gathered during the outreach and engagement efforts. Specifically, more detail about the Los Altos Walk, advertising sent to parents and guardians through the APS Peach Jar App, and a link to the announcements made through the Planning list serve, which are posted on the website.

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.

Sincerely,

Megan Jones

for Alan M. Varela,
Planning Director

AV/VQ/MJ

cc:

City of Albuquerque, Planning Dept. rbolen@cabq.gov
Legal, dking@cabq.gov
EPC File