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OFFICIAL NOTICE OF DECISION

August 21, 2025

City of Albuquerque Planning Dept.
Urban Design & Development Division
600 2nd Street NW
Albuquerque, NM 87102

Project # [PLAN-2025-00003](#)
Community Planning Area (CPA) Assessment Report

LEGAL DESCRIPTION:

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the West Mesa CPA, an area generally between the following boundaries: west of the Rio Grande to the city's western edge and Atrisco Vista Blvd., between I-40 and Montañó and Gila Roads, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and IDO 14-16-6-3(E)(7).

(C2-C8)(D2-D8)(E2-E12)(F1-F12)(G1-G12)(H6-H12)(J6-J10)
(K6-K8)(L6-L7)

Staff Planner: Megan Jones

On August 21, 2025, the Environmental Planning Commission (EPC) voted to forward a recommendation that the City Council ACCEPT the Northwest Mesa CPA Assessment Report, Project # PLAN-2025-00003, Community Planning Area (CPA) Assessment Report based on the following Findings and subject to the following Conditions of Approval:

FINDINGS – PLAN-2025-00003 - Community Planning Area (CPA) Assessment Report

1. The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Northwest Mesa CPA. The Northwest Mesa CPA is one of the twelve CPAs that the Comprehensive Plan established for the City.
2. The Northwest Mesa CPA spans the area west of the Rio Grande to the city's western edge and between Montañó and Gila Roads and the Bernalillo/Sandoval County line to the north.
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. 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.

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5. 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.
6. 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.
7. 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 Northwest Mesa CPA Assessment process helps to formulate and shape Comprehensive Plan Goals and policies particular to the Northwest Mesa CPA. The resulting Goals and policies will be subsequently incorporated into the Comprehensive Plan as amendments.
8. 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.
9. The Area Profile of the Northwest Mesa 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.
10. The Northwest Mesa CPA Assessment Report (Part 5) recommends ten new policies particular to the Northwest Mesa CPA. These new policies will be incorporated into the Comprehensive Plan, Chapter 4 Community Identity, Section 4.3.11 Northwest Mesa CPA Assessment Report.
 - I. Prioritize development projects to conserve water and follow xeriscape practices.

- II. Increase drought-tolerant native landscaping, especially trees and grasses, along streets and multi-use trails to enhance aesthetics, support water conservation, and improve climate resilience.
 - III. Promote Green Stormwater Infrastructure to address stormwater drainage issues, including around the Escarpment.
 - IV. Support multi-modal and active transportation options (e.g., e-scooters, e-bikes), particularly in auto-oriented commercial areas, to support safe, connected networks for pedestrians, cyclists, and public transit users, to include increasing park-and-ride spaces.
 - V. Prioritize walkability, safety, and ADA compliance along sidewalks to improve multi-modal access to parks and other recreational amenities for older adults and families.
 - VI. Encourage mixed-use development, especially for businesses that provide employment opportunities with a professional career path, along Major Transit corridors.
 - VII. Support quality housing development that increases affordable housing within Centers and along Major Transit Corridors, and that complements the surrounding area.
 - VIII. Support programs, public art, exhibits focused on protecting public spaces, signage, and community events that celebrate the diversity and history of Northwest Mesa, particularly under-represented cultures and languages.
 - IX. Improve access to public facilities, programs, and services for seniors and youth.
 - X. Support public art installations in public gathering spaces or along transit routes visible from vehicles or pedestrian pathways.
11. 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 Northwest Mesa CPA is the sixth 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 Northwest Mesa CPA Assessment report includes performance measures established by the Comprehensive Plan for each chapter. Metrics for the Northwest Mesa CPA are found in Appendix Parts 7.1 through 7.10 of the Assessment Report (see 14.3.2- Comp Plan Metrics).

- 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 3.1 of the Northwest Mesa CPA Assessment Report (Community Identity) mentions the role each neighborhood plays. The engagement report (Appendix 8.1) identifies coordination with ONC and neighborhood associations as part of engagement, particularly with respect to neighborhood walks, Neighborhood Association meetings, neighborhood Block Parties and Resource Fairs.

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

Public engagement is a key component of the Northwest Mesa CPA assessment process. Staff conducted many engagement activities in the Northwest Mesa CPA. The planning team was invited to community meetings to present and facilitate activities, conducted outreach at neighborhood association meetings, engaged students at Albuquerque Public School events, and staffed booths at community events and public locations or private businesses throughout the assessment process. Engagement included online surveys, social media, interactive PDFs on the website for comments, and virtual focus group meetings.

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

Parts 2.3 of the Northwest Mesa CPA Assessment Report discusses the area's history and special places, such as presence of Puebloan ancestors preserved within the Petroglyph National Monument, the area's rich agriculture history, and the one neighborhood on the historical registry, the La Luz Neighborhood complex. The area's character is discussed in Section 3.8 Heritage Conservation. 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 Northwest Mesa Community Planning Area are identified as part of the CPA Assessment process and will be incorporated in a future Comp Plan update in Chapter 4 Community Identity, Goal 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 Northwest Mesa 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.

12. Engaging the community is the cornerstone of the CPA assessment process, including community members, residents, businesses, and other agency partners. Public engagement strategies for the Northwest Mesa CPA planning effort included a range of opportunities for input, discussion, and consensus-building. Hundreds of Northwest Mesa area residents, business owners, service providers, and community leaders participated in the development of this report and contributed to its recommendations.
13. 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 §14-16-6-3(E) (Community Planning Area Assessments) establishes parameters for CPA assessments to inform updates and amendments to planning policies, zoning regulations, technical standards for infrastructure, and capital improvement priorities. Recommendations in CPA assessments that are accepted by the City Council are proposed 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 Ranked plan in the City's Planning system. The Comprehensive Plan is the Rank 1 Plan, Facility Plans are Rank II Plans, and Rank III Plans consist of Master Plans and Resource Management Plans.

Council Bill No. R-20-27 (Enactment No. R-2020-70) established the order of CPA assessments for 2021-2025. (See attachment.) The Resolution went into effect in July 2020.

Council Bill No. R-22-42 (Enactment No. R-2022-061) rescinded R-20-27 and established a later start date for CPA assessments and adjusted the order of CPA assessments. (See attachment.) The COVID-19 public health emergency in the Spring of 2020 made in-person engagement inadvisable. The start date for the CPA assessments was changed from June 2020 to February 2021.

14. The public was able to access and read the online report draft in detail. Planning staff received several public comments prior to finalizing the Northwest Mesa Assessment Report draft that was submitted to the Environmental Planning Commission (EPC) for review and recommendation. The majority of the public comments received were positive, mainly focused on typographical errors and clarifying content.
15. Comments were received from the West Side Coalition of Neighborhoods (WSCONA) President and membership regarding the Policy Table and Action Matrix for the Northwest Mesa Assessment Report. Planning staff incorporated as many comments and edits as possible. Staff notes that the assessment report does not, on its own, carry any policy or regulatory authority, and the editing process involved coordination with partnering agencies and city departments in order to finalize the table and matrix. Any comments received related to

potential regulatory language, or that staff was not able to find a lead agency for, were not incorporated into the Northwest Mesa Assessment Report prior to submittal to EPC for review and recommendation. Planning staff attended a WSCONA monthly meeting on August 6, 2025 to present details about the Northwest Mesa Assessment Report and answer questions ahead of the EPC public hearing.

16. Planning staff received comments and edits from partnering agencies and City departments that were incorporated into the draft submitted to the EPC for review and recommendation. After submittal, staff received agency comments from CABQ Municipal Development Department, the Public Service Company of New Mexico, and Bernalillo County Planning & Development Services.
17. Next Steps: IDO §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. After EPC review and recommendation, the Assessment Report will be transmitted to the City Council for review and acceptance. Policies developed for the West Mesa CPA assessment process will be incorporated into Policy 4.3.13 of the ABC Comprehensive Plan during a future update.

CONDITIONS OF APPROVAL

Project #: PLAN-2025-00003, Community Planning Area (CPA) Assessment Report

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. The City Council Services Department shall be added to the Collaborator box for Action Item #2 within the Northwest Mesa CPA Action Matrix prior to review 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.

Sincerely,



for Alan Varela
Planning Director

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