



City of Albuquerque
Environmental Planning Commission



Staff Report

HEARING DATE:	Thursday, August 20, 2026
CASE #:	PLAN-2026-00002
APPLICANT:	Urban Design & Development, Planning Department
APPLICATION:	Community Planning Area (CPA) Assessment Report for the Near North Valley CPA
ADDRESS/LOCATION:	(See boundaries in summary below)
PROPERTY AREA:	Approximately 5,895 acres
EXISTING ZONING:	Varies
STAFF PLANNER:	Jude Miller

CASE SUMMARY: The request is for an EPC recommendation regarding the Near North Valley Community Planning Area (CPA) Assessment Report. The Near North Valley CPA is generally bounded by I-25 to the east, the Rio Grande on the west, Montaño Road to the north, and I-40 to the south.

The Comprehensive Plan establishes 12 CPAs and outlines a process to engage the community and agency partners. The assessment report analyzes trends for each element of the Comp Plan and recommends actions to address community priorities heard through the public engagement process. Each assessment also recommends policies for Comp Plan Chapter 4: Community Identity. The Near North Valley CPA Assessment Report is the seventh CPA report to be completed.

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 recommended to be included in Comprehensive Plan Chapter 4 Community Identity during a future update.

Public engagement strategies offered a range of opportunities for input, discussion, and consensus-building. Hundreds of Near North Valley residents, business owners, service providers, and Neighborhood Association leaders participated in the development of this report.

STAFF RECOMMENDATION: That the EPC forward a recommendation that the City Council ACCEPTS Plan #2026-0002 based on Findings 1-20 & Recommended Conditions 1-2 within this report.

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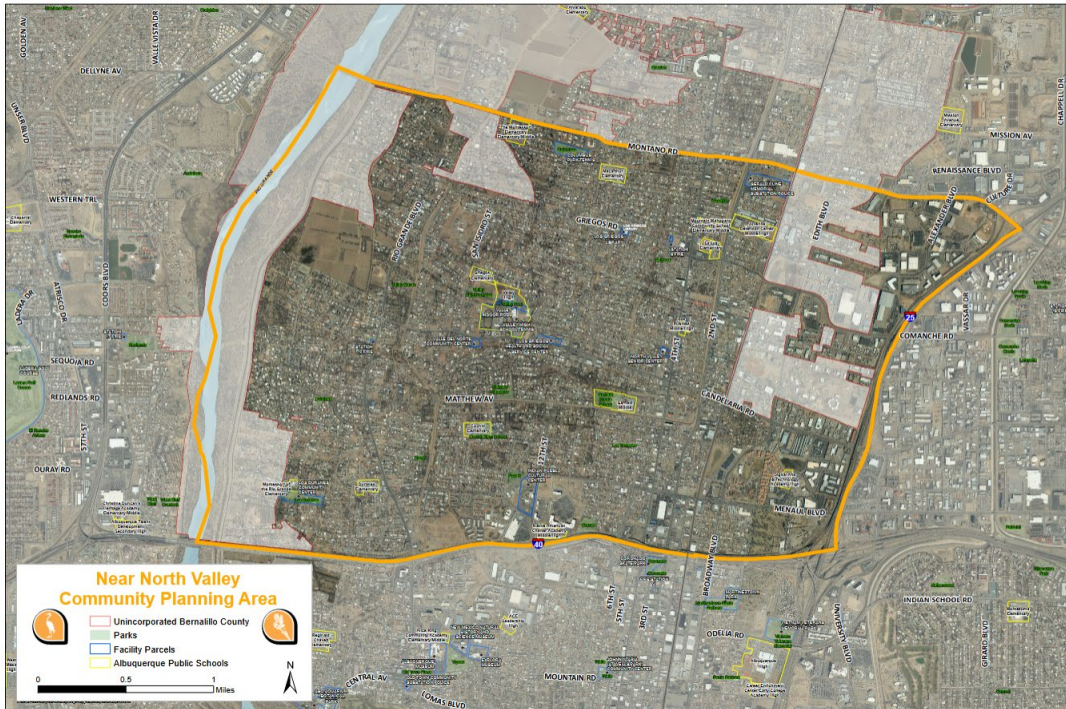
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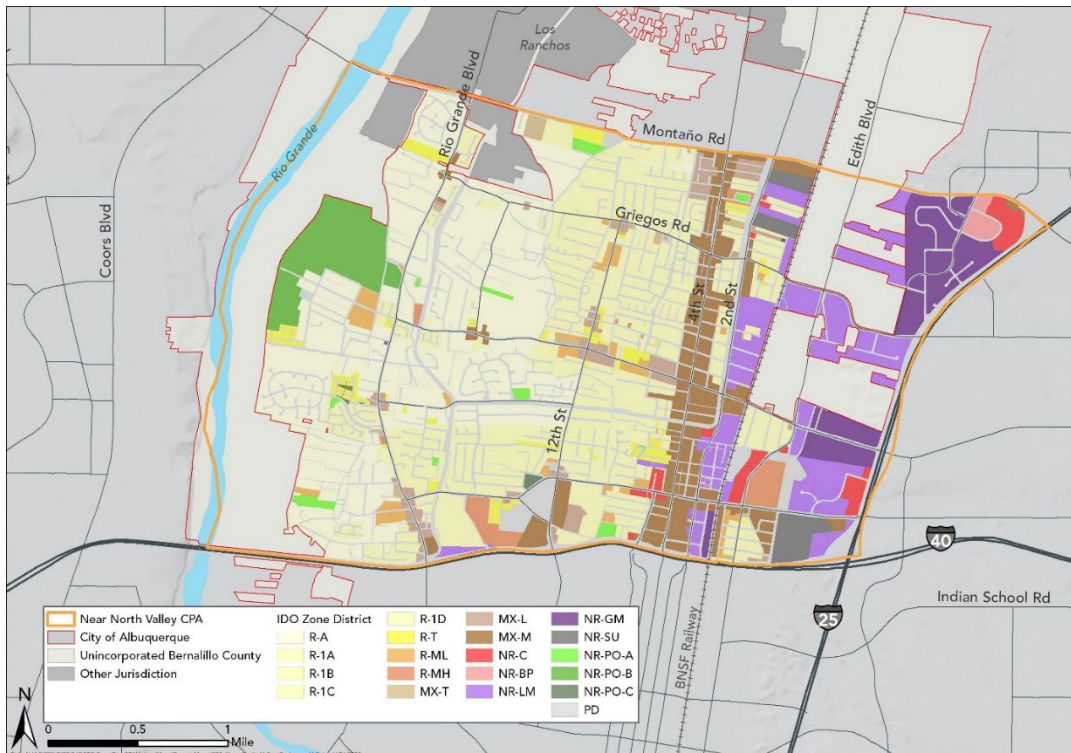
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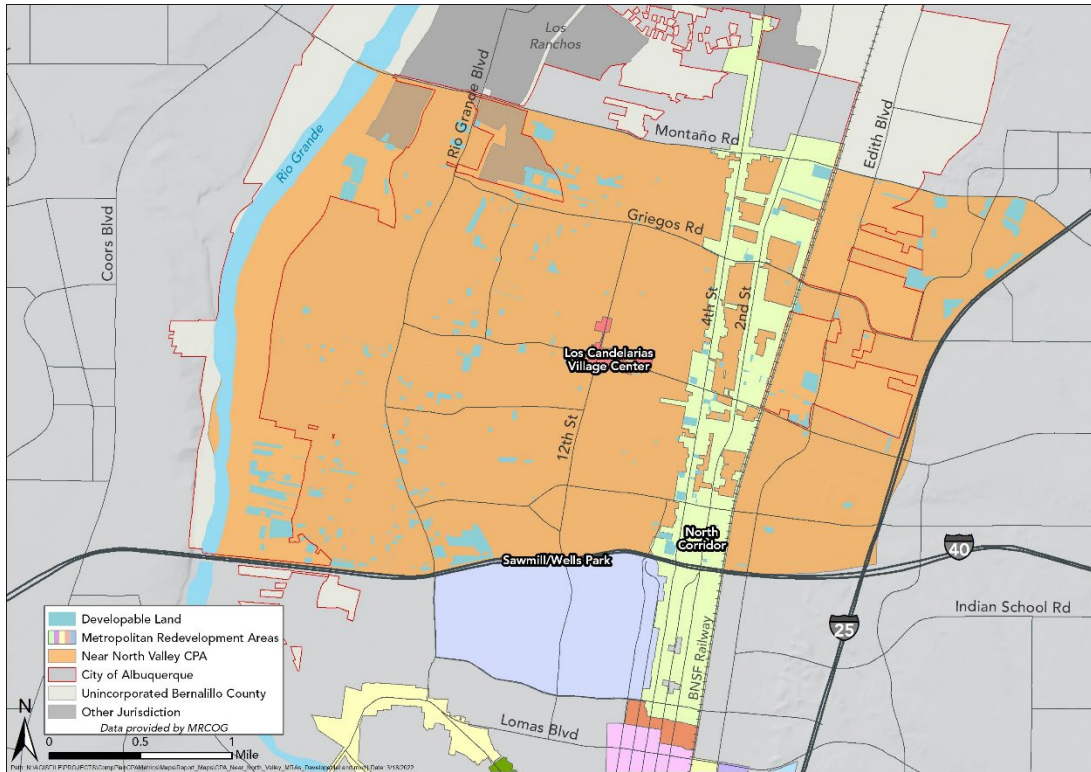
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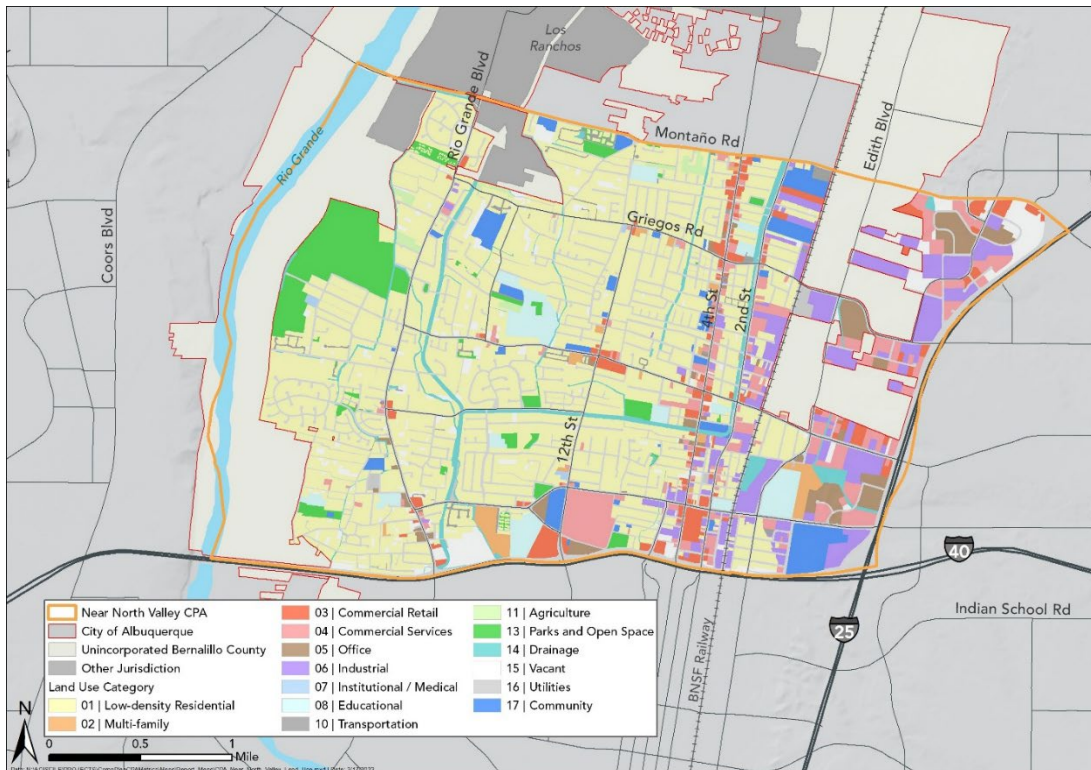
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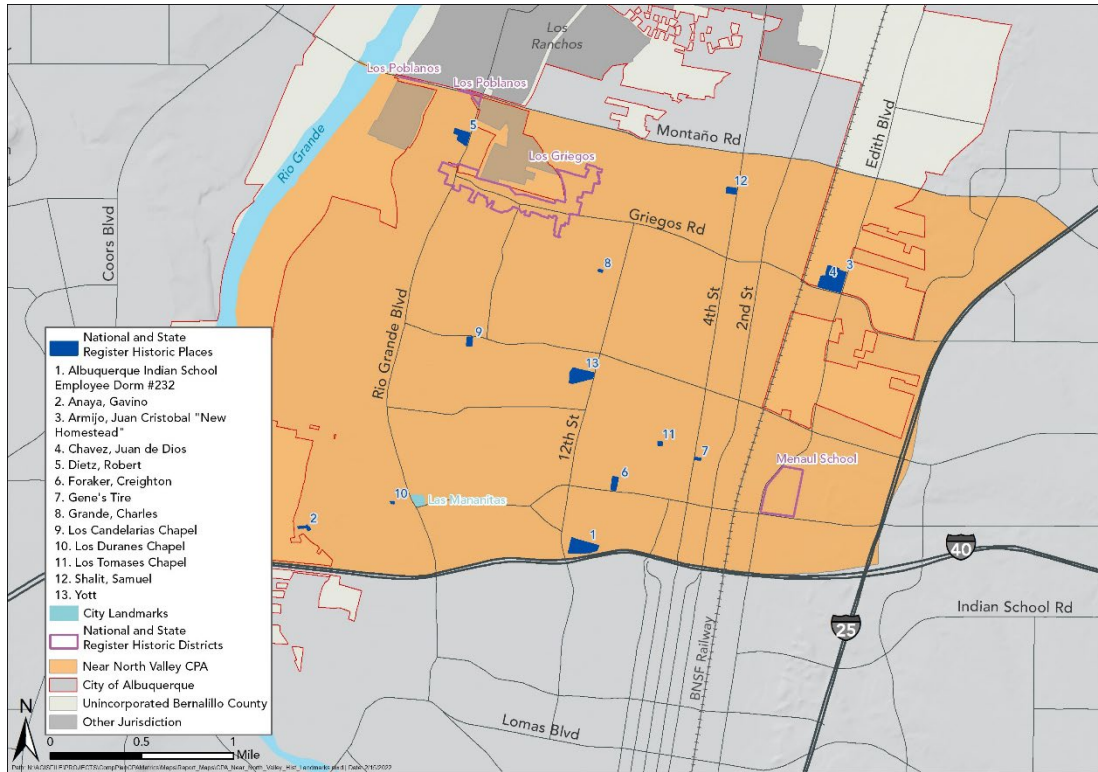
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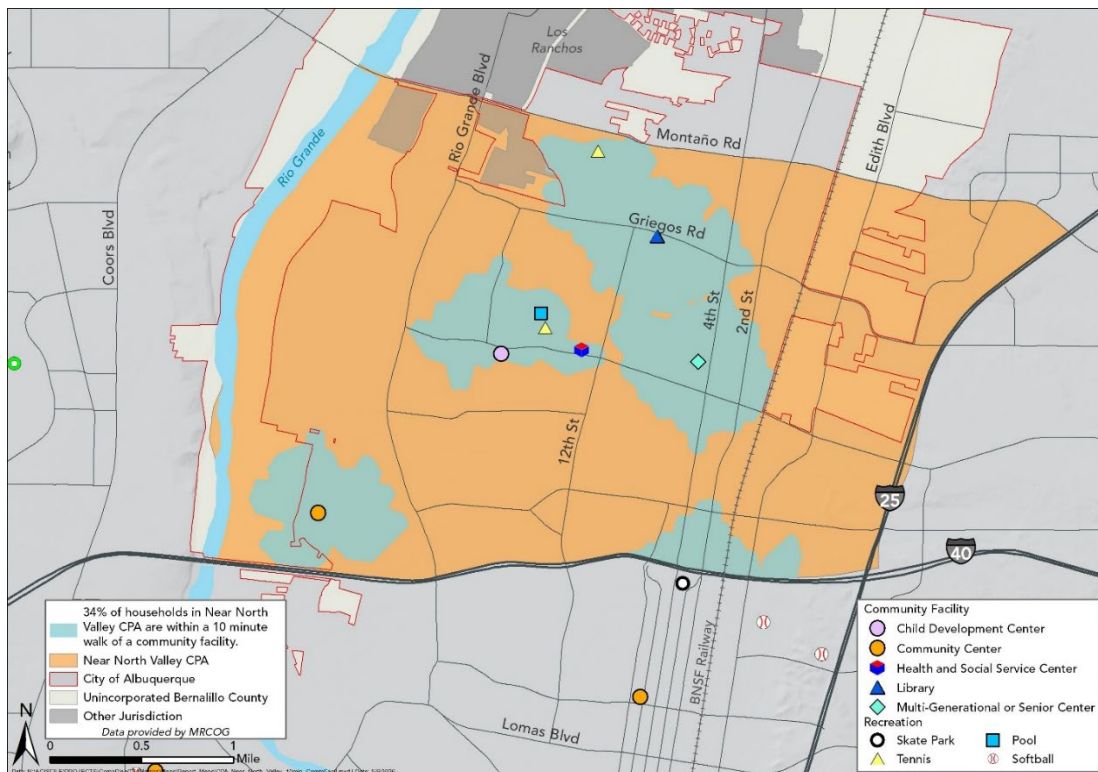
Land Use Map



History Map



Public Facilities / Community Services Map



I. Introduction

Request

The request is for the Near North Valley Community Planning Area (CPA) Assessment Report. The Near North Valley CPA Assessment Report is the product of a year-long planning effort that included extensive public engagement.

The Near North Valley CPA is one of the 12 Community Planning Areas (CPAs) that the Comprehensive Plan established in the city. The area is bounded generally by I-25 to the east, the Rio Grande to the west, Montañño Road to the north, and I-40 to the south. The CPA consists of approximately 5,895 acres.

EPC Role

The EPC has an advisory role in the Community Planning Area (CPA) Assessments [IDO § 14-16-6-2(E)(3)(f)]. The EPC's role is to review and make a recommendation regarding the CPA assessment reports; the EPC's findings are transmitted to the City Council for review and acceptance as the decision-making body [[IDO §14-16-6-3\(E\)\(7\)](#)].

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 §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 Ranked plans 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-22-42 (Enactment No. R-2022-061) established the start date for CPA assessments and order of CPA assessments. (See attachment.) When 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.

Context

The Near North Valley Community Planning Area (CPA) spans the area between the Rio Grande and I-25 and between I-40 and Montano. The Near North Valley remains semi-

rural and rich in history and tradition as agricultural land and open space in the west blends into residential neighborhoods to the east. Many of these communities have roots in farms and ranches that were established in the 18th-century, although Indigenous people had been irrigating the area for centuries before. The intricate acequia system is still evident in the landscape today. Distinctive neighborhoods that continue cultural traditions, like community groups clearing the irrigation ditches every spring, are the heart of the Near North Valley CPA.

Near North Valley's topography is characterized by the Rio Grande and Bosque. The area includes a network of trails throughout the Rio Grande Valley State Park and the Candelaria Nature Preserve along the east side of the river, which include the Paseo del Bosque Trail. The Middle Rio Grande Conservancy District was established nearly a century ago and continues to maintain and rehabilitate infrastructure around the river to the benefit of agriculture, recreation, and the natural environment.

Farther east, commercial and retail services line the 4th Street corridor, the original Historic Route 66, which runs the entire north-south length of the CPA. This corridor has historically provided services for locals and unique experiences for visitors. The Indian Pueblo Cultural Center is located on 12th Street at the site of the former Albuquerque Indian School. The cultural center and the nearby businesses that are also owned and operated by the 19 Pueblos of New Mexico preserve and perpetuate the foundational culture of the region. Large commercial and industrial development is concentrated along I-40 to the south and along I-25 to the east.

II. Analysis of City Plans and Ordinances

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 Near North Valley Community Planning Area (CPA) Assessment process helps to formulate and shape Comprehensive Plan goals and policies particular to the Near North Valley CPA. The resulting goals and policies will be subsequently incorporated into the Comprehensive Plan as amendments in a future update.

CHARTER OF THE CITY OF ALBUQUERQUE: The Citizens of Albuquerque adopted the City Charter in 1971.

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 Near North Valley 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.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The City adopted the first Albuquerque-Bernalillo County Comprehensive Plan in 1975. The Plan was developed with assistance from residents in response to rapid growth after

1960. The Plan included policies and maps designating open space areas, six “metropolitan” areas, and urban centers. The Comprehensive Plan was updated substantially and adopted by City Council in March 2017. The ABC Comprehensive Plan is the state-mandated general plan for Albuquerque and Bernalillo County, providing a course of action for urban conservation and development and for environmental management.

Center & Corridor Designations

[Section 5.2](#) in the CPA Assessment Report provides detailed descriptions of designated Centers and Corridors in the Near North Valley CPA.

Centers in the Near North Valley CPA:

- *Indian School **Activity Center***
- *12th and Candelaria **Activity Center***
- *Guadalupe Plaza **Activity Center***
- *Renaissance **Employment Center***

Corridors in the Near North Valley CPA:

- ***Main Street Corridors***
 - *4th Street*
- ***Major Transit Corridor***
 - *Menaul Boulevard*
 - *Montaño Road*
 - *I-40*
- ***Multi-Modal Corridor***
 - *4th Street*
- ***Commuter Corridors***
 - *2nd Street*
 - *I-25*
 - *I-40*

Community Planning Areas and Comprehensive Plan Elements

Community Planning Areas (CPAs) were first developed during a city planning effort in 1995. This planning effort resulted in a map outlining distinct Community Identity areas that 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 and is designed to accommodate all areas of the city, learning from each and extending the benefits to all. The Near North Valley CPA Report meets the intent of the ABC Comprehensive Plan to develop new Goals and Policies based on community input and feedback.

Part 3. Area Profile of the Near North Valley CPA Assessment Report correlates to each element in the Comprehensive Plan. Each section within Part 3 of the Assessment Report 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)

The Near North Valley CPA's community identity is anchored by a multi-generational connection to its land, history, and cultural heritage, spanning from ancestral Tiwa settlements, early Spanish villages, to historic Route 66 along 4th Street. This identity is physically preserved through the distinct architectural styles and family narratives of historic neighborhoods like Los Duranes, Los Griegos, and Los Candelarias. One thing that distinguishes the area within Albuquerque's urban landscape is the connection to the area's agricultural history, maintained through a traditional network of functioning acequias. These historic waterways serve a dual purpose as vital agricultural infrastructure and modern community assets that function as green corridors, wildlife habitats, and informal walking paths.

3.2 LAND USE (COMP PLAN CHAPTER 5)

The Near North Valley offers a blend of land uses, including residential, agricultural, and commercial spaces. Its historic acequia system and proximity to the Rio Grande have shaped local land use patterns, creating a semi-urban setting that reflects its agricultural roots while supporting commercial and residential development interconnected by acequias.

Residential development in the Near North Valley includes single-family homes, duplexes, casitas, townhomes, and apartment complexes. Some properties along the western side of the CPA incorporate small farms and gardens that reflect the area's agricultural past.

4th Street serves as a key transit corridor that supports shopping, housing, employment, and services. East of 2nd Street, most land is zoned for industrial and large-scale commercial uses, while west of 4th Street, the pattern becomes more residential with small commercial sites at key intersections.

3.3 TRANSPORTATION (COMP PLAN CHAPTER 6)

The street network in the Near North Valley CPA relies on a hierarchical structure of local streets, collectors, and arterials, where major corridors like Montañó Road, 2nd Street, Candelaria Road, and Menaul Boulevard connect with minor arterials such as Broadway, Edith, 4th, 6th, 12th, and Rio Grande Boulevard. The layout combines historic influences, including street alignments shaped by acequias west of 12th Street, a traditional grid in the south and east, and iconic historic routes like Edith Boulevard (El Camino Real) and 4th Street (Route 660). Key north-south and east-west arteries link Downtown Albuquerque to the North Valley and cross the river via I-40 and Montañó Road. While the network features notable assets like low

neighborhood traffic, free transit service, and the historic 4th Street, designated as a Main Street corridor, it also faces challenges such as severe peak-period on roads that link to the city's limited river crossings and nearby regional highways.

3.4 URBAN DESIGN (COMP PLAN CHAPTER 7)

Urban design in the Near North Valley reflects centuries of incremental development from early agricultural settlement patterns to mid-20th-century suburban expansion. This layered history creates a distinctive landscape where narrow roads follow centuries-old acequia alignments, mature tree canopies arch over residential streets, and adobe homes sit alongside more modern housing.

Neighborhoods closest to the Rio Grande exhibit the valley's most traditional development patterns, characterized by a mix of large lots for small-scale agricultural uses and residential housing. Mature cottonwoods and agricultural plantings create green corridors that contrast with the surrounding desert landscape. Farther east, 4th street serves as the primary commercial spine with development reflecting multiple eras of growth. Historic Route 66-era buildings sit alongside contemporary mixed-use developments.

3.5 ECONOMIC DEVELOPMENT (COMP PLAN CHAPTER 8)

The Near North Valley Community Planning Area serves as a major employment hub, supplying approximately 5.5% of all citywide jobs—the fifth-largest share among CPAs. The area is characterized by a well-educated population, with 51% of residents holding a college degree, slightly above the citywide average of 47%. Household incomes have grown 27% since 2010 to a median of \$63,730, while poverty levels remain comparable to the citywide baseline at 17%. The local economy is driven by a diverse mix of commercial, industrial, and institutional uses, supported by major public agency facilities, regional distribution centers, corporate office parks, and large-scale retailers.

Commercial activity across the area follows distinct corridor patterns. 4th Street is a commercial corridor featuring local retail, dining, and recent mixed-use residential projects, while 2nd Street and the adjacent railroad corridor support auto-oriented commercial services, light manufacturing, and industrial operations that benefit from regional freight and highway access. Key neighborhood destinations include a health and social service center at 12th Street and Candelaria Road, small businesses along the Rio Grande Boulevard, and a high-volume commercial hub along Montañó Road near I-25 offering big-box retail, office space, and large-capacity entertainment facilities. Working farms and nurseries also remain active throughout the valley, integrating traditional agricultural activity into the area's broader economic framework.

3.6 HOUSING (COMP PLAN CHAPTER 9)

The Near North Valley CPA includes approximately 10,088 households and 24,124 residents, accounting for roughly 4.4% of the city's housing units and 4.2% of its total population. The area experienced a 6% population decrease between 2010 and 2022. Alongside this dip, the average household size decreased from 2.37 to 2.22 persons. This trend toward lower household occupancy indicates that more individual housing units are required to accommodate the same population level. Furthermore, the community is notably older than the citywide average, with seniors (aged 65 and older) comprising 22% of the population compared to 17% citywide, establishing a clear priority for expanding independent and assisted senior living options, handicap accessibility retrofits, and home repair assistance programs to facilitate aging-in-place.

The area's housing inventory consists of approximately 10,825 dwelling units, heavily weighted toward low-density residential dwellings. Detached single-family dwellings comprise the vast majority of the housing stock at approximately 75%. The remaining housing options are distributed among low-to-medium-density alternatives, with townhouses accounting for 8%, smaller multi-family configurations (2 to 4 units) representing 6%, and larger multi-family developments (5 or more units) making up 8%. Manufactured housing and other dwelling types comprise the remaining 3% of the local inventory. This high concentration of single-family structures, paired with a declining average household size, underscores a potential opportunity to diversify the housing supply with "missing middle" housing types to better serve the Near North Valley's shifting demographic needs.

3.7 PARKS & OPEN SPACE (COMP PLAN CHAPTER 10)

The Near North Valley benefits from its connection to the Rio Grande Bosque, one of the longest stretches of green space in the Rio Grande Valley. This expansive cottonwood forest alongside the river offers trails for walking, running, biking, and enjoying nature. With nearly 20 miles of trails within the Near North Valley and many more nearby along the Rio Grande, the area provides extensive opportunities for recreation. The Paseo del Bosque Trail, a multi-use path that runs north-south along the CPA's western edge, links the Near North Valley to other parts of the city and provides residents easy access to nature close to home. Multiple access points throughout the CPA ensure this beloved natural area remains accessible to the community. In addition to open space, the Near North Valley includes more than a dozen neighborhood parks, yielding approximately 2 acres of parkland for every 1,000 residents.

3.8 HERITAGE CONSERVATION (COMP PLAN CHAPTER 11)

The heritage of the Near North Valley spans thousands of years to the Tiwa people, who first settled along the fertile Rio Grande Valley. After Spanish colonization, villages like Los Duranes, Los Griegos, and Candelaria grew into agricultural

communities connected by the acequia irrigation system. Today, historic settlement patterns remain visible in the area's narrow, winding roads, adobe buildings, and functioning irrigation ditches. Over 98 acres of land within the CPA are protected as historic districts, and the area has 26 registered City landmarks.

Heritage conservation efforts aim to protect and preserve these cultural and historical resources. Residents note a strong connection to the land and to long-standing neighborhood histories, which contributes to a sense of community identity. Preserving cultural, historical, and natural elements helps maintain continuity between the area's past and its present.

3.9 INFRASTRUCTURE, COMMUNITY FACILITIES, AND SERVICES (COMP PLAN CHAPTER 12)

Community institutions in the Near North Valley, such as schools, centers, libraries, and parks, function as hubs for many residents. The Los Duranes Community Center, located in the southwestern corner of the Near North Valley CPA, offers a range of programs and facilities, including arts and crafts rooms, computer labs, dance and fitness classes, gym facilities, after-school programs, and a weekday senior lunch program.

The Rio Grande Nature Center, located next to the Bosque, offers walking trails, wildlife-viewing areas, and educational programs focused on bosque ecology. The Nature Center serves as a major public access point to the Bosque and is used by residents for recreation and environmental education. Additionally, the Middle Rio Grande Conservancy District (MRGCD) maintains this network of canals, drains, and ditches, some of which date back centuries.

Areas that previously contained farmland now include housing. The shift from agricultural to residential and commercial land increases pressure on water and sewer systems, drainage, stormwater management, street lighting, and other utilities.

3.10 RESILIENCE AND SUSTAINABILITY (COMP PLAN CHAPTER 13)

The Near North Valley's agricultural heritage is intimately connected to water management through the traditional acequia system. These historic irrigation ditches, some dating back centuries, continue to serve their original purpose while also providing critical ecosystem services. As the Near North Valley has evolved into a more urban area, acequias now function as green corridors throughout neighborhoods, supporting wildlife habitat, providing natural cooling, and creating pedestrian pathways that connect the community.

During public engagement, community members emphasized the importance of protecting the Bosque and its mature tree canopy, which defines the valley's character and provides essential environmental benefits. The extensive cottonwood canopy that shades neighborhoods, parks, and agricultural lands creates cooler

microclimates during hot summer months, supports diverse wildlife, and contributes to the agrarian heritage valued by residents. Community members voiced concerns about a shrinking river and dwindling water supply. They expressed interest in expanding water-conservation opportunities while maintaining the acequias and the remaining agricultural lands that link the area to its past and depend on adequate water resources.

The Near North Valley includes working farms and community agricultural spaces, including the city-owned Rio Grande Community Farm, that contribute to local food systems and environmental sustainability. These agricultural operations maintain open space, preserve traditional land-use patterns, and support access to fresh, locally grown food.

Integrated Development Ordinance (IDO)

The Near North Valley CPA Assessment Report summarizes overlay zones in [Section 5.3](#).

Character Protection Overlay (CPO) Zones

Los Duranes – CPO-6

CPO-6 establishes specific site standards including a 50 percent maximum building coverage in the R-A zone, staggered front setbacks, and a 26-foot maximum building height limit with upper-story footprint restrictions. The overlay also incorporates open space protections for acequias, limits drive-through orientations along Rio Grande Boulevard, and mandates specific design standards for multi-family and cluster developments. [[See IDO § 14-16-3-4\(G\).](#)]

Martineztown/Santa Barbara – CPO-7

CPO-7 establishes specific site and dimensional limits, including heightened usable open space requirements for multi-family developments, minimum lot widths for multi-family development, and strict 10-foot front setbacks. Additionally, the overlay zone caps maximum building heights at 26 feet for standard project sites under 5 acres, restricts building height bonuses, and applies specialized signage standards. [[See IDO § 14-16-3-4\(H\).](#)]

North 4th Corridor – CPO-9

CPO-9 establishes development controls to support a pedestrian-oriented, multi-modal corridor along North 4th Street. It requires a 10-foot minimum and 15-foot maximum front setback along the 4th Street frontage. The overlay zone caps building heights at 55 feet in non-residential and mixed-use zones, restricts building height bonuses, and requires height limits of 45 feet for large frontages. Additionally, it implements a mandatory 6-foot upper-story stepback for building portions over 30 feet tall facing 4th Street. [[See IDO § 14-16-3-4\(J\).](#)]

Rio Grande Boulevard – CPO-11

CPO-11 establishes enhanced setback protections from the right-of-way (25 feet in the R-A zone and 20 feet in all other zones) and requires mandatory 6-foot upper-story building setbacks abutting streets or residential uses. Development standards include a 15 percent parking lot landscaping minimum, a 26-foot cap on lighting mounting heights, and restrictions on parking placement between buildings and the street. The overlay zone also enforces building material and design by prohibiting exposed CMU block, untreated metal, and mirrored glass, while mandating plazas, street-facing porches, and screened mechanical equipment. [\[See IDO § 14-16-3-4\(L\).\]](#)

III. Community Planning Area Assessments

[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.

IDO § 14-16-6-3(E) contains seven criteria regarding the CPA Assessments.

1. 6-3(E)(1) The Planning Director shall create a regular, rotating schedule to research, study, and analyze each CPA on an ongoing cycle.

The Near North Valley CPA is the seventh CPA process to be conducted, in accordance with Council Bill No. R-22-42.

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 Near North Valley CPA Assessment report includes performance measures established by the Comprehensive Plan for each chapter. Metrics for the Near North Valley CPA are found in Appendix Parts 7.1 through 7.10 of the Assessment Report.

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 3.1 of the Near North Valley 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 Association meetings, Resource Fairs, and other outreach events.

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 Near North Valley CPA assessment process. Staff conducted many engagement activities in the Near North Valley 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.

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

Part 2.3 of the Near North Valley CPA Assessment Report discusses the area's history and special places, ties to Puebloan ancestors, early agricultural settlements, and the role that the Albuquerque Indian School played in the greater area. 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.

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 § 14-16-6-4(D)(4) for the IDO update process.

Any new policies particular to the Near North Valley 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.

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. City Council shall review for adoption any associated resolutions and/or ordinances.

The Near North Valley CPA Assessment report contains recommendations that will be provided to the EPC for review and recommendation to the City Council.

IV. Public Engagement

Outreach Overview

The Near North Valley Community Planning Area (CPA) Assessment began in August 2025. The assessment lasted approximately 1 year, during which the Long Range Planning Team with the Urban Design and Development Division gathered community input. Community engagement including surveys, in-person tabling at various businesses and events, community and neighborhood association meetings, and focus groups. There were several phases of engagement throughout the assessment process, each of which built upon the previous phase. Planning staff did outreach both online and in-person at events and locations throughout Near North Valley to encourage community participation.

In addition to the website and activity-specific advertising, the Planning Department mailing list promoted different engagement and review opportunities. Over 324 people received announcements at the beginning of the CPA process. During the final phase of the assessment, more than 257 people had signed up for area-specific updates. Additionally, between 400 and 500 households received announcements about the Kick Off event, Priorities Survey, Phase 2 and 3 outreach, and the Phase 4 Open House through various social media outlets and email advertisements.

Phase 1 - Assets & Opportunities

In August 2025, the CPA team attended Neighborhood Association meetings leading up to the official kick-off meeting in September. The kick-off meetings introduced the process to the public and gathered input about Assets & Opportunities in the CPA. The presentation was posted on the project website.

Through Fall 2025, the Long Range Planning team attended other public events and tabled in popular public places, private businesses and City Parks, with the goal of reaching a broader audience in the area and giving community members the opportunity to engage with the CPA assessment team on a broad range of topics.

Assets and Opportunities Tracker – Phase 1

Date of Event	Location	Activity
9/4/2025	Los Duranes Park	Tabling
9/7/2025	Dulcinea Park (Thomas Village Annual Meeting)	Tabling
9/9/2025	Matthew Meadows Park	Tabling
9/11/2025	Los Griegos Library	Tabling
9/15/2025	Rio Grande Community Farm	Tabling
9/16/2025	Calle Cuarta Ribbon Cutting Ceremony	Tabling
9/17/2025	Los Duranes Community Center (LDNA Meeting)	Tabling

Date of Event	Location	Activity
9/18/2025	North Valley Senior Center	Tabling
9/21/2025	Sunday Service Motor Co. (Coffee, Cops, Chrome event)	Outreach
9/23/2025	Los Duranes Community Center	Kick-off event
9/24/2025	Garfield Middle School (MACS Meeting)	Outreach
9/27/2025	Rio Grande Community Farm (Farmers Market)	Tabling
9/30/2025	Valley High School (Volleyball Game)	Tabling
10/1/2025	Zoom (Virtual Visioning Workshop)	Virtual Event
10/2/2025	North Valley Senior Center	Tabling
10/9/2025	ECHO Food for Seniors	Tabling/Outreach
10/10/2025	Trifecta Coffee	Tabling
10/14/2025	Los Griegos NA Annual Meeting	Outreach
10/17/2025	Trifecta Coffee	Tabling
10/19/2025	Bookworks (outreach event)	Tabling/Outreach
10/22/2025	Garfield Middle School (MACS Meeting)	Outreach
10/23/2025	Los Griegos Health and Community Services (GGNA Meeting)	Outreach
10/28/2025	Los Griegos Library	Tabling
10/30/2025	North 4th Arts Center	Tabling
11/1/2025	Columbus Park (SGTNA Annual Meeting)	Outreach
11/5/2025	ECHO Food for Seniors	Tabling/Outreach
11/6/2025	Goodrich Park	Tabling
11/12/2025	Air Dance NM	Public Engagement
11/19/2025	Los Duranes Community Center	Outreach
12/16/2025	Albuquerque Convention Center (ABQ Fresh Forum)	Outreach

Phase 2 - Loop Back and Confirm – Community Priorities

The Phase 2 survey for the Near North Valley Community Planning Area gathered feedback from 247 respondents and yielded findings consistent with Phase 1 survey data. Residents prioritized protecting the area’s local culture and natural environment while highlighting needs around infrastructure upgrades, law enforcement, and support services for housing insecurity. Key takeaways across the survey’s 12 questions included strong community demand for reconfigured, safer travel lanes, improved sidewalk and trail connections to the Bosque, local grocery stores over corporate development, and increased support for Accessory Dwelling Units (casitas) to combat rising housing costs. Additional activities included a Photography Workshop, an interactive improvisational performance, and a Resource Fair. Staff used the data gathered to inform Sections 4 and 5 of the report, and the input gathered through each effort led to the Planning Team drafting the following ‘deeper-dive’ topics that were discussed focus groups in Phase 3.

Outreach Tracker – Phase 2

Date of Event	Event Name	Location
01/15/26	Santa Barbara Martineztown NA Meeting	Santa Barbara Martineztown Multigenerational facility
02/17/26	4 th Street Road Diet Public Meeting	Los Griegos Health and Community Services Facility
02/25/26	Matthew Meadows NA Meeting	Los Griegos Health and Community Services Facility
02/26/26	High Desert Playback Performance	Nahalat Shalom
03/14/26	Resource Fair	Garfield Middle School
03/26/26	North Valley Coalition Meeting	Los Griegos Health and Community Services Facility

Phase 3 - Focus Groups

The Planning Department hosted 3 focus groups to understand community priorities and explore potential actions to address them. Staff from City Departments, agencies, partners, and other institutions were present to answer questions about existing services and resources, as well as the feasibility of potential actions. These sessions explored ideas for policies, regulations, and projects for the Near North Valley CPA. Each focus group was dedicated to a particular topic. Previous input, relevant data, and maps were presented on a 'Miro Board' (a digital whiteboard) during the virtual meeting. The groups worked to develop feasible actions to recommend in the report. The Miro boards were posted on the CPA website for public review.

Focus Group Topics – April 2026	
Housing, Security, & Public Safety	April 17, 2024 10:00 AM - 12:00 PM
Transportation, Infrastructure, & IDO Regulations	April 21, 2026 2:00 PM - 4:00 PM
Parks, Facilities, & Open Space	April 23, 2026 10:00 AM - 12:00 PM

Phase 4 – Final Assessment Report and Formal Action

The Near North Valley CPA Assessment Report [Part 4. Projects and Programs](#) highlights existing programs that respond to community priorities that emerged from public engagement:

- 4.1 Transportation and Mobility
- 4.2 Housing Diversity, Affordability & Homelessness
- 4.3 Parks, Open Space & Recreation

- 4.4 Local Business Development
- 4.5 Public Facilities
- 4.6 Maintenance and Sustainability
- 4.7 Community Safety & Crime Prevention

The Near North Valley CPA Assessment Report [Part 5. Policy and Regulation Review](#) provides a review of policies and regulations that apply to the Near North Valley CPA.

- 5.1 Community Priorities and Existing & Proposed Comprehensive Plan Policies
- 5.2 Centers & Corridors
- 5.3 Existing IDO Regulations
- 5.4 Rank 2 Facility Plans
- 5.5 Master Development Plans
- 5.6 Metropolitan Redevelopment Areas

[Part 5.7](#) includes a Policy Matrix that compiles policy recommendations from Parts 3, 4, and 5 and how each is supported by existing Comp Plan goals or policies.

The Near North Valley CPA Assessment Report Part 6 includes an Action Matrix that recommends actions to respond to community priorities identified during community engagement. The Action Matrix includes the location for the recommended action, the lead City department or agency, collaborators, measure of success, and completion timeframes.

Parts 1, 2, and 3 of the report were posted online in May 2026, and the remaining Parts 4, 5, 6, 7, and 8 were posted in June 2026. The interactive PDFs allowed members of the public to leave comments and respond to suggested recommendations and actions. The draft report was also distributed to partnering City Departments and outside agencies for review and comment. The online draft received approximately 200+ individual comments from the public and from partner departments and agencies. Planning staff incorporated many comments into the draft presented to the EPC for review.

The Near North Valley CPA Assessment Report includes recommended policies to guide decision-making around land use once they are incorporated into the Comprehensive Plan. The Report also includes Actions with tangible measures of success that incorporate community assets. Actions can be achieved over time through coordination among the Area Planner, community members, organizations, and government partners.

Both the action and policy matrices were presented at the June 2026 open house event and subsequently posted to the CPA website for public comment. Public feedback was generally favorable; staff incorporated this input by refining specific policy language to reflect community recommendations.

V. 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 Near North Valley CPA

New Comprehensive Plan policies resulting from the Near North Valley CPA engagement process will be incorporated into the Comprehensive Plan via resolution, as specified in [IDO §14-16-6-3\(E\)\(7\)](#). Chapter 4.3.8 of the Comprehensive Plan currently serves as a holding bin for these policies. Table 2 in Section 5.7 (Part 5: Policy and Regulation Review) of the CPA Assessment Report lists each recommended policy alongside its supporting rationale and related existing Comprehensive Plan policies.

The recommended CPA policies resulting from this engagement process, as detailed in [Section 5.7 \(Table 2\)](#) of the Assessment Report, are listed below:

- 1. Support infill projects that add households to support schools, neighborhood services, and public facilities.*
- 2. Encourage infill development that adds affordable housing for households at multiple income levels.*
- 3. Support cluster development and cottage development as appropriate infill housing types to enhance neighborhood character, create open space, and require buffering from existing development.*
- 4. Encourage mixed-use development along Main Street and Major Transit Corridors to support transit use within a pedestrian-friendly environment.*
- 5. Encourage affordable housing units within mixed-use development along Main Street and Major Transit Corridors.*
- 6. Expand microtransit service zones as an equitable way to connect Near North Valley residents to fixed transit service routes.*

7. *Promote Green Stormwater Infrastructure along acequias, streets, and areas prone to flooding issues to improve conditions for wildlife, allow groundwater to recharge, and mitigate flooding.*
8. *Support improved maintenance for parks and open spaces to encourage recreational uses and sustainability.*
9. *Support ongoing community coordination with APD Valley Area Command to include attending Community Policing Council (CPC) meetings and recruitment of CPC board members, in order to solve problems and share the responsibility of preventing crime.*
 - a. **Sub-policy 9a):** *Support programs and projects that address root problems behind youth crime, offer healthier choices for conflict resolution, and provide safe spaces for youth to gather.*
 - b. **Sub-Policy 9b):** *Establish partnerships and programs to address common challenges for local businesses in the Near North Valley.*

Next Steps

The Planning Department has reported the findings and recommendations for the Near North Valley CPA assessment to the EPC for review and recommendation to the City Council [IDO §14-16-6-3(E)(7)]. The Assessment Report will next be forwarded to the City Council for review and acceptance. Policies developed for the Near North Valley CPA assessment process will be incorporated into [Policy 4.3.8](#) of the ABC Comprehensive Plan during a future update.

VI. Public & Agency Concerns

<i>Public Notice</i>	<i>Required?</i>	<i>Met?</i>
<i>Published Legal Ad</i>	Yes	Yes Published 08/03/2026
<i>Web Posting</i>	Yes	Yes Posted 08/13/2026

Public Comments Received Prior to August 20, 2026 Public Hearing

Partner organizations and City Departments reviewed sections of the report as they were developed following the Focus Groups in April 2026. The sections one through three of the report have been available to the general public for review since May 2026, and a complete draft was posted on the website in late June, at the same time that the Policy and Action surveys were made available. Public comments were received by members of the community through a CPA Email as well as a comment system within the online report. Many of those comments were addressed in the final report that was submitted

for EPC review and recommendation. New public comments can be addressed as recommended conditions of approval.

Commenting Agencies

Agency review of the Near North Valley CPA Report generated limited feedback, with most departments and partner agencies submitting no comments or indicating no adverse concerns. Notably, the ABCWUA, AMAFCA, and the Bernalillo County Planning Department reported no issues. The Public Service Company of New Mexico commented, the City's comprehensive, long-range planning efforts are commendable and provide useful data about current conditions, trends, and community needs. Parks and Rec recommended updates for related urban forestry links in section 3.10.1 of the report. Albuquerque Public Schools (APS) indicated that they had no objection, but recommended continued coordination with APS regarding future development and redevelopment projects in the area.

VII. Conclusion

Recommendation

EPC forward a recommendation that the City Council ACCEPT PLAN-2026-00002, the Near North Valley Community Planning Area Assessment Report, the area bounded generally by I-25 to the east, the Rio Grande to the west, Montañño Road to the north, and I-40 to the south, approximately 5,895 acres, based on the following Findings and subject to the Conditions of Approval

Findings, Community Planning Area Assessment

PLAN-2026-00002, August 20, 2026- Near North Valley CPA Assessment Report

1. The request is for EPC review and recommendation regarding the Community Planning Area (CPA) Assessment Report for the Near North Valley CPA. The Near North Valley CPA is one of the twelve CPAs that the Comprehensive Plan established for the City.
2. The Near North Valley CPA is generally bound by I-25 to the east, the Rio Grande to the west, Montañño Road to the north, and I-40 to the south. The CPA consists of approximately 5,895 acres
3. The Near North Valley CPA Assessment Report is the product of a year-long planning effort that included extensive research and public engagement efforts. The CPA Assessments inform updates and amendments to the Comprehensive Plan and the IDO. The Assessment Report includes sections on existing projects and programs that match community priorities and a review of existing policies and regulations that support community priorities.
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)]. 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.

5. 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. 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. 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.
7. 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
8. 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.
9. 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 Near North Valley CPA Assessment process helps to formulate and shape Comprehensive Plan Goals and policies particular to the Near North Valley CPA. The resulting Goals and policies will be subsequently incorporated into the Comprehensive Plan as amendments.
10. 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.

11. The Area Profile of the Near North Valley 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.
12. The Near North Valley CPA Assessment Report (Part 5) recommends nine new policies particular to the Near North Valley CPA. These new policies will be incorporated into the Comprehensive Plan, Chapter 4 Community Identity, Section 4.3.8 Near North Valley CPA Assessment Report. These policies are:
 - 1) *Support infill projects that add households to support schools, neighborhood services, and public facilities.*
 - 2) *Encourage infill development that adds affordable housing for households at multiple income levels.*
 - 3) *Support cluster development and cottage development as appropriate infill housing types to enhance neighborhood character, create open space, and require buffering from existing development.*
 - 4) *Encourage mixed-use development along Main Street and Major Transit Corridors to support transit use within a pedestrian-friendly environment.*
 - 5) *Encourage affordable housing units within mixed-use development along Main Street and Major Transit Corridors.*
 - 6) *Expand microtransit service zones as an equitable way to connect Near North Valley residents to fixed transit service routes.*
 - 7) *Promote Green Stormwater Infrastructure along acequias, streets, and areas prone to flooding issues to improve conditions for wildlife, allow groundwater to recharge, and mitigate flooding.*
 - 8) *Support improved maintenance for parks and open spaces to encourage recreational uses and sustainability.*

- 9) *Support ongoing community coordination with APD Valley Area Command to include attending Community Policing Council (CPC) meetings and recruitment of CPC board members, in order to solve problems and share the responsibility of preventing crime.*

Sub-policy 9a): *Support programs and projects that address root problems behind youth crime, offer healthier choices for conflict resolution, and provide safe spaces for youth to gather.*

Sub-Policy 9b): *Establish partnerships and programs to address common challenges for local businesses in the Near North Valley.*

13. 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 on an ongoing cycle.

The Near North Valley CPA is the seventh 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 Near North Valley CPA Assessment report includes performance measures established by the Comprehensive Plan for each chapter. Metrics for the Near North Valley CPA are found in Appendix Parts 7.1 through 7.10 of the Assessment Report.

- 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 Near North Valley 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 Association meetings, Resource Fairs, and other outreach events.

- 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 Near North Valley CPA assessment process. Staff conducted many engagement activities in the Near North Valley 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.

Part 2.3 of the Near North Valley CPA Assessment Report discusses the area's history and special places, ties to Puebloan ancestors, early agricultural settlements, and the role that the Albuquerque Indian School played in the greater area. 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) 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 § 14-16-6-4(D)(4) for the annual IDO update process.

Any new policies particular to the Near North Valley 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. City Council shall review for adoption any associated resolutions and/or ordinances.

The Near North Valley CPA Assessment report contains recommendations that will be provided to the EPC for review and recommendation to the City Council.

14. 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 Near North Valley CPA planning effort included a range of opportunities for input, discussion, and consensus-building. Hundreds of Near North Valley area residents, business owners, service providers, and community leaders participated in the development of this report and contributed to its recommendations.
15. 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.
16. The public was able to access and read the online report draft in detail. Planning staff received several public comments prior to finalizing the Near North Valley 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.

17. 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.
18. Staff notes that the assessment report does not, on its own, carry any policy or regulatory authority and that 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 able to be incorporated into the Near North Valley Assessment Report prior to submittal to EPC for review and recommendation.
19. Staff received agency comments from CABQ Metropolitan Redevelopment Agency, the Public Service Company of New Mexico, Albuquerque Public Schools, and Bernalillo County Planning & Development Services.
20. Next Steps: Pursuant to IDO §14-16-6-3(E)(7), the Planning Director/Staff will report the findings and recommendations from the 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 Near North Valley CPA assessment process will be incorporated into Policy 4.3.8 of the ABC Comprehensive Plan during a future update.

Recommended Conditions of Approval

Case #: PLAN-2026-00002 Near North Valley CPA Assessment Report.

1. Planning staff shall make any necessary clerical corrections to the document, including fixing typos, numbering, and cross references.
2. Planning staff shall make any necessary editorial 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.


Jude Miller
Planner

Notice of Decision Distribution

Vicente Quevedo, Vquevedo@cabq.gov
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Legal, dking@cabq.gov
Legal, acon@cabq.gov
EPC file

VIII. Attachments

A) BACKGROUND

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

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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[Bracketed/Strikethrough Material] - Deletion

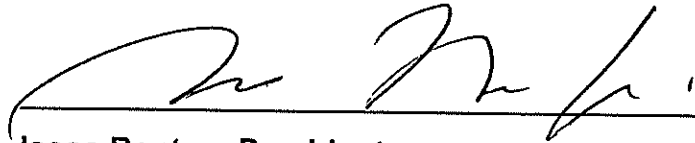
1 Section 5. SEVERABILITY. If any section, paragraph, sentence, clause,
2 word or phrase of this Resolution is for any reason held to be invalid or
3 unenforceable by any court of competent jurisdiction, such decision shall not
4 affect the validity of the remaining provisions of this Resolution. The 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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10 Isaac Benton, President
11 City Council
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14 APPROVED THIS 26 DAY OF August, 2022
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18 Bill No. R-22-42
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23 Timothy M. Keller, Mayor
24 City of Albuquerque
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27 ATTEST:

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30 Ethan Watson, City Clerk
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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

Steph 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

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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10 Patrick Davis, President
11 City Council
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14 APPROVED THIS _____ DAY OF _____, 2020
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16 Bill No. R-20-27
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22 Timothy M. Keller, Mayor
23 City of Albuquerque
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26 ATTEST:

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29 Ethan Watson, City Clerk
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B) APPLICATION INFORMATION

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW Room 190

Albuquerque, NM 87102

Tel: (505) 924-3320



July 8, 2026

Renn Halstead, Chair
Environmental Planning Commission c/o
City of Albuquerque
600 Second Street NW Albuquerque,
NM 87102

Dear Chair Halstead,

The City of Albuquerque's Planning Department is submitting the Near North Valley Community 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 developed the seventh report, the Near North Valley Community Planning Area Assessment Report, and is now submitting it for EPC's review and recommendation in August. 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, special places, character, and capital needs of the Near North Valley. 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 Comprehensive Plan. All metrics tracked over time by the Planning Department are displayed in the appendices. Section four describes projects and programs currently underway or planned in the area, or desired by the community, while section five provides a review of policy and regulations as applied in the Near North Valley, as well as proposed policies for the area. An action plan makes up section six.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

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Albuquerque, NM 87102

Tel: (505) 924-3320



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,

Vicente Quevedo

Vicente Quevedo, Principal Planner



C) PUBLIC NOTICE



Outlook

We are submitting to EPC this week!

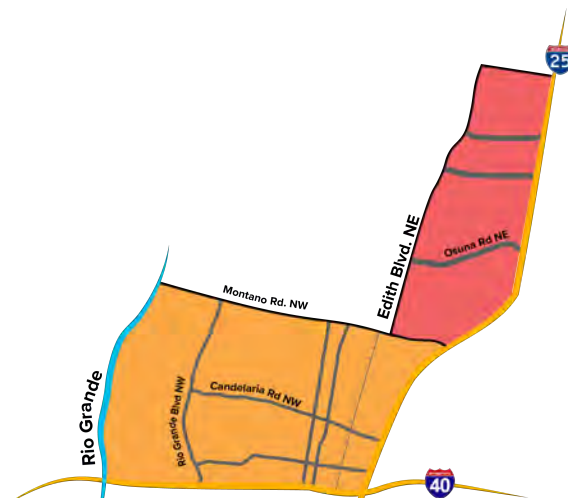
From CABQ CPA Team <abcto@cabq.gov>**Date** Wed 7/8/2026 2:47 PM**To** Miller, Jude <Judemiller@cabq.gov>

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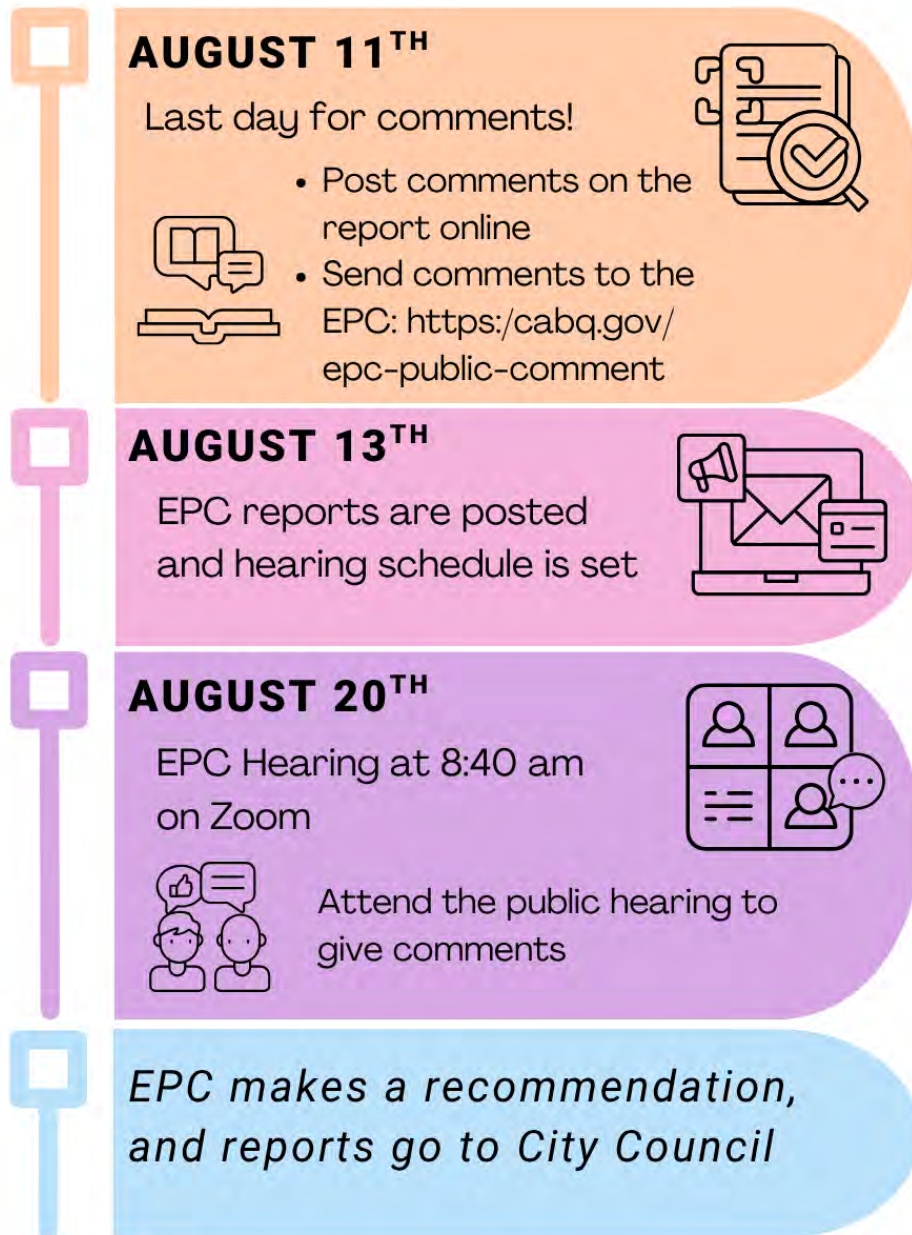
This message came from outside your organization.

[Report Suspicious](#)

Near North Valley & North I-25 CPA Update



Application Timeline for EPC



The Near North Valley and North I-25 Community Planning Area (CPA) reports will be submitted to the Environmental Planning Commission (EPC) on **Thursday, July 9th**, for an August Public Hearing. Community members are still encouraged to review the

draft reports and submit comments through the CPA website. You can review the draft sections and stay updated on the [CPA website](#) or by clicking the buttons below.

Online comments will be accepted until **August 11th**, after which all public comments will be compiled and provided to the EPC in advance of the **public hearing on August 20th**.

Thank you to everyone who has participated and contributed to the assessment process so far. Your involvement helps guide future planning efforts in the Near North Valley and North I-25 areas!



North I-25 Draft Report





Near North Valley Draft Report

Thank you for an awesome Open House!

A heartfelt thank you to everyone who attended our Open House on **June 24th** at the Los Duranes Community Center! Your participation and thoughtful feedback are helping shape the final policy and action recommendations for these communities. Public comments received during the Open House have been posted to the CPA website and are available for anyone to review.





See Open House Comments

More to Come...

EPC Hearing

You will have a chance to review the staff report, send comments to the Environmental Planning Commission (EPC) chair, and attend the hearing.



Did you know we have
an Instagram page?
Follow us [@cabqcpa](https://www.instagram.com/cabqcpa)



Long Range Planning Team | City of Albuquerque
505-924-3860 | abcto@cabq.gov | [Community Planning Area Website](https://www.cabq.gov/communityplanningarea)

Contact:

Planning Department: abcto@cabq.gov | Near North Valley CPA Team: NearNorthValley-CPA@cabq.gov

[View email in browser](#)

City of Albuquerque · PO Box 1293 · One Civic Plaza Nw 11th Floor · Albuquerque, NM 87103-1293 · USA

[update your preferences](#) or [unsubscribe](#)

D) AGENCY COMMENTS

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Environmental Health Department

No Comment at this time.

Metropolitan Redevelopment Agency

The Metropolitan Redevelopment Agency (MRA) supports the Near North Valley Community Planning Area Assessment Report, specifically the Action items numbered 3 and 4, which name MRA as a lead agency. MRA is committed to updating MRA plans to ensure they reflect current goals of the community and lead to responsible and appropriate redevelopment activities in the area.

Parks and Recreation / Urban Forestry

3.10.1 ACTORS, PLANS & PROGRAMS shows ABQ Neighborwoods as a subcategory for the Let's Plant ABQ Initiative. Neighborwoods is a separate program from Let's Plant. Please consult with Urban Forestry if needed.

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

No comment.

Albuquerque Public Schools (APS)

APS has no objection to the request as submitted. APS recommends:

- i. Continued coordination with Albuquerque Public Schools regarding future residential development, redevelopment projects, and land use changes that may affect student enrollment, school capacity, and long-term capital planning.
- ii. Prioritize Safe Routes to School improvements, including sidewalks, protected bicycle facilities, traffic calming measures, ADA-compliant crossings, and pedestrian safety improvements near existing schools

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the EPC Plan Request.

Bernalillo County Planning

No adverse comment.

Bernalillo County Transportation

Bernalillo County Transportation Planning has been coordinating with the City of Albuquerque on regional trail projects in the North Valley such as the Alameda Drain Trail and El Camino Real. Additionally, we are collaborating on 4th Street/Route 66 improvements. We look forward to participating further with the North Valley CPA.

Public Service Company of New Mexico (PNM)

The City's comprehensive, long-range planning efforts are commendable and provide useful data about current conditions, trends, and community needs.

3.10 Resilience & Sustainability

3.10.1 Actors, Plans, & Programs

Public Service Company of New Mexico ([PNM | Public Service Company of New Mexico](#))

Save Energy & Money for Your Home ([Save Energy & Money](#))

Rebates & Discounts, Tax Rebate Resources, Energy Efficiency Student
Education Programs, Energy Saving Tips

4.2 Housing Diversity, Affordability, & Homelessness

Housing affordability and the expansion of housing options on infill parcels and in redevelopment projects are cost sensitive to utility service connections. Electric utility land use standards and allowances should be kept amenable to accommodate timely and affordable service provision.