



NNVNA
PO Box 6143
ALBUQUERQUE, NM
87197

MARIT TULLY
PRESIDENT
(505) 385-7863

JOE SABATINI
SECRETARY
(505) 344-9212

NEARNORTHVALLEYNA
@GMAIL.COM
WWW>NNVNA.ORG
WWW.FACEBOOK.COM/
NNVNA.ORG

Copy:

Joaquin Baca, Councilor

Jude Miller, Planner, Urban
Design & Development
Division

NEAR NORTH VALLEY NEIGHBORHOOD ASSOCIATION

**VOLUNTEERS WORKING INCLUSIVELY TO PROTECT,
PRESERVE, AND ENHANCE THE COMMUNITY**

August 17, 2026

Environmental Planning Commission
City of Albuquerque
Via the EPC Public Comment Portal and PlanningEPC@cabq.gov

Re: Case # PLAN-2026-00002 Community Planning Area (CPA) Assessment
Report, Near North Valley

Members of the Environmental Planning Commission:

We write on behalf of the Near North Valley Neighborhood Association (NNVNA) to express our concerns about the *Draft* Near North Valley (NNV) Community Planning Area (CPA) Assessment Report (Report) and to request that you defer your review and recommendation on the Report to allow sufficient time for necessary revisions. This request was sanctioned by a vote of NNVNA's Board at our monthly meeting on August 12, 2026.

Our primary concern is that the Report does not meet the intent of the Integrated Development Ordinance and the policies stated for CPAs in the Albuquerque/Bernalillo County Comprehensive Plan (as amended October 2025) regarding engaging with communities to recognize their needs and priorities and developing plans that address those needs and priorities. The Report does not adhere to Comprehensive Plan goals, policies, and actions 4.2, 4.2.2, 4.2.2.2, 4.3, 4.3.1.3, and 4.3.1.4, and Appendix E.

The NNV CPA Report describes the engagement process for the CPA. However, it provides very little information about results from that process, i.e., the actual input from the community. There are very few statements delineating how CPA residents see their needs and priorities. NNVNA members who participated in the process do not see their input reflected in the Report. The minimal statements included in Part 3, Area Profile, are embedded in such a way as to be obscured. Part 4, Projects and Programs, reiterates these comments but only describes current efforts and does not suggest additional projects or programs for the CPA based on community input.

Similarly, the text in Part 5, Policy and Regulation Review, only describes current efforts and does not suggest improvements to meet the needs and

priorities of the CPA. The Policy Matrix is not linked to community input and the sources of the recommendations are unclear. For example, the recommendations for cluster development rather than cottage development, microtransit, and coordination with the Community Policing Council do not appear elsewhere in the plan and do not seem connected to it.

Although Part 6, the Action Matrix, refers to focus groups, there is again no apparent connection to community needs and priorities. Actions such as pollinator habitat, e-bikes, micro-transit, and senior programs are not clearly linked to CPA needs. The actions are not obvious priorities. Furthermore, many actions and measures of success are unclear and sometimes meaningless; for example, "a meeting is held" is not itself a valuable outcome.

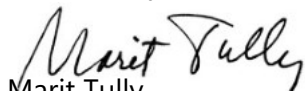
With a deferral by the EPC, the City's Planning Department, Urban Design & Development Division, will have the opportunity to continue its work on the NNV CPA Report to highlight and effectively integrate community input and to incorporate meaningful policy changes and actions that reflect that input. This will honor the contributions made by the community and thus encourage future engagement. It will improve this Report and its role in the City's comprehensive planning.

As a secondary matter, we request that the Report be edited to consistently clarify the distinction between the NNV CPA and the NNV neighborhood (represented by the NNVNA). The introduction to the report defines the CPA boundaries, but there are numerous instances in which the Report refers to the NNV without specifying the CPA or the neighborhood. We suggest that the area of this plan always be referred to as the CPA for clarification. We hope that future CPA Reports will modify the name of this planning area for clarity.

While the Near North Valley Neighborhood Association does not support a recommendation of acceptance of the Near North Valley Community Planning Area Assessment Report as currently drafted, we believe with sufficient time, necessary revisions could be made.

Thank you for your consideration.

Respectfully submitted,



Marit Tully

President, Near North Valley Neighborhood Association



Sharon Hausam, Ph.D., AICP

Member, Land Use & Infrastructure Committee, Near North Valley Neighborhood Association