

CITY OF ALBUQUERQUE
NEAR NORTH VALLEY
**COMMUNITY
PLANNING AREA
ASSESSMENT**

As Accepted By City Council on XX/XX/2026



IMPROVING PLACE FROM PLANNING TO ZONING



**ONE
ALBUQUE
ROQUE**



The outreach for and writing of this report happened on the unceded lands of the Tiwa people, whose descendants include the Sandia and Isleta Pueblos. We honor the continued presence, resilience, and vitality of the original stewards and the diverse Native populations that currently live in Albuquerque.

The City is committed to upholding tribal sovereignty and working with tribal governments to ensure the safety and well-being of Native people.

The Long Range Team is committed to continually engaging Native people as important stakeholders in decisions about the future of this community.



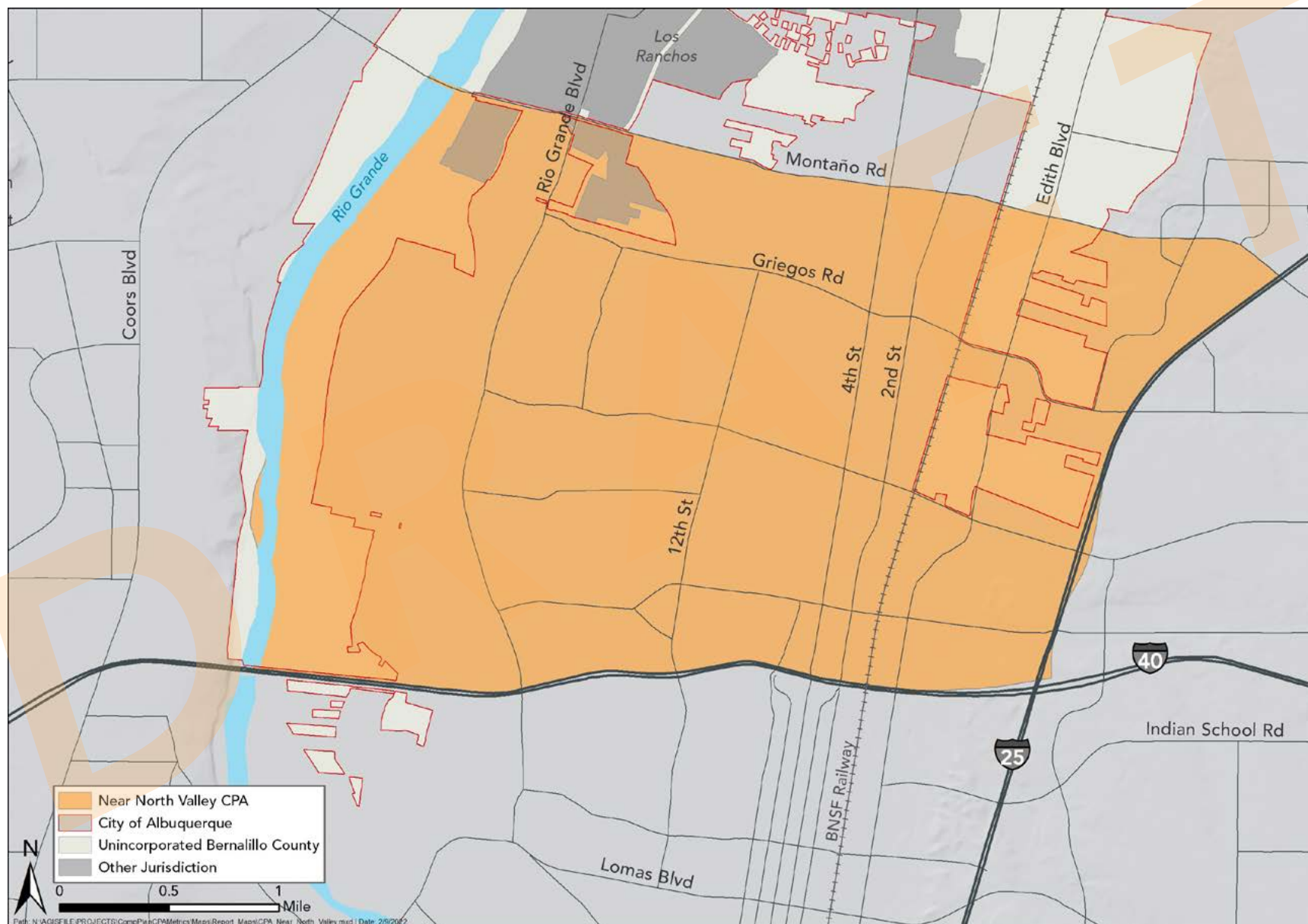
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PART 1. INTRODUCTION



**FIGURE 1. NEAR NORTH VALLEY COMMUNITY PLANNING AREA**



1. INTRODUCTION

The Near North Valley Community Planning Area (CPA) extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montaña Road to the north. Near North Valley remains semi-rural, rich in history and tradition, with agricultural land and open spaces in the west blending into residential neighborhoods to the east. Many communities have roots in farms and ranches established in the 18th century, although Indigenous peoples had irrigated the area for centuries before. The intricate acequia system that supported these enterprises is still visible today. Neighborhoods that uphold cultural traditions, such as community groups clearing irrigation ditches each spring, are at the heart of the Near North Valley CPA.

The topography of the Near North Valley CPA features the Rio Grande and the Bosque. The area includes a network of trails throughout the Rio Grande Valley State Park and the Candelaria Nature Preserve along the eastern side of the river, including the Paseo del Bosque Trail. The Middle Rio Grande Conservancy District, established nearly a century ago, continues to maintain and restore infrastructure around the river for the benefit of agriculture, recreation, and the environment.

Farther east, commercial and retail services line the 4th Street corridor (the original alignment of Historic Route 66), which runs the entire north-south length of the CPA. This corridor has historically provided services for local residents 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 nearby businesses, owned and operated by the 19 Pueblos of New Mexico, preserve and promote the region's foundational culture.

Large commercial and industrial development is concentrated to the south along I-40 and to the east along I-25.

1.1 Overview

The City of Albuquerque's Long Range Planning team works with residents, community members, and businesses in each CPA area to document current conditions and find opportunities to build on existing strengths for future success. CPA assessments are one way for the city to address historic harms and engage with local communities equitably, specifically those community members within the CPA, to build on existing local community-identified strengths.



Caption: Near North Valley CPA Area Map



Caption: Indian Pueblo Cultural Center



Caption: Headgate located on the Griegos Lateral



The CPA assessments are ongoing processes facilitated by the Planning Department. We use an iterative and evolving process to ensure that community members have a voice in the future development of their neighborhoods. CPA assessments can strengthen ties between the City and its communities, ultimately improving the quality of life for all Albuquerque residents.

1.2 Purpose

The CPA assessment process aims to ensure that everyone and all areas benefit from long-term planning, coordination, and problem-solving. It strives to build positive relationships between the City and community members by focusing on actions that can bring about meaningful changes over time. Other City departments and agencies also participate in the CPA process as needed to address relevant questions, issues, and opportunities.

The process is designed to promote best practices across the city and to ensure that plans align and support each other. CPA assessments serve as valuable collaborative community planning documents, helping identify necessary changes to better serve and protect neighborhoods and to support thriving business districts, centers, and corridors.

1.3 CPA Process

Community Planning Areas were initially established during a city planning effort in 1995. Residents were given maps of the metropolitan region and asked to identify their homes, neighborhoods, and communities. The resulting map outlined 10 distinct Community Identity Areas, which were incorporated into the Comp Plan in 2003, the same time that the Centers and Corridors framework was added.

The CPA assessment process is a community-driven approach that enables residents, business owners, property owners, neighborhood associations, community groups, and other stakeholders to shape their community's future and identify the necessary actions to achieve it. Our process involves communities recognizing and prioritizing a wide range of assets, opportunities, and challenges that contribute to an action plan.

This plan links implementers across government, institutions, and community organizations. Since the Planning Department typically does not carry out projects, we foster partnerships to support these priorities. The city plans to update this information through an ongoing, long-term community planning effort for each designated area, utilizing the CPA assessment process.



Caption: Near North Valley CPA Kickoff Event



Caption: National Night Out Event in the NNV Area



Caption: Tabling at the Thomas Village Annual Meeting


FIGURE 2. CPA ASSESSMENT PROCESS




This initiative marks a significant shift from previous planning methods. Instead of merely responding to immediate crises, the process aims to be proactive. It is also intentionally designed to include all parts of the city, learning from each area and sharing the benefits across the entire community.

1.4 Engagement

Engagement for the Near North Valley CPA began in September 2025 with a kickoff event at the Los Duranes Community Center on September 23rd, followed by a Virtual Visioning Workshop on October 1st to ensure accessibility for those unable to attend in person.

Throughout the fall, the CPA team engaged with the community by setting

up information tables and interacting with residents at local businesses, parks, community facilities, and neighborhood events within the Near North Valley CPA.

Community input was gathered through a variety of outreach efforts, including individual conversations, focus groups, and public events. These activities were coordinated in collaboration with other City departments to address community concerns more effectively.

In the final phase of engagement, surveys will be distributed to validate and refine the policies and actions developed through the CPA process. These surveys will be made available online via the CPA website and promoted through the Planning Department's email list to encourage broad community participation.

TABLE 1. Engagement Summary

Date	Type of Engagement	# of Participants
SEPTEMBER 2025	KICKOFF	100+
OCTOBER 2025	VIRTUAL VISIONING WORKSHOP	5
SEPTEMBER - NOVEMBER 2025	COMMUNITY OUTREACH	275
SEPTEMBER - NOVEMBER 2025	MEETINGS AND COMMUNITY EVENTS	250
OCTOBER 2025 - JANUARY 2026	CANDID COMMUNITIES	10
NOVEMBER 2025	HIGH DESERT PLAYBACK	20
JANUARY - FEBRUARY 2026	PHASE 2 SURVEY	247
FEBRUARY 2026	HIGH DESERT PLAYBACK	100+
MARCH 2026	GARFIELD MIDDLE SCHOOL RESOURCE FAIR	150+
APRIL 2026	FOCUS GROUPS	5
JUNE 2026	OPEN HOUSE	200





PART 2. COMMUNITY CONTEXT





2.1 Area Description

The Near North Valley Community Planning Area (CPA) is situated between the Rio Grande to the west and Interstate 25 (I-25) to the east, as well as between Interstate 40 (I-40) to the south and Montañito Road to the north. The Near North Valley CPA is characterized by its agricultural legacy, open space, proximity to the Bosque, and rural and urban features.

Historically, the region had many small farms and dairies until the mid-20th century, but Albuquerque's growth turned much of this land into residential areas to meet housing demand. Many residents of the Near North Valley cherish its vibrant cultural and agricultural roots, the preservation of traditional practices, and easy access to beautiful natural spaces. The community truly values being close to the Rio Grande Bosque, the historic acequias, and the rich stories behind its charming built environment.

The CPA includes green spaces such as Garfield Park, Graves Park, Matthew Meadows Park, Candelaria Nature Preserve, and Rio Grande Nature Center State Park. Some parcels lie within the unincorporated Bernalillo County, such as near the river and Edith Boulevard, while the Village of Los Ranchos de Albuquerque extends into the northwest.

Cultural landscapes, shaped by Indigenous and Hispanic agricultural traditions, define the area's character and sustain community memory. Proximity to the Rio Grande influences local topography and ecology, adding environmental diversity to the landscape.

The Rio Grande marks the natural and cultural landscape of the Near North Valley, creating a fertile area that has supported human settlement and agriculture for centuries. Albuquerque's Bosque, a riparian forest, provides ecological benefits and recreational trails for walking, biking, and wildlife observation.

A network of historic and working acequias managed by the Middle Rio Grande Conservancy District (MRGCD) irrigates small farms in the semi-rural western area, alongside newer suburban developments. Irrigation ditches influence ecology and movement. Many acequias are bordered by shaded cottonwood trees and are used by pedestrians, equestrians, and cyclists. These paths form a network that is practical and culturally significant, strengthening the community's link to water and tradition.

The built environment reflects rural heritage, human settlement patterns, and the transition from agricultural to urban development within the Near North Valley CPA. Historically



Caption: Tractor ride at Rio Grande Community Farm



Caption: Irrigation ditch located south of Garfield Park

Emerging Themes

- Access to natural amenities, including the Rio Grande Bosque and acequias.
- The historic and agricultural character of the built environment and cultural landscape.
- The diversity of communities maintaining traditional practices alongside urban development.
- Connectivity through formal and informal trail networks.



Caption: Mid-century duplexes and small-scale multi-family residences surround Goodrich Park.

shaped by the late-1800s alignment of the Santa Fe Railway along its eastern edge, the Near North Valley today shows a mix of residential, commercial, and industrial uses. Farms and open spaces contribute to the area's semi-rural character.

Residential patterns are generally small-scale, with single-story casitas, duplexes, and small multi-family buildings that provide diverse housing options for families. Historic adobe homes and extended-family compounds coexist with newer housing, reflecting centuries of rich habitation history and tradition, including neighborhoods like Los Griegos, Los Duranes, Stronghurst, and Santa Barbara-Martineztown.



Caption: Mixed use development along 4th Street

The Near North Valley's commercial activity mainly clusters along historic Route 66, featuring small local businesses and restaurants that foster a human-scale environment and neighborhood rhythm. New multi-family developments along major roads help meet housing demand.

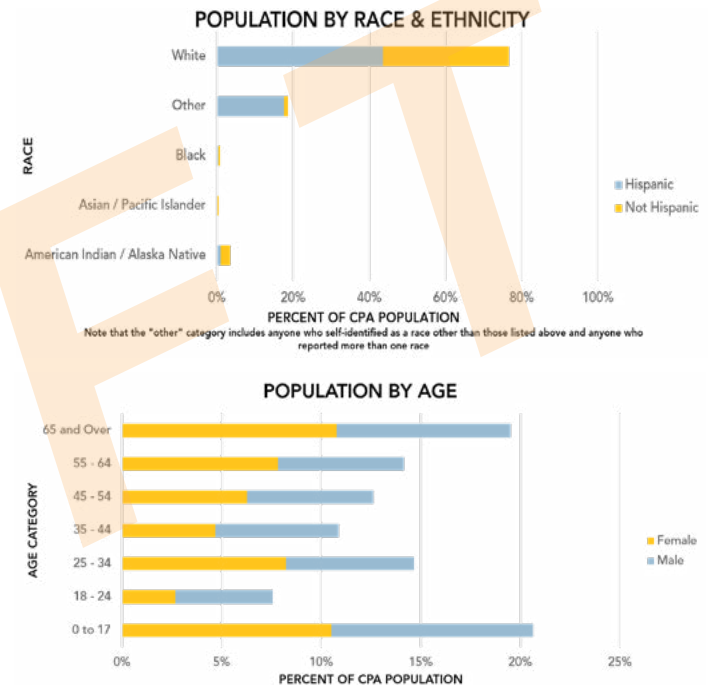
Larger industrial and commercial sites are located near freeway interchanges, where higher-intensity uses have minimal impact on residential and agricultural zones.

2.2 Demographics

The following demographic information is based on 2014-2018 American Community Survey (ACS) data aggregated to best match the Near North Valley CPA boundary.

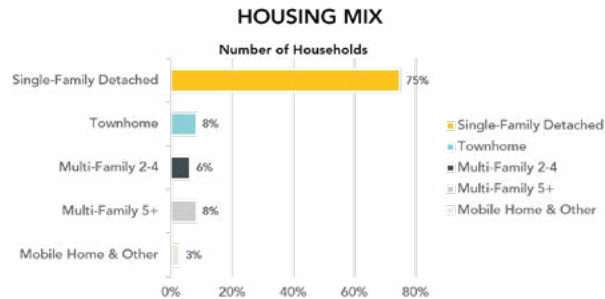
The total population of the Near North Valley CPA is almost 25,000, which is less than 5% of Albuquerque's population. The Near North Valley consists of just over 10,000 households, representing 4% of Albuquerque's households.

Approximately 78% of residents identify as White, including 44% who identify as Hispanic or Latino and 33% who identify as non-Hispanic. Less than 1% of individuals identify as Black or African American or as Asian or Pacific Islander. Approximately 3% of residents identify as American Indian or Alaska Native. Almost 20% of residents identify as "Other," with the majority (18%) identifying as Hispanic or Latino of another race.



The area has notably higher proportions of residents under 18 and over 65 than of middle-aged residents. The smallest age group is 18–24, and the broader 18–55 age range appears underrepresented, suggesting a gradual aging of the population or a decline in young working-age residents.

The Near North Valley includes residents with education ranging from those without high school completion to graduate and professional degrees. Some residents are involved in local trades, small businesses, and agricultural work, which help preserve the area's historic economic foundations.



Seventy-five percent (75%) of the housing units in the Near North Valley are single-family homes; the other 25% are a mix of multi-family, townhome, and manufactured homes.

As of 2022, most households (59%) in the Near North Valley were owner-occupied, similar to the city (57%), while renters made up about 33% of households, lower than the city (37%).

Housing is considered affordable if a household spends no more than 30% of their income on rent or mortgage payments. In the Near North Valley, approximately 34% of households are considered cost-burdened, spending more than 30% of their income on housing. Almost 1 in 5 people in the Near North Valley have incomes below the federal poverty threshold. When transportation costs are factored in, Near North Valley households have higher costs than other Albuquerque households. Near North Valley CPA residents spend 51% of their incomes on housing and transportation compared to 48% for other Albuquerque residents.

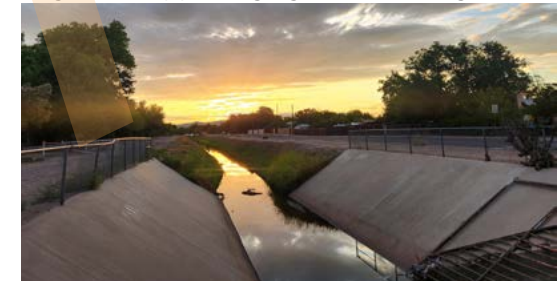
2.3 History

The Rio Grande Valley has been inhabited for thousands of years by Indigenous communities with strong ties to the land. Albuquerque lies on unceded Pueblo lands. The Near North Valley maintains its cultural legacy. Before Spanish settlement, Indigenous farmers used advanced irrigation systems powered by the Rio Grande, establishing acequia networks that remain vital. By the 1600s, Spanish settlers established small farms such as Los Duranes, Los Candelarias, and Los Griegos, blending Indigenous irrigation practices with Spanish and Mexican influences, shaping a cultural landscape still visible today. Maintaining acequias strengthened farming and community bonds. Settlements like Los Duranes had 27 families by 1790. Land divisions from irrigation channels to fields created a linear agricultural landscape linked to the area's identity.



Caption: Gabaldon Rd. passes through agricultural land in Los Duranes

In the early to mid-1800s, Santa Barbara–Martineztown grew along the eastern mesa sandhills near modern I-25. The community was organized around narrow parcels facing irrigation ditches, such as the Acequia Madre de los Barellos on Edith Boulevard. These settlements often flooded from the Rio Grande's seasonal overflows, damaging crops. In the 1930s, the MRGCD built levees, drains, and canals to reduce flooding and improve irrigation, supporting agriculture and growth.



Caption: Alameda Drain Running alongside present day Matthew Avenue

The 1880 railroad boosted commerce, industry, and new residential neighborhoods east of Old Town. The nearby American Lumber Company sawmill provided jobs, and architecture began to use milled lumber, pitched roofs, and brick details.



Caption: Railroad tracks passing through the Near North Valley looking toward Downtown



The federal government founded the Albuquerque Indian School (AIS) in 1881, initially operating out of a house in Duranes before moving to a 66-acre site at 12th Street and Menaul Boulevard in 1882. Like other boarding schools of its era, AIS forcibly assimilated Native children through English-only education, forbidding traditional languages and cultural practices while emphasizing vocational and agricultural trades. In the 1950s, as agricultural training ended, fields west of 12th Street were transferred to the All Pueblo Council of Governors to create the Indian Pueblo Cultural Center and to Bernalillo County for a 4-H Center.

Disease outbreaks at AIS resulted in the deaths of numerous students, leading to a cemetery's establishment in 1917 on land that became part of 4-H Park. Skeletal remains were uncovered during initial city park development in 1973. Following 2021 protests addressing a stolen plaque and neglect of the cemetery



Caption: Historical aerial photograph of the Albuquerque Indian School taken in 1932



Caption: Aerial photographs showing the progression of development from 1959 to 2022 along the southern boundary of the Near North Valley CPA, illustrating how the construction of I-40 divided previously connected neighborhoods.

site, the City's Office of Native American Affairs partnered with tribal nations and neighbors to document the site, host community sessions, and plan a permanent memorial honoring the students, AIS history, and Native resilience.

In the late 19th and early 20th centuries, agriculture was the main economic and landscape driver of the Near North Valley. Dairy farming, including Matthew Dairy, Bezemek's Dairy, and Valley Gold Dairy, grew and consolidated into Creamland Dairy in Wells Park. With the expansion of early 20th-century roadway networks, 4th Street was established

as a primary north-south artery. By the 1920s, it was part of U.S. Highways 85 and 66, linking the valley to regional and national markets and fostering motels, service stations, and local businesses.

After WWII, Albuquerque's population and infrastructure grew quickly. New roads improved regional access, but they also divided farmland and communities. Los Duranes became part of Albuquerque in 1951, as farms were replaced by neighborhoods. The postwar housing boom, driven by Kirtland AFB and Sandia National Laboratories, turned rural areas into suburbs.



Caption: Residential development in the Matthew Meadows Neighborhood, former site of the Matthew Dairy.

Nearly fifty percent of the Near North Valley's existing housing stock was constructed between 1940 and 1960, reflecting a significant era of mid-century residential development. Institutions like Valley High School (1954) and St. Therese Catholic Church (1947) anchored the community. In 1958, Los Ranchos de Albuquerque incorporated to protect farmland. The construction of the interstates began in the late 1950s. The construction of I-25 rerouted the Pan American Highway from what is currently 4th Street in the late 1950s, and by the early 1970s, I-40 was completed through Albuquerque, cutting through Los Duranes and Martineztown, displacing families and fracturing neighborhoods.

Despite decades of urbanization, the Near North Valley maintains its cultural and agricultural heritage. Acequias, still maintained by community members, flow through neighborhoods, a testament to collective stewardship. Historic adobe homes, family compounds, and small farms blend with

modern developments, preserving the valley's semi-rural character. The region's Indigenous and Hispanic farming legacy is evident in the long, narrow "línea" or "tripa" parcels with access to roads and ditches. The Indian Pueblo Cultural Center, founded in 1976, and Pueblo-owned businesses honor Indigenous resilience. Churches, libraries, and community facilities, such as the Dede Feldman Los Griegos Health and Social Services Center, reflect Hispano, Pueblo, and immigrant influences.

By the late 20th century, land use stabilized, with agricultural lands, riparian bosque, and corridors such as 4th Street, 12th Street, and Menaul Boulevard supporting a mix of uses. Redevelopment near I-25, I-40, and Indian School added office, retail, and hospitality projects.



Caption: Car show hosted at Avanyu Plaza, a modern Pueblo owned development, located at the former site of the Albuquerque Indian School near 12th Street.

Over centuries, the Near North Valley evolved from ancestral Pueblo farmland to a mosaic of Spanish villages, suburbs, and modern neighborhoods. Its irrigation ditches, agriculture, and cultural institutions reflect resilience and adaptation, linking past and present traditions.



Caption: Los Griegos Branch Library, located near the 12th Street and Griegos Road opened in 1954.



Caption: Rio Grande Community Farm provides community gardens and agricultural education at the city-owned Los Poblanos open space.



PART 3. AREA PROFILE





3.1 Community Identity



Caption: Fall Festival at Avanyu Plaza

Albuquerque is home to many neighborhoods, each with its own unique history that reflects diverse urban, suburban, and agricultural lifestyles. This section explores the Community Identity of the Near North Valley CPA, which emphasizes the balance between honoring the region's agrarian heritage and fostering sustainable growth. For more details on specific projects, programs, and community priorities, see subsections 4.7 and 5.1.

3.1.1 ACTORS, PLANS, & PROGRAMS



CABQ Office of Equity & Inclusion

[CABQ Office of Native American Affairs](#)
[CABQ Office of Immigrant & Refugee Affairs](#)
[CABQ Office of Black Community Engagement](#)
[Equity Toolkit and Reports](#)



CABQ Department of Arts & Culture

[CABQ Public Art Program](#)
[Interactive Public Art Map](#)
[Special Event Permitting](#)
[Public Art Census](#)



CABQ Office of Neighborhood Coordination (ONC)

[Neighborhood Association Websites](#)
[Neighborhood Sign Program](#)



CABQ Office of Civic Engagement

[One Albuquerque Volunteers](#)



3.1.2 SNAPSHOT

The Near North Valley CPA is bounded on the west by the Rio Grande and extends east to I-25. Montañito Road and I-40 mark its northern and southern edges, respectively. Its history and culture are tied to the Rio Grande, with deep-rooted agricultural traditions and a historical multi-generational community. Approximately 24,000 residents live in the CPA, representing 4.2% of the city's population. The area offers stunning views of the Sandia Mountains to the east, while the cottonwood trees along the Bosque to the west create a green ribbon along the river valley.

The area has been inhabited for thousands of years. Before the arrival of the Spanish, the Tiwa people established several settlements along the fertile Rio Grande. Today, some properties still feature structures and historic development patterns dating to the Spanish colonial era, including adobe homes, narrow, winding roads, and traditional acequias that continue to supply irrigation water.

It includes the historic neighborhoods of Los Duranes, Los Griegos, and Los Candelarias, each with its own distinct identity preserved through community institutions, architecture, and family stories passed down through generations. 4th Street, which follows historic Route 66 (before 1937), functions as a major north-south corridor, connecting neighborhoods and serving as a hub for culture and commerce.



Caption: Dog walkers along Duranes Lateral

Assets

- Close knit neighborhoods
- Extensive network of Open Spaces
- Active network of acequias and other functional man-made waterways
- Cultural Heritage

Opportunities

- Vacant properties along commercial corridors
- Declining school populations
- Decreasing housing affordability.

What makes the Near North Valley CPA distinctive is the preservation of its agricultural identity within the Albuquerque urban environment. The traditional acequia irrigation system remains in use, supporting local farms and also functioning as informal walking paths, wildlife habitat, and green corridors that link neighborhoods.

For residents, these acequias are among the area's most valuable features, providing walking and nature spaces and sustaining a connection to the land.



Caption: Goats in Los Duranes



3.1.3 NEAR NORTH VALLEY NEIGHBORHOOD ASSOCIATIONS

Neighborhood associations in the Near North Valley help to strengthen community bonds and focus on the different needs of each neighborhood.

Near North Valley Neighborhoods:

- Alvarado Gardens
- Delamar
- Greater Gardner and Monkbridge
- Los Duranes
- Los Griegos
- Matthew Meadows
- Near North Valley
- Rio Grande Boulevard
- Santa Barbara-Martineztown
- South Guadalupe Trails
- Stronghurst
- Thomas Village

Alvarado Gardens is located along the Rio Grande, from Campbell Road south to Rio Grande Boulevard east, the river on the west, and Veranda Road north. Established in 1931, Alvarado Gardens has grown into a neighborhood with a mix of single-family adobe homes, manufactured home parks, and townhouses, as well as key sites such as the Rio Grande Nature Center. The area serves as a gateway to the Bosque and the Nature Center.

The Delamar Neighborhood Association was founded in May 2023 and is bounded by 4th Street, Griegos Road, Grande Drive, and Montañero Road. This neighborhood is home to MacArthur Elementary school and is characterized by mid-century home and small businesses along its 4th street boundary.



Caption: Goodrich Park in the Delamar Neighborhood

The Greater Gardner and Monkbridge Neighborhood Association was formally established in the late 1990s and encompasses the area south of Montañero Road, west of Edith Boulevard, roughly east of 12th Street below Griegos Road, and north of Griegos Road along 4th Street. The neighborhood is characterized by its narrow streets and irregular lots that reflect the area's agricultural past, shaped by historic acequia alignments and early settlement patterns that predate Albuquerque's post-statehood grid.

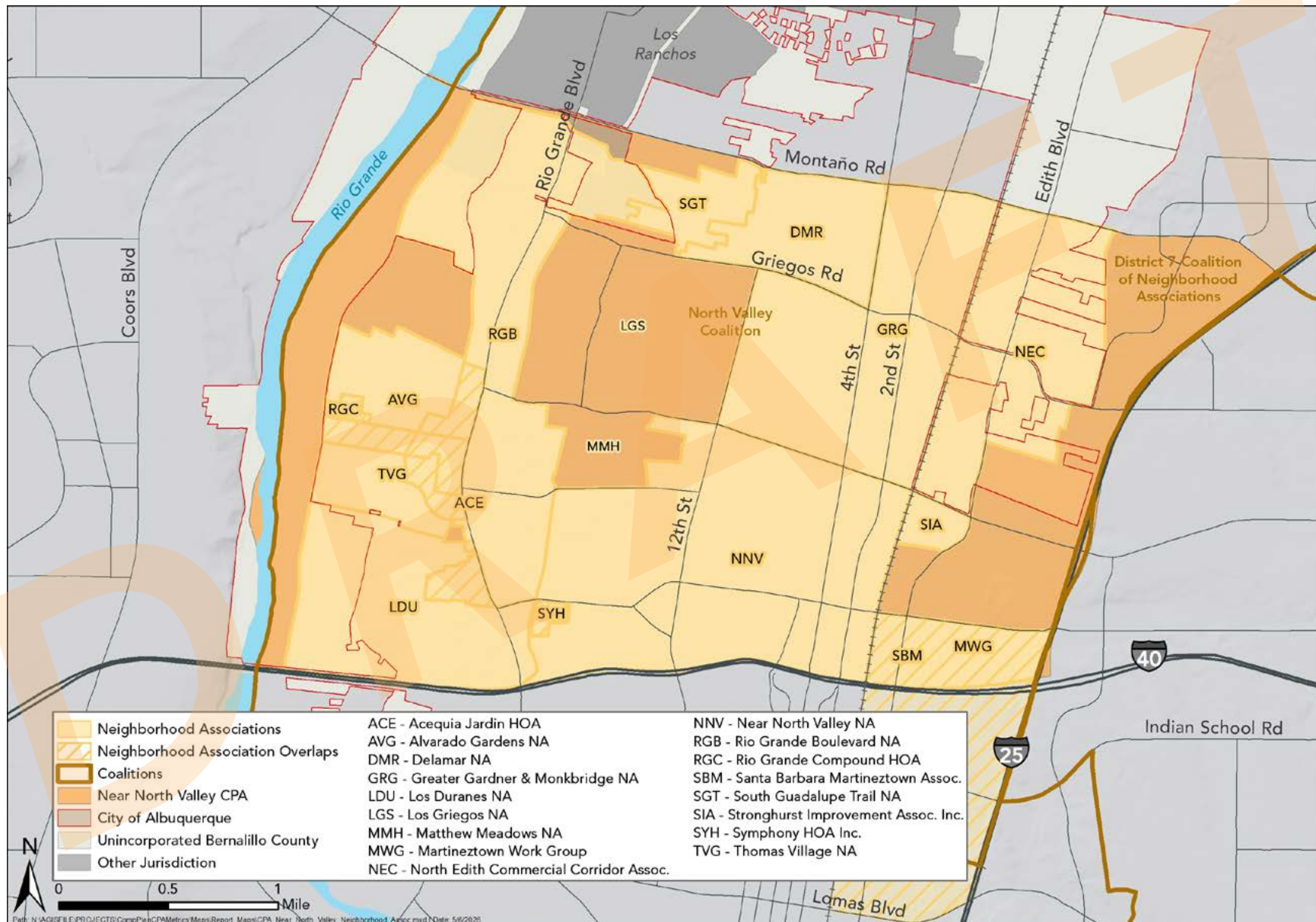
Los Duranes is a historic neighborhood dating back to the 1700s. It features traditional adobe houses, winding roads, and fields. Its historic homes, church, and

acequias define its character and serve as gathering spots. The City's Los Duranes Community Center is a key part of the neighborhood.

Los Griegos is a historic neighborhood surrounding Griegos Road between Rio Grande Boulevard and Guadalupe Trail. The Los Griegos Historic District highlights traditional mid-19th-century New Mexican architecture, including a church on Griegos Road designated as a historic landmark from 1858. The acequia network, including the Griegos/Candelarias Ditch, remains a defining feature. Throughout the years, this community has retained its village character and strong agricultural heritage.



Caption: Tree Trunk Carving in Los Griegos


FIGURE 3. NEIGHBORHOOD ASSOCIATIONS IN THE NEAR NORTH VALLEY CPA




Matthew Meadows is a smaller community compared to others in the area, with about 185 homes. Land owned by James Matthew, who moved to Albuquerque from Canada in 1880, became the site of Matthew's Jersey Dairy, which once spanned from 12th Street to Rio Grande Boulevard and from Candelaria Road to the Alameda Drain. In the 1970s, corporate changes led to the sale of land to developers, who transformed it into the neighborhood it is today.

The Near North Valley Neighborhood Association is a neighborhood just north of I-40. This area offers a mix of homes and businesses along 4th Street and serves as a connection point to the surrounding neighborhoods. The housing stock includes adobe cottages, mid-century homes, and more modern buildings.

The Rio Grande Boulevard Neighborhood Association is located within a stretch of land from Indian School Road in the south to Montañito Road in the north, encompassing the Duranes Lateral on the west and the Griegos and Alameda Drains on the east. The association includes communities like Dietz Farms, Elfego, and Teodoro Roads on both sides of the Duranes Lateral, as well as Indian Farm and Amber Place.

Santa Barbara-Martineztown is a historic neighborhood established in the 1850s. Primarily in the Central ABQ CPA, its northern boundary extends into the Near

North Valley CPA. Known for its distinctive character, Santa Barbara-Martineztown reflects New Mexico's historic Hispanic heritage. Named for both the Martín family and historic Santa Barbara cemetery, the area grew along the Acequia Madre de los Barelás, with long, narrow lots lining the irrigation ditch. The neighborhood is also home to important historic churches, including the Second United Presbyterian Church (1889) and San Ignacio Church (1916).

The South Guadalupe Trails Neighborhood Association includes the area south of Montañito Road and north of Griegos Road, between approximately 12th Street and Rio Grande Boulevard. This neighborhood maintains the valley's characteristic agricultural feel, with access to acequia trails and proximity to the Bosque.

Stronghurst is a historic neighborhood dating back to the early 1900s. It includes spacious single-family homes on large lots, many with large mature trees that



Caption: Community event at Santa Barbara-Martineztown Park

create a shaded canopy. With commercial and industrial areas nearby, the neighborhood is characterized by its older homes and tree-lined streets that reflect its early development history.

Thomas Village is a suburban neighborhood in the North Valley, east of Rio Grande Boulevard and near the Bosque. Established in the 1970s, it includes four areas: Thomas Village, Abbey Jean, The Meadows, and Thomas Village Patio. The streets are named after characters from Cervantes' Don Quixote. Within the neighborhood is Dulcinea Park, a popular community gathering space with direct access to the Bosque via a bridge and trail established in 1982.

3.1.4 ADJACENT AFFILIATED ASSOCIATIONS

Four neighborhood associations just north of Montañito Road — Los Poblanos, Lee Acres, Gavilan Addition, and Los Alamos Addition — are located just outside the Near North Valley CPA boundaries and within the city boundary. Because of their proximity to the CPA, residents contributed to the CPA process and expressed interest in being part of future planning efforts and staying connected with the Near North Valley community through the North Valley Coalition. They share common concerns about development, water resources, and quality of life, reflecting their investment in their neighborhood's future.



3.2 Land Use



Caption: A mix of old and new developments define the 4th Street streetscape.

Land use affects how community members experience a place, from shaping housing options to growing economic opportunities and impacting environmental quality. This section provides an overview of Land Use in the Near North Valley CPA. See Subsections 4.1, 5.1, and 5.2 for CPA-specific projects, programs, and policies related to Land Use.

3.2.1 ACTORS, PLANS, & PROGRAMS



Boards & Commissions

[Albuquerque City Council](#)

[Development Hearing Officer](#)

[Environmental Planning Commission](#)

[Landmarks Commission](#)

[Zoning Hearing Examiner](#)



CABQ Planning Department

[Albuquerque / Bernalillo County \(ABC\) Comprehensive Plan](#)

[Albuquerque Geographic Information System \(AGIS\)](#)

[Case Tracking & Research](#)

[Code Enforcement](#)

[Development Review Services](#)

[Integrated Development Ordinance \(IDO\)](#)

[IDO Interactive Zoning Map](#)



Bernalillo County Planning and Development Services

[Los Duranes Neighborhood Plan](#)

[North Valley Area Plan](#)



3.2.2 SNAPSHOT

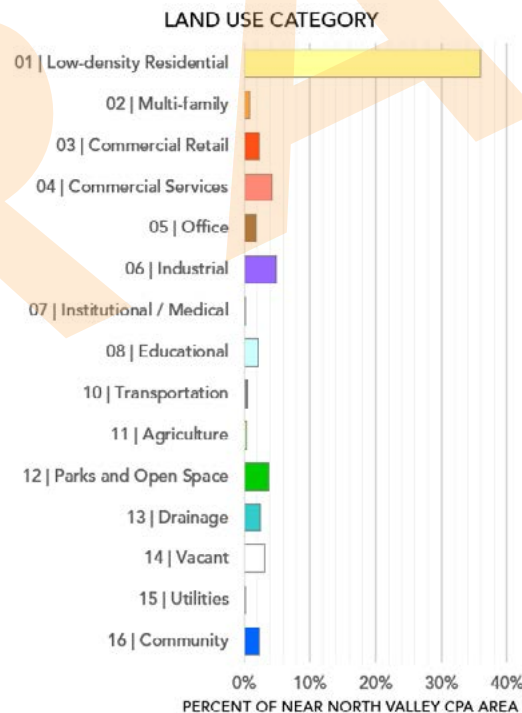
The Near North Valley offers a blend of land uses, including residential, agricultural, and commercial spaces. Its historic acequia system and proximity to the Rio Grande have shaped local land use patterns, creating a semi-urban setting that reflects its agricultural roots while supporting commercial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

Residential life in the Near North Valley features single-family homes, townhomes, and modern apartment complexes. Many properties incorporate small farms, orchards, and gardens that reflect the area's agricultural heritage. Zoning regulations support a mix of low- and medium-density living options. Ongoing efforts preserve historic neighborhoods.



Caption: Calle Cuarta, a new multi-family development along 4th street.

4th Street serves as a key transit corridor that supports shopping, housing, employment, and services. East of Second 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. While some commercial areas are active, others present redevelopment opportunities. Vacant and underused parcels along these corridors provide opportunities for mixed-use projects that maintain the area's character.



Caption: Neighborhood ice cream social event at an Alvarado Gardens home.

Assets

- Access to trails and green space
- Diverse mix of housing types
- 4th Street as Main Street Corridor
- Agricultural properties

Opportunities

- Redevelopment Opportunities
- Lack of shade and excess parking make walking unpleasant.



3.2.3 SEMI-RURAL AND SUBURBAN LAND USE

Housing in the Near North Valley CPA is primarily low-density and reflects a semi-rural character. Most homes are single-family houses on a variety of lot sizes, making up about three-quarters of the housing stock. Many properties include spacious lots with gardens, orchards, irrigation ditches, or space for animals, reflecting the area's agricultural nature. Gardens, horse pastures, and small farms remain part of the community fabric. Unlike regular grid streets, roads often curve along old acequias and property lines, giving the neighborhood a distinctive pattern.



Caption: A headgate along the Duranes Lateral

3.2.4 MIXED-USE COMMERCIAL CORRIDORS

Commercial land uses in the Near North Valley are generally concentrated along major corridors. Most commercial uses are small and community-oriented, clustered at key corridors such as 4th Street, Montaña Road, and Rio Grande Boulevard. Existing land use patterns generally keep residential areas separate from busier corridors, supporting the area's established character.

North 4th Street functions as the historic main highway and includes a concentration of local businesses, eateries, and services. Some nearby residential areas are within walking distance, creating a modest mix of uses along the corridor. The zoning along 4th Street encourages mixed-use developments, introducing housing and new commercial



Caption: Community event at Dulcinea Park

spaces to increase amenities within walking or biking distance, creating a more integrated and accessible neighborhood.

The area contains relatively few industrial facilities. Near the railroad on Second Street, there are small light industrial yards, auto services, and warehouses.



Caption: An example of a triplex in the Near North Valley



Caption: St. Therese Catholic Church in the Near North Valley Neighborhood



FIGURE 4. LAND USE BY CATEGORY

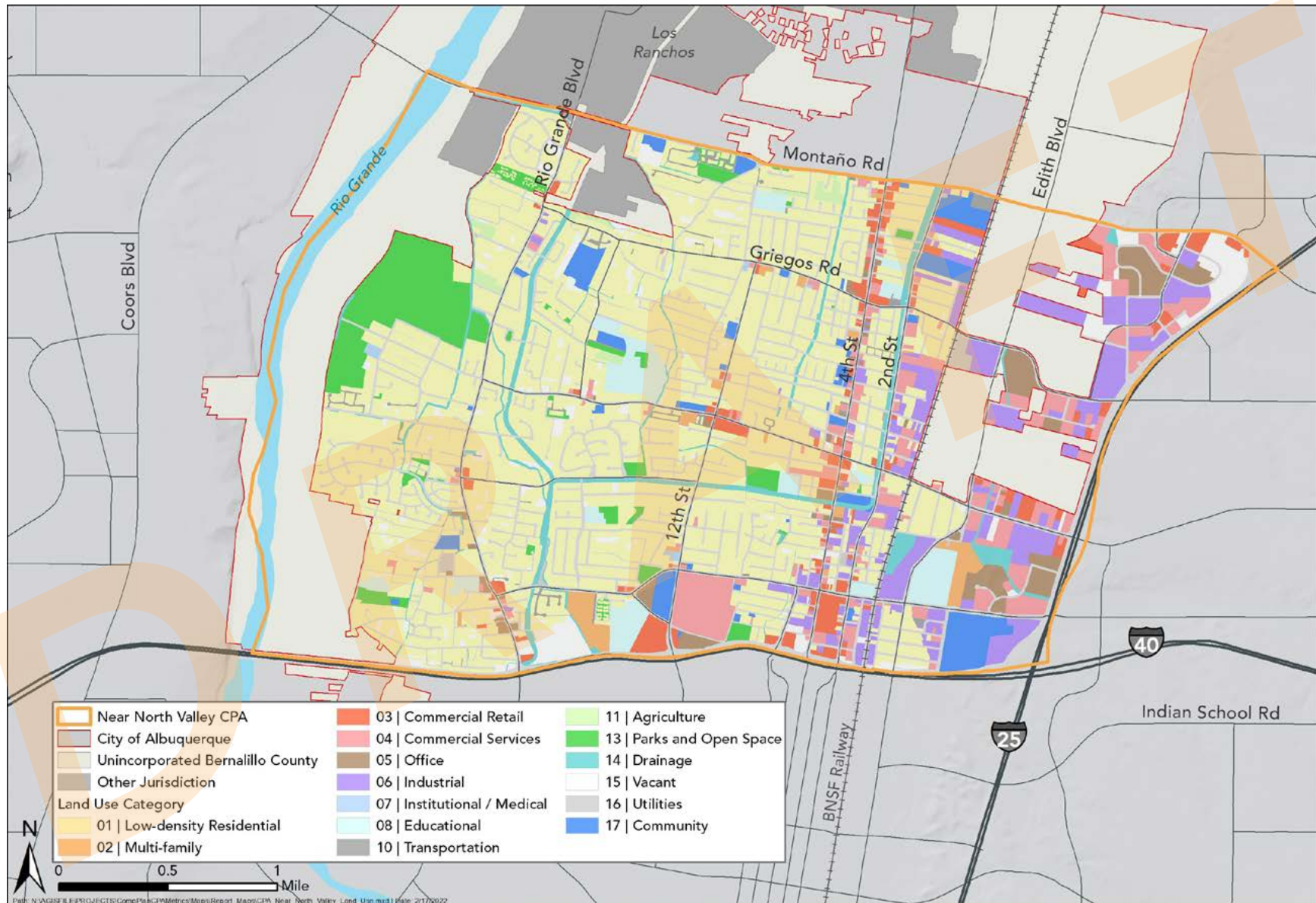
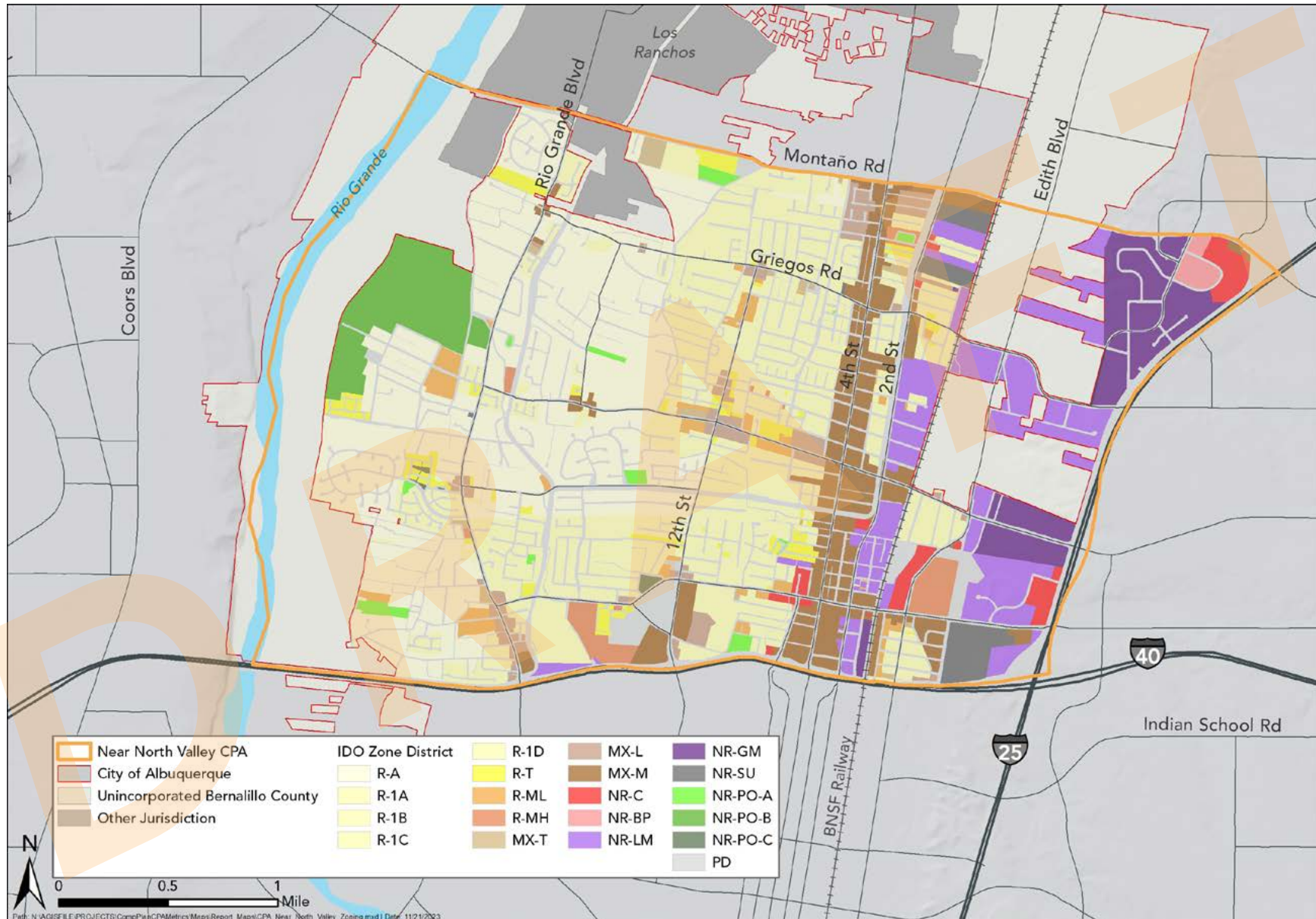




FIGURE 5. IDO ZONE DISTRICTS





3.3 Transportation



Caption: The Rail Runner at Montaña Station

Connections between the places where residents live, work, and play are essential to overall quality of life. Transportation infrastructure and services in the Near North Valley depend on population needs, land-use patterns, and evolving mobility preferences. This section provides an overview of Transportation in the Near North Valley CPA. See Subsections 4.1, 4.6, and 5.2 for CPA specific projects, programs, and policies related to Transportation.

3.3.1 ACTORS, PLANS, & PROGRAMS



CABQ Department of Municipal Development (DMD)

[Vision Zero Year in Review \(2023\)](#)

[Neighborhood Traffic Management Program](#)

[Capital Implementation Program \(CIP\)](#)

[ADA Transition Plan](#)

[Municipal Development Projects Map](#)



Mid Region Council of Governments (MRCOG)

[Mid Region Metropolitan Planning Organization Transportation Improvement Program](#)

[Connections 2040 Metropolitan Transportation Plan \(MTP\)](#)



CABQ Transit Department (ABQ RIDE)

[Routes & Schedules](#)



CABQ Parks & Recreation

[Bikeways & Trails Facility Plan](#)

[Pedestrian & Bicycle Safety Action Plan](#)



New Mexico Department of Transportation (NMDOT)

[Active Projects](#)



Bernalillo County Public Works

[Current & Past Projects](#)

[Pedestrian & Bicycle Safety Action Plan](#)

[Alameda Drain Trail Master Plan](#)

[El Camino Real Historic Trail Concept Plan](#)



3.3.2 SNAPSHOT

The street network in the Near North Valley CPA consists of local streets that connect to collectors and minor arterials, which in turn link to major arterial roads serving the region. Major arterials include Montañero Road, 2nd Street, Candelaria Road, and Menaul Boulevard. Minor arterials include Broadway Boulevard, Edith Boulevard, 4th Street, 6th Street, 12th Street, and Rio Grande Boulevard.

West of 12th Street, many streets follow historic acequia alignments. The southern and eastern parts of the area have a more traditional street grid layout, oriented along well-known routes such as Edith Boulevard (the historic Camino Real), 4th Street (the original Route 66), and east-west streets, including Menaul Boulevard, Griegos Road, Candelaria Road, and Montañero Road.

Major north-south roads, such as Edith Boulevard, 2nd Street, 4th Street, and Rio Grande Boulevard, connect Downtown Albuquerque to the North Valley. Important east-west routes include I-40, Montañero Road, Menaul Boulevard, Indian School Road, Candelaria Road, and Griegos Road. I-40 and Montañero Road are the only river crossings to Albuquerque's West Side in this area, which often have major traffic delays during peak periods.

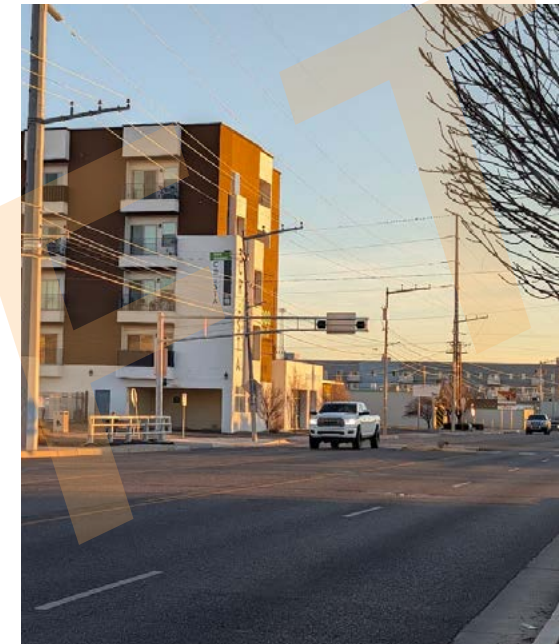


Caption: The I-25 and I-40 Interchange forms the Near North Valley's Southeastern Corner

Proximity to I-40 and I-25 provides convenient regional access, though both highways experience heavy use during typical commuting periods. As of 2025, I-25 is being widened, and its interchanges are being redesigned between Comanche Road and Montgomery Boulevard along the eastern edge of the Near North Valley.

3.3.3 IMPORTANT CORRIDORS

4th Street follows the original route of U.S. Route 66, the famous "Mother Road" that once stretched from Chicago to Los Angeles. It remains the primary north-south road through the Near North Valley, connecting neighborhoods, businesses, restaurants, and local services. The corridor still includes mid-century architecture and auto-oriented commercial uses that reflect its Route 66 past.



Caption: A view looking south along 4th Street, former US Route 66.

Assets

- 4th Street as a Historic Main Street Corridor
- Free transit service
- Low neighborhood traffic

Opportunities

- Enhanced bus service: number and location of routes, safety, cleanliness
- Increased multi-modal forms of transportation infrastructure
- Improved road safety



4th Street also plays a key role in the North 4th Arts District, which features murals and street art that highlight local culture and history. These transportation connections present opportunities to enhance the streetscape in ways that support both its historic context and current community needs.

Rio Grande Boulevard is another major north-south road near the Rio Grande, serving as a connector across the valley. The corridor connects neighborhoods with parks, schools, and community destinations, and also provides access to the Bosque and the river. Street characteristics vary along the corridor, from a four-lane road in the south to a narrower, tree-lined segment north of Griegos Road, reflecting the valley's landscape and development patterns.

Candelaria Road runs east-west across the CPA and is named after the historic community of Los Candelarias, which predates the formal establishment of Albuquerque. It functions



Caption: A view of 4th Street Near Griegos Road

as a local neighborhood street with recent traffic calming features west of Rio Grande Boulevard, gradually widening into a busier, more developed corridor to the east. The eastern portion includes four travel lanes and median islands.

Montaño Road forms the northern boundary of the Near North Valley CPA and serves as a major east-west connection to nearby communities. As an urban principal arterial with four lanes, it carries heavy traffic volumes to and from Albuquerque's Westside. West of Rio Grande Blvd NW, limited access along the corridor helps channel regional traffic across the river while minimizing cut-through traffic in adjacent Near North Valley neighborhoods.

3.3.4 TRANSIT

Public transit in the Near North Valley includes bus service along Menaul Boulevard, 4th Street, and Montaño Road. The Menaul Route 8 serves residents in the southern CPA, connecting to 4th Street and areas east of the CPA. Its recent designation as a Major Transit Corridor indicates a goal for more frequent service to better support community growth. Route 10 along 4th Street provides frequent service, connecting the corridor to Downtown, Old Town, and surrounding neighborhoods. Route 157 along Montaño Road links the area to the Renaissance Center commercial district to the east and the Montaño Transit Center,



Caption: A Route 10 bus stops at 4th Street and Mildred Avenue NW

which provides access to the Rail Runner commuter train. The New Mexico Rail Runner Express offers park-and-ride train access to destinations north to Santa Fe or south to Belen.

In late 2025, the Route 36 bus on Rio Grande Boulevard and 12th Street north of Indian School Road was phased out. The City's ABQ Ride Connect program offers micro-transit services to residents within the Rio Grande Service Zone.



3.3.5 WALKING AND BIKING

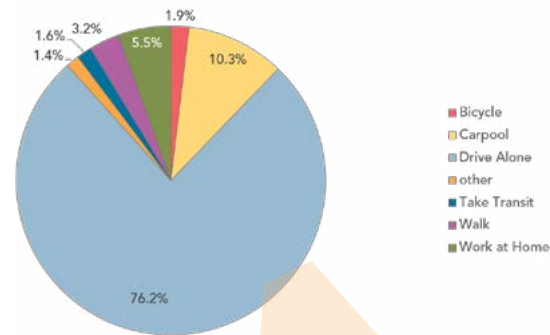
The Near North Valley's older neighborhoods have a compact development pattern that supports active transportation. The area includes a growing network of bike lanes and multi-use trails, with access to the Paseo del Bosque Trail along the Rio Grande, which provides a continuous 16-mile north-south route for recreation and commuting. The traditional acequia system creates informal paths that residents use for walking and biking within their neighborhoods.

Residents of Near North Valley are slightly less dependent on cars for daily commutes than the citywide average: 81% drive alone, compared to 83% citywide. Public transportation use is about 1%, and approximately 2% walk or bike, both of which



Caption: A group of cyclists in the Bosque

How the Near North Valley CPA Commutes to Work



are slightly lower than the citywide rate of 3%. A higher share of residents work from home (15%) compared to the city average (11%).

A higher percentage of residents in Near North Valley live within a 10-minute walk of schools (44% compared to 38% citywide), grocery stores (31% compared to 21%), and parks or open spaces (72%, matching the

city average); however, only 43% are within a 10-minute walk of high-frequency transit, compared to 55% citywide.

3.3.6 TRAFFIC SAFETY

Safety for pedestrians and cyclists is a top priority for community members in the Near North Valley. During CPA engagement, community members shared concerns about speeding on residential streets, missing crosswalks on busy main roads, and limited sidewalks in some of the less urban parts of the CPA. The combination of high-speed arterial corridors and narrow, historic streets can create challenges for pedestrians and cyclists. Infrastructure upgrades, traffic-calming measures, and ensuring compliance with traffic regulations could help to address these concerns.

TOP CONTRIBUTING FACTORS FOR FATAL & INJURY CRASHES

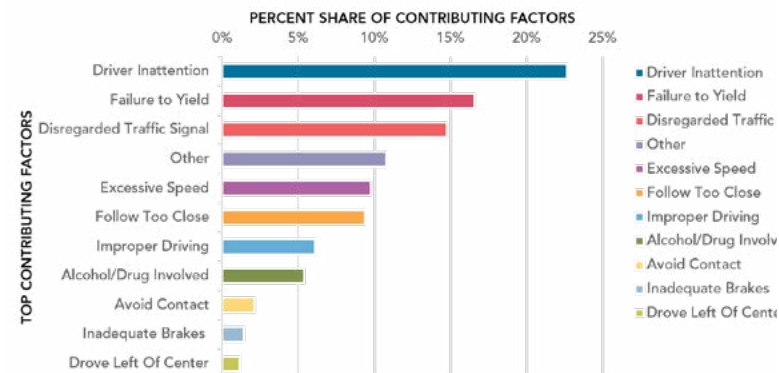


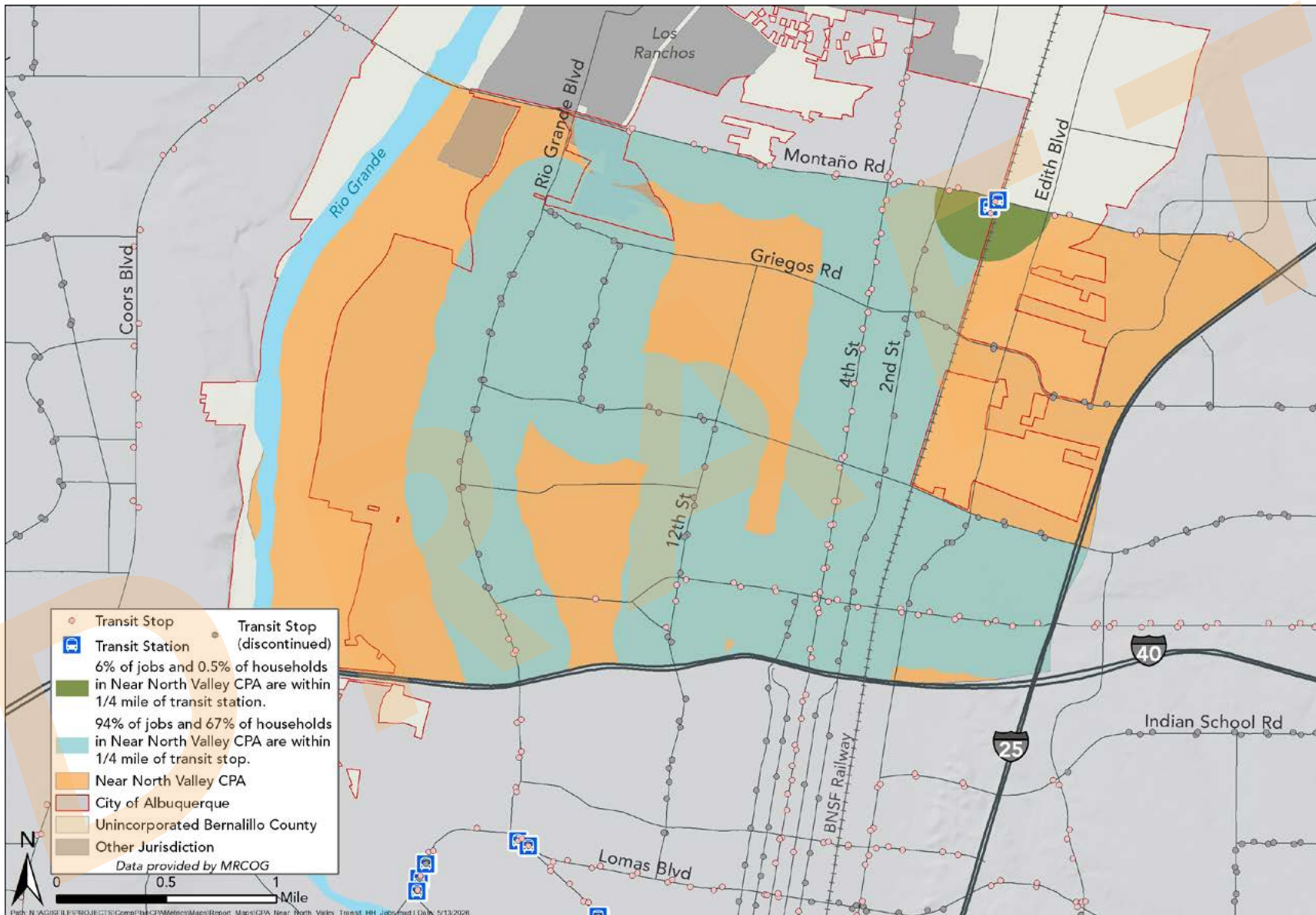
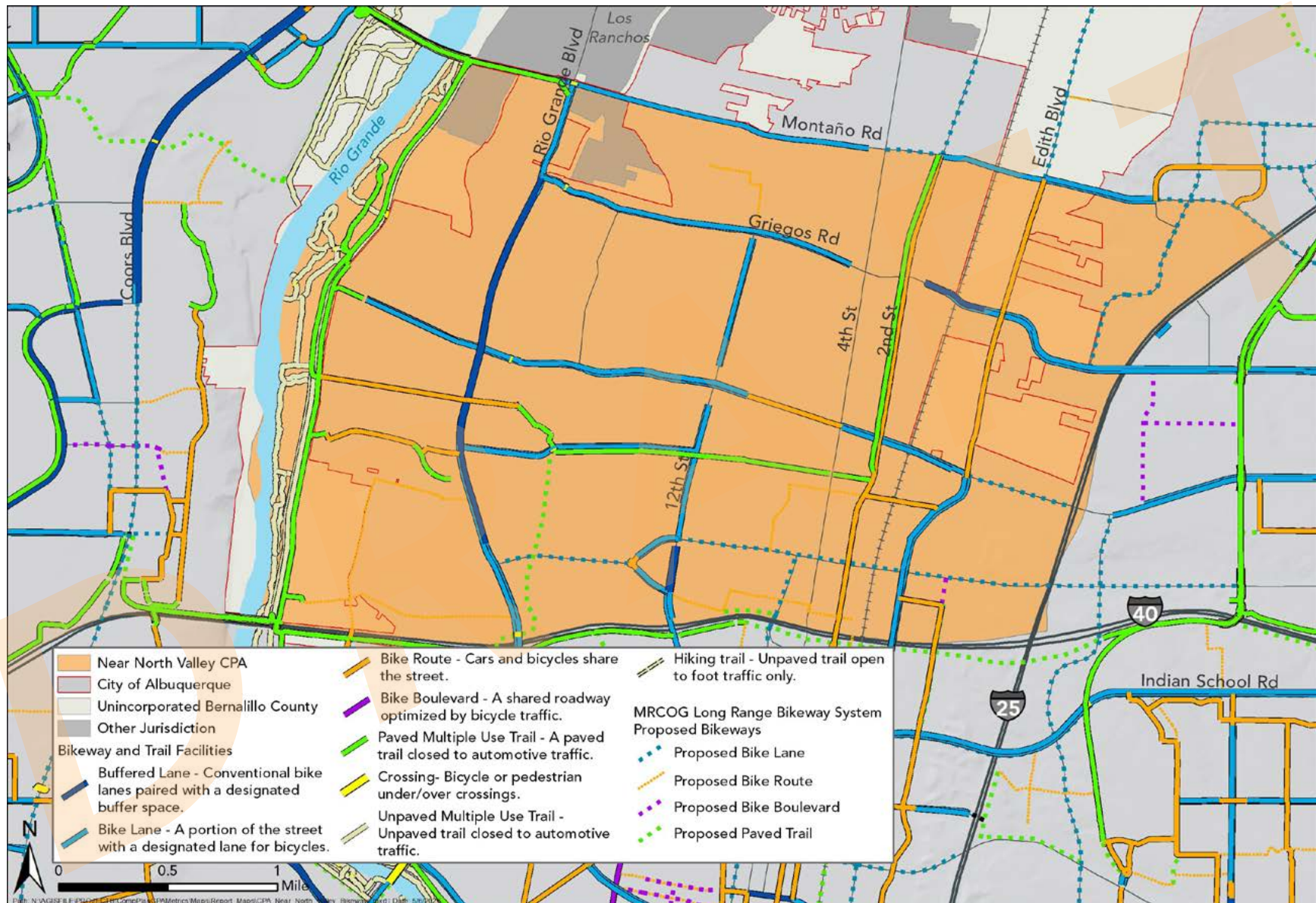

FIGURE 6. PROXIMITY OF TRANSIT STOPS AND STATIONS TO HOUSEHOLDS AND JOBS



FIGURE 7. BIKEWAYS AND TRAILS IN THE NEAR NORTH VALLEY




3.4 Urban Design



Caption: Avanyu Plaza at the site of the former Albuquerque Indian School

The design of buildings, streets, green spaces, and infrastructure contributes to the health and well-being of a community. This section provides an overview of Urban Design in the Near North Valley. See subsections 4.1, 4.2 and 5.3 for CPA-specific projects, programs, and policies related to Urban Design.

3.4.1 ACTORS, PLANS, & PROGRAMS



Boards & Commissions

[Albuquerque City Council](#)
[Development Process Manual Executive Committee](#)
[Development Hearing Officer](#)
[Environmental Planning Commission](#)
[Landmarks Commission](#)
[Zoning Hearing Examiner](#)



CABQ Planning Department

[Albuquerque / Bernalillo County \(ABC\) Comprehensive Plan](#)
[Code Enforcement](#)
[Development Process Manual \(DPM\)](#)
[Development Review Services](#)
[Integrated Development Ordinance \(IDO\)](#)



CABQ Department of Municipal Development (DMD)

[Capital Implementation Program \(CIP\)](#)
[Engineering](#)
[Traffic Engineering](#)



Mid Region Council of Governments (MRCOG)

[Long Range Transportation System Guide](#)



311

311 Community Contact Center

[311 app](#)



3.4.2 SNAPSHOT

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.

The traditional acequia system is a defining urban design element of the Near North Valley. These irrigation ditches create green corridors through neighborhoods and provide informal pedestrian pathways. The acequias influence lot patterns, street alignments, and the community's overall spatial organization. They serve as linear parks and wildlife corridors, adding ecological value while connecting residents to the area's agricultural heritage. Walking along ditch banks remains a common daily activity for many residents.

4th Street serves as the primary commercial spine, with development reflecting multiple eras of growth. Historic Route 66-era



Caption: Calle Cuarta Ribbon Cutting

buildings with characteristic mid-century architecture sit alongside contemporary mixed-use developments. While recent projects have introduced pedestrian-friendly design elements, ground-floor retail, reduced setbacks, and enhanced streetscapes, much of the corridor retains its predominantly auto-oriented character.

Second Street and Edith Boulevard serve as north-south arterials, primarily designed for vehicular access. While Edith Boulevard's wide travel lanes, limited crossings, and minimal pedestrian amenities make it challenging for walking and biking, Second Street north of Matthew Avenue provides improved conditions for active transportation, particularly with the recently completed multi-use trail along the Alameda Drain. South of Matthew Avenue, Second Street faces similar challenges to Edith Boulevard for pedestrians and cyclists.

The Near North Valley's urban design assets, including its mature tree canopy, acequia networks, historic building stock, and proximity to natural features, provide a strong foundation for supporting a more connected, sustainable, and livable community. By prioritizing human-centered design that builds on these strengths rather than replacing them, the area can accommodate growth while preserving the distinctive character that residents value.

Assets

- Friendly neighborhoods
- Local businesses and restaurants

Opportunities

- Decrease congested traffic
- Increase placemaking
- Improve pedestrian and bicycle infrastructure to promote safety



3.5 Economic Development



Caption: Farmers market at Los Poblanos Open Space

Each CPA has unique assets, businesses, and industries that shape its neighborhoods, provide employment, and offer goods and services to residents and visitors. There are also many programs and organizations throughout the city dedicated to entrepreneurship and workforce development. This section provides an overview of Economic Development in the Near North Valley CPA. See Subsections 4.4, 5.2, and 5.6 for CPA-specific projects, programs, and policies related to Economic Development.

3.5.1 ACTORS, PLANS, & PROGRAMS



CABQ Economic Development Department

[Small Business Office](#)

[ABQ 66](#)

[Economic Development Incentives](#)



CABQ Metropolitan Redevelopment Agency (MRA)

[Redevelopment Areas](#)

[Redevelopment Incentives](#)



New Mexico Main Street

[Resources](#)



311 Community Contact Center

[311 app](#)



CABQ Planning Department

[Interactive Development Ordinance \(IDO\)](#)

[Business Registration](#)



Albuquerque Fire Rescue (AFR)

[ADAPT Program](#)



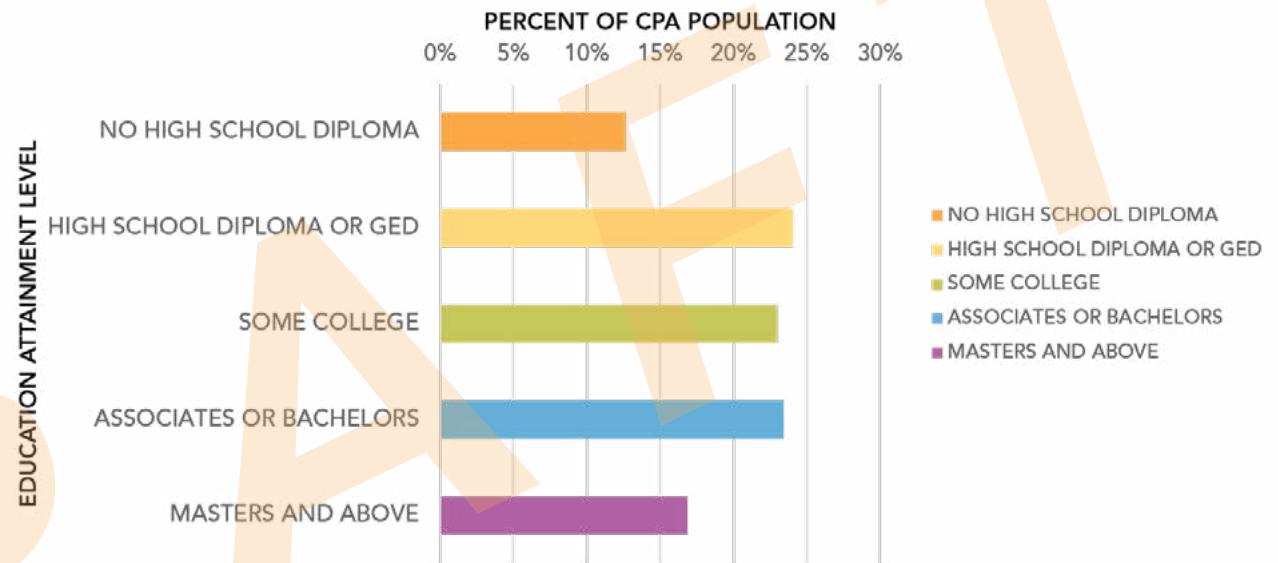
3.5.2 SNAPSHOT

A continuous focus on economic development not only supports today's needs but also those of future generations. The Near North Valley offers a mix of businesses, from small local shops and chain stores to large retailers, warehouses, and industrial uses.

In 2022, more than half of its residents (51%) held a college degree, slightly more than the citywide average of 47%. The median household income was \$63,730, reflecting a 27% increase since 2010 (when it was \$50,080). This is less than the city-wide median household income of \$66,624, which was a 30% increase. A similar portion of households live below the poverty line (17%), compared to the citywide average of 16%.

The Near North Valley supplies about 5.5% of all city employment and ranking as the fifth-largest among CPAs. Key employers include the Indian Pueblo Cultural Center, Lowe's Home Improvement, Sysco Food Distributors, American Home Furniture, Albuquerque Solid Waste Department, TLC Plumbing, the Albuquerque Police Academy, and the Broadbent Business Park near Menaul Boulevard and I-25.

EDUCATION ATTAINMENT BY PERCENT OF POPULATION AGE 25+



Caption: The chart above shows educational attainment in the Near North Valley for residents over 25 years of age.

3.5.3 EMPLOYMENT AREAS

The Indian Pueblo Cultural Center at 12th Street and Menaul Boulevard stands out as a major space of local culture and community. Owned by the Pueblos and overseen by the 19 Pueblos District, it sits on the historic site of the Albuquerque Indian School (1881-1981). The 19 Pueblos District campus includes the Avanyu Plaza retail center, a commercial hub with two hotels, a variety of restaurants, and office spaces, attracting visitors from across the region.

Assets

- Local businesses and restaurants.
- Local small scale agriculture
- Community attractions such as the IPCC

Opportunities

- Vacant commercial spaces
- Lack of medical facilities



4th Street hosts retail shops, eateries, and local businesses. Recent mixed-use developments provide new housing and commercial spaces in a pedestrian-oriented and transit-oriented development pattern.

Second Street is lined with retail shops, light industrial spaces, and various service businesses, set out in an auto-oriented development pattern.

The Los Candelarias Village Center at 12th Street and Candelaria Road is a key neighborhood destination and home to the Dede Feldman Los Griegos Health & Social Service Center.

The Rio Grande Boulevard corridor, stretching from I-40 to Indian School Road, has also seen new development in recent years. New local businesses, such as Cutbow Coffee, have opened, and nearby residential communities are being developed. Its proximity to Old Town, Downtown, I-40, and the Bosque makes it a strategic location for small businesses.



Caption: Dede Feldman Los Griegos Health and Social Services Center

The Montañito Road corridor offers convenient access from I-25 to Edith Boulevard and leads to the Renaissance Center to the east. This busy employment hub includes a variety of big-box retailers, such as Sam's Club, Home Depot, and Costco. It also features office parks and the Revel entertainment center, which can accommodate up to 2,000 guests for live shows and concerts.

Industrial-zoned land is located primarily east of 2nd Street, along Candelaria Road heading north. The light industrial and manufacturing businesses along the railroad corridor contribute to the area's economic activity and create jobs, benefiting from convenient rail access and nearby regional transportation connections. The area also includes working farms, such as Rio Grande Community Farm and nurseries, which help maintain the valley's farming traditions.



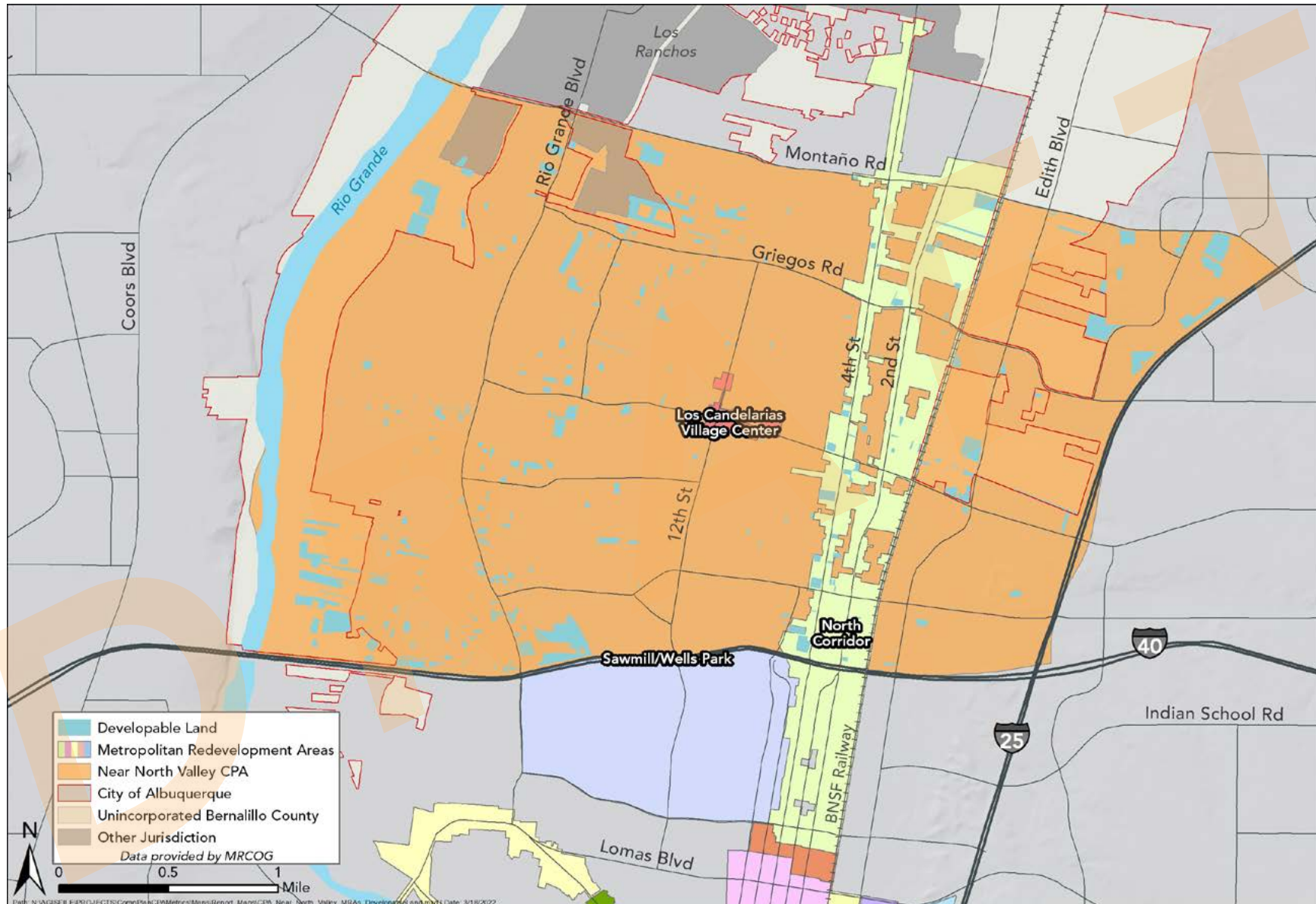
Caption: Photo of a coffee shop located on Rio Grande Boulevard, taken by a community member



Caption: Agricultural land at Los Poblanos Open Space, demonstrating growing of crops under photovoltaic solar panels



FIGURE 8. METROPOLITAN REDEVELOPMENT AREAS AND DEVELOPABLE LAND





3.6 Housing



Caption: Griegos Farms cottage court development in the Near North Valley

Every CPA has its own blend of housing types and needs. This section provides an overview of Housing in the Near North Valley CPA. See Subsections 4.2 and 5.1, 5.2, and 5.6 for CPA-specific projects, programs, and policies related to Housing.

3.6.1 ACTORS, PLANS, & PROGRAMS



CABQ Family and Community Services Department (FCS)

[Community Development Programs and Services](#)
[Consolidated Housing Plan](#)
[Community Needs Assessment](#)
[Homeless Services](#)
[Affordable Housing Committee](#)



New Mexico Mortgage Finance Authority

[Housing Assistance](#)
[LIHTC Program Overview](#)
[Qualified Allocation Plan](#)



Albuquerque Affordable Housing Coalition (AAHC)



CABQ Planning Department

[Integrated Development Ordinance \(IDO\)](#)
[Code Enforcement](#)



Albuquerque Housing Authority (AHA)

[AHA Housing Development Corporation \(AHA-HDC\)](#)



CABQ Department of Senior Affairs



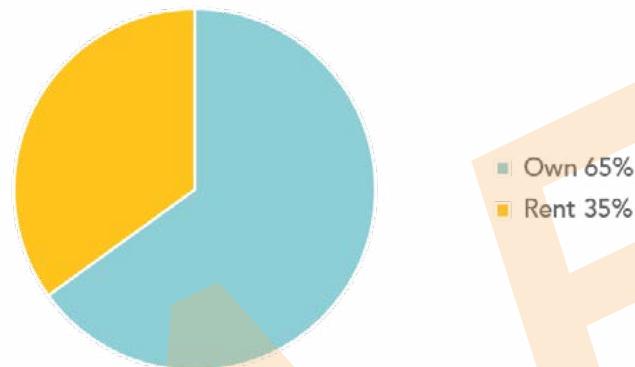
3.6.2 SNAPSHOT

The Near North Valley CPA is an established part of Albuquerque, home to around 10,088 households, about 4.4% of the city's total, and approximately 24,124 residents, roughly 4.2% of Albuquerque's population. While many parts of the city have seen growth, the Near North Valley has experienced a slight population dip from 24,373 in 2010 to 22,913 in 2022, a 6% decrease.

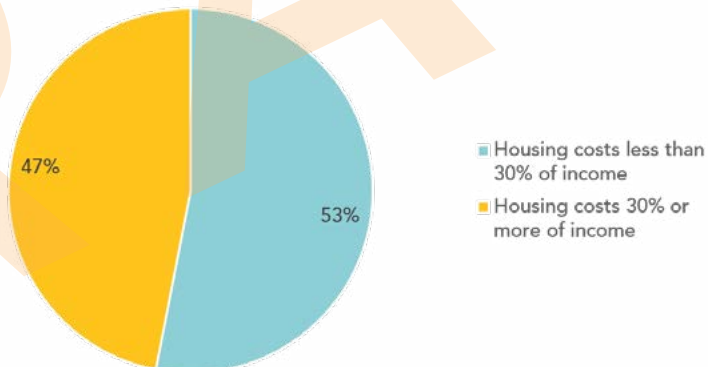
Like trends seen across the country and locally, the average household size has gradually decreased, from 2.37 to 2.22 people between 2010 and 2022. This shift is especially noticeable among renters, with household size dropping from 2.46 to 2.05 people per unit. For homeowners, the reduction is a bit more modest, decreasing from 2.36 to 2.29. These changes in household size, along with the population decrease, reflect evolving household structures and demographic shifts. In general, smaller households means more housing units are needed for the same number of people.

In the Near North Valley, families with children under 18 make up about 36% of households, which is slightly lower than the city's overall rate of 42%. The area has a higher percentage of seniors (age 65+) at 22%, compared to the city's 17%, which highlights an aging community with special housing and accessibility needs. During

Households Renting vs Owning



Housing Affordability for Renters



In the Near North Valley, sixty-five percent (65%) of households own their homes, and 35% of people are renters. Housing is considered unaffordable if a household pays more than 30% of its income toward rent or a mortgage. In the Near North Valley 47% of residents are cost-burdened.

Assets

- Mix of Single Family and multi-family housing
- New affordable housing developments
- Quiet neighborhoods
- Historic adobe construction

Opportunities

- Increase affordable housing, workforce housing, mixed-income housing
- Lack of new and affordable middle density housing.
- Increase supportive housing programs and clearer housing strategy



community conversations, residents shared their hopes for more senior living options, including both independent and assisted living, as well as programs to help seniors stay in their homes through home repair support.

Housing in the Near North Valley CPA includes single-family dwellings, townhouses, multi-family dwellings, and manufactured homes. Out of roughly 10,825 dwellings, about 75% are single-family. Townhouses make up about 8% of housing stock; multi-family units with five or more units make up around 8%; smaller multi-family buildings (with 2-4 units) account for 6%; and manufactured homes or other types make up about 3% of housing options in the Near North Valley CPA.

3.6.3 SINGLE-FAMILY AND RENTALS

There is a predominance of single-family dwellings and the large share of units with 3+ bedrooms (57%). The proportion of 3+ bedrooms in single-family dwellings in the Near North Valley is comparable to the city-wide average (60%).

However, the declining number of families with children and higher percentage of seniors indicates shifting housing needs. Community members value the diverse housing options in Near North Valley, including the mix of single-family and multi-family dwellings, the range



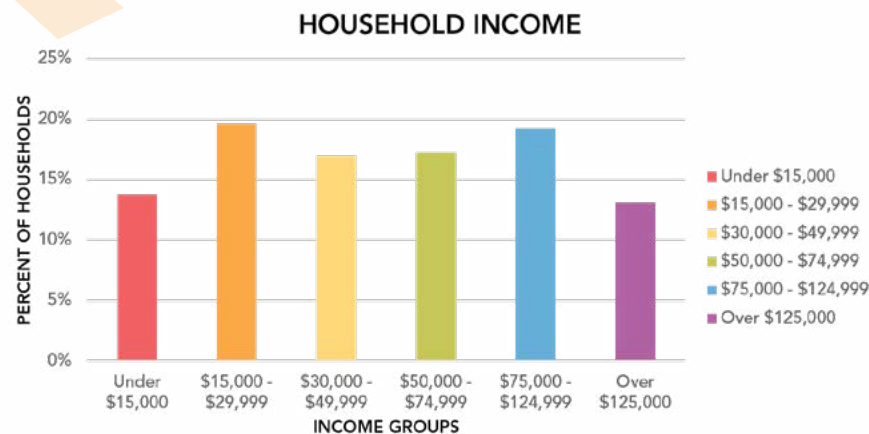
Caption: Single family housing units in the Los Griegos Neighborhood

of prices, and the balance between smaller and larger lots.

This housing variety helps serve different income levels and household types, enriching the area's social and economic fabric. Vacancy rates are 8%, slightly above the city average of 6%. About 59% of dwelling units within the CPA boundary are owner-occupied, which is slightly higher than Albuquerque's overall homeownership rate of 57%. Providing more rental opportunities would allow more households to enjoy the benefits of this semi-rural area.

3.6.4 HOUSING AFFORDABILITY

Income levels in Near North Valley vary from the city. From 2010 to 2022, median household income in the Near North Valley rose 27%, from \$50,016 to \$63,730, while in the city median household income rose 30%, from \$51,251 to \$66,624. Most renters (25%) in the Near North Valley earn 31-50% of the Area Median Income (AMI), while 25% earn less than 30%. Among homeowners, 47% earn more than 120% of AMI, close to the city's 50%. About 18% of households live below the poverty line, higher than the city average, highlighting income disparities. Although specific data on housing cost burdens are unavailable, lower incomes and higher poverty rates suggest that many residents may struggle to afford housing.





3.6.5 HOUSING CHARACTER AND DEVELOPMENT PATTERNS

Most properties in the Near North Valley are zoned Residential – Single-family (R-1), which primarily allows for single-family dwellings. As of 2023, accessory dwelling units, or casitas, are also allowed in R-1.

Most of the area's duplexes, townhomes, and multi-family residences are located within ¼ mile of 4th Street.

Community members have expressed interest in casitas and other “missing middle” housing options that could increase density while preserving the neighborhood's character. Some neighbors have expressed concerns about whether there's enough infrastructure, especially water and sewer services, to support more units. Continued coordination with utility providers will be necessary as housing options are added.



Caption: Three unit (triplex) housing in the Near North Valley Neighborhood

Small pockets of some neighborhoods are zoned Residential – Townhouse (R-T), accounting for the 8% of the housing stock that is townhouses. 4th Street has significant potential to diversify housing types, due to zoning. The extensive Mixed-use – Medium Intensity (MX-M) zone district allows multi-family dwellings and townhouses. Recent projects along 4th Street, such as the Calle Cuarta three-story housing and new affordable housing developments, have expanded housing options. Other infill projects, such as new multi-family development at Rio Grande Boulevard and Los Anayas Road, as well as the 90-unit cottage development at Griegos Farms, have added housing within existing neighborhoods.

3.6.6 OPPORTUNITIES AND CHALLENGES

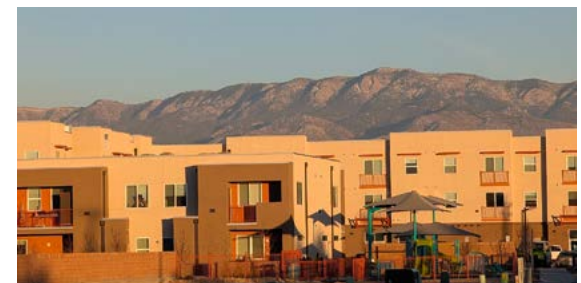
The Near North Valley faces housing challenges and opportunities, shaped by its well-established character and changing community demographics. About 22% of residents are 65 or older, highlighting a growing need for accessible housing, aging-in-place modifications, and smaller homes suited for seniors. The casitas reflects a need for financing assistance or other incentives.

With a poverty rate higher than the city's and areas of higher income nearby, a variety of affordable housing options are needed across

the community. The high homeownership rate of 92%, along with limited rental options, limits choices for lower-income residents or those who can't afford to purchase a home. Residents have expressed interest in more affordable and subsidized housing at all income levels, along with protections for renters at risk of displacement.

The mixed-use zoning along 4th Street offers a chance to add more multi-family housing and townhouses, which could boost rental options and support local businesses along this busy corridor.

Since the neighborhood mainly consists of single-family dwellings (75%), this limited diversity might not meet the changing needs of smaller households, seniors, or younger residents seeking more affordable options. Finding a balance between preserving neighborhood character and introducing a wider range of housing types is a key challenge.



Caption: Calle Cuarta is a new mixed-use development in the Near North Valley with 61 affordable housing units



3.7 Parks & Open Space



Caption: A youth soccer event at Garfield Park

Parks, open spaces, and trails provide recreational opportunities, community gathering spaces, and environmental benefits, all of which generally improve neighborhoods and communities. Each CPA has a distinct relationship to parks and open space, from vast open space and trail systems in some areas to limited access and investment in others. This section provides an overview of Parks and Open Spaces in the Near North Valley CPA. See Subsections 4.3 and 4.5 and 5.1, and 5.4 for CPA-specific projects, programs, and policies.

3.7.1 ACTORS, PLANS, & PROGRAMS



CABQ Parks & Recreation

- [Parks Management](#)
- [Open Space Division](#)
- [Aquatics](#)
- [Recreation](#)
- [Bikeways & Trails Facility Plan](#)
- [Esperanza Bicycle Safety Education Center](#)
- [Featured Projects](#)
- [Volunteer Opportunities](#)
- [Neighborhood Park Activate Program](#)



Bernalillo County Parks & Recreation

- [Parks](#)
- [Open Space](#)
- [Parks, Recreation & Open Space Facilities Master Plan \(2015 - 2030\)](#)



New Mexico State Parks

- [Rio Grande Nature Center](#)



Albuquerque Public Schools

- [Facilities Usage Procedures](#)



3.7.2 SNAPSHOT

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.

3.7.3 PARKS AND RECREATION

The Near North Valley includes more than a dozen neighborhood parks that offer recreational space and green areas for community use. The Near North Valley CPA has a relatively high amount of accessible green space, with around 19.5 acres of Major Public Open Space and about 2 acres of parkland for every 1,000 residents.



Caption: Playground equipment at Matthew Meadows Park

Parks in the Near North Valley

- 4H Park
- Bellrose Park
- Columbus Park
- Dulcinea Park
- Garfield Park
- Goodrich Park
- Graves Park
- Krogh Park
- Los Duranes Park
- Los Tomases Park
- Matthew Meadows Park
- Valley Park
- Valley Haven

Many parks include playgrounds, open grassy areas, sports courts, and picnic facilities. Approximately 72% of households are within a 10-minute walk of parks and open space, which is in line with the city-wide average.



Caption: Sculpture at Los Duranes Park



3.7.4 ACEQUIA SYSTEM

The Near North Valley's historic acequia system forms a network of green spaces and informal paths. Residents use unpaved ditch banks along these irrigation ditches to walk, bike, and ride horses. Community members have referred to the acequias as some of their favorite safe walking routes in the area. The acequias support local wildlife and biodiversity and also serve as important cultural features, connecting the community to its history.

Assets

- Parks and Open Space
- Network of Acequias and other Irrigation infrastructure
- Multi-use Trails

Opportunities

- Preserve cultural and natural history
- Expand park and trail safety and lighting
- Increase park maintenance
- Prevent unauthorized motor vehicle access

3.7.5 NATURE AND AGRICULTURE

The Rio Grande Nature Center and Candelaria Nature Preserve provide opportunities for visitors to enjoy nature, learn, and discover wildlife. These facilities are important for environmental education and help protect natural habitats within the metro area. The Rio Grande Community Farm provides opportunities for micro-farming and agricultural learning.



Caption: An MRGCD irrigation facility. Photo taken by community member

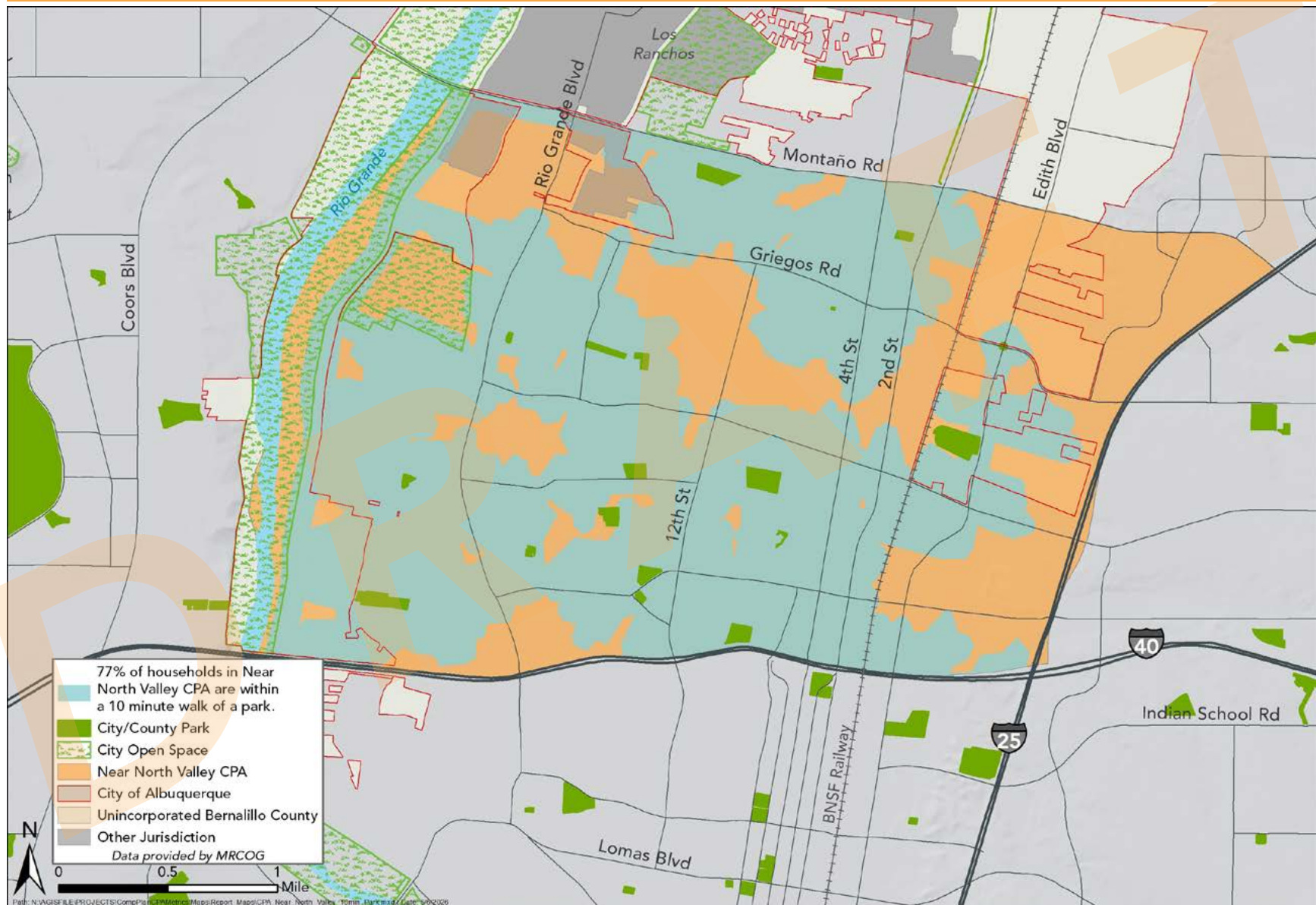


Caption: A new viewing platform installed in early 2026 at the Candelaria Nature Preserve

3.7.6 OPEN SPACE AND AGRICULTURE

Abundant open space and agricultural land shape the character and land use patterns of the Near North Valley CPA. The Rio Grande and its bosque form the area's western edge, much of which is protected as the Rio Grande Valley State Park, a 4,300-acre preserve of cottonwood forests, wetlands, and trails that offer recreation and serve as a natural buffer from development.

Beyond the Bosque, the area includes active farmland. The City and County have protected some of the last valley farms, such as Los Poblanos Fields Open Space, a 138-acre working farm maintained as open space. Small public farms and private fields help ensure farming remains part of the landscape; irrigated fields, orchards, and pastures are still visible amid homes, a rarity in most urban areas.


FIGURE 9. HOUSEHOLDS WITHIN A 10 MINUTE WALK OF A PARK




3.8 Heritage Conservation



Caption: A historic church in the Los Griegos Neighborhood dates to 1876

Albuquerque has a diverse history and culture, reflected in numerous heritage sites, cultural resources, and archaeological sites. This section provides an overview of Heritage Conservation in the Near North Valley CPA. See Subsections 4.6 and 5.1, for CPA-specific projects, programs, and policies related to Heritage Conservation.

3.8.1 ACTORS, PLANS, & PROGRAMS



CABQ Planning Department

[Historic Preservation Division](#)

[Historic Protection Overlay Zones](#)

[Albuquerque / Bernalillo County \(ABC\) Comprehensive Plan](#)

[Interactive Development Ordinance \(IDO\)](#)

[IDO Interactive Map](#)

[Case Tracking & Research](#)

[Code Enforcement](#)



CABQ Department of Arts & Culture

[CABQ Public Art Program](#)

[Special Event Permitting](#)



State of New Mexico Historic Preservation Division

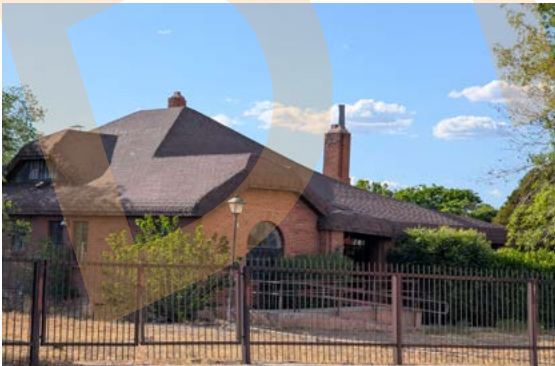


3.8.2 SNAPSHOT

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 Los Candelarias 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. See [Figure 24](#) for the location of these historic districts and landmarks.

Heritage conservation efforts aim to protect and preserve these cultural and historical resources. Residents note a strong



Caption: Registered historical Samuel Shalit house on 4th Street NW.

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.

3.8.3 HISTORIC DISTRICTS AND LANDMARKS

The Los Griegos Historic District, listed on the National Register of Historic Places, showcases examples of New Mexican architecture from the mid-19th century. With 121 buildings, most are single-story, stucco homes originally constructed from *terrenes*, a type of sod block cut from marshlands near the river. Historic churches, such as the one located at 1858 Griegos Road NW, anchor the community's rich history. The traditional acequia system remains a defining feature, with the historic Griegos/Candelarias Ditch and Griegos Drain shaping the area's development. Although Albuquerque annexed Los Griegos in 1948 and 1951, the neighborhood has retained much of its historic village character.

Los Duranes Historic District maintains its original village character through its historic architecture, churches, and long-standing family histories. Historic churches and community buildings reflect the area's Spanish colonial roots and continue to function as key community gathering spaces.



Caption: Historic church structure near 4th Street NW and San Lorenzo Avenue NW.

Assets

- Agricultural Heritage
- Public art installations and murals
- Historic village centers
- Acequias and the Bosque

Opportunities

- Restoration of historic adobe structures
- Designation of historic assets with historic markers
- Support for the arts in the Near North Valley
- Maintain agricultural ties
- Improved maintenance of existing public art



Candelaria (Las Candelarias) Historic District is a historic village that predates modern Albuquerque. The area includes distinctive examples of traditional adobe architecture, which contribute to the neighborhood's historic character.

Los Poblanos is listed on the State and National Registers of Historic Places. The surrounding Los Poblanos Fields Open Space is separate from the private inn/farm, acquired by the City of Albuquerque in 1998 to protect 138 acres of agricultural land. Rio Grande Community Farms (RGCF), described further in this report, manages the open space fields, renting plots to farmers.

Las Mañanitas is a City landmark at the northeast corner of Rio Grande Boulevard and Indian School Road. The mid-19th-century adobe house has varied rooflines, multiple patios, and sprawling layout from changes made over time by successive owners. The house is an example of adobe residential architecture and illustrates the evolution of local construction practices.



Caption: Historic Menaul School

The Menaul School began in 1896 as a Presbyterian boarding school for Spanish-speaking boys in New Mexico. It became co-ed in 1934, an international school in 1966, and remains a 6-12 private school. Notable alumni include the author Rudolfo Anaya and U.S. Senator Dennis Chavez.

The Employees' New Dormitory and Club, also known as Building 232, is the only remaining structure from the Albuquerque Indian School, which operated from 1882 to 1976 at the 12th Street campus. Built in 1931 in the Mission Revival style, this two-story, U-shaped building provided staff housing and dining spaces. After the Indian School closed in 1981, most campus buildings were demolished in the 1980s; Building 232 remained and later served as the regional headquarters for the Bureau of Indian Affairs. It is listed on both the New Mexico State Register of Cultural Properties and the National Register of Historic Places.



Caption: Building 232 now serves as Native American Community Academy



Caption: Performance at the Indian Pueblo Cultural Center. Photo from community survey

3.8.4 CULTURAL INSTITUTIONS AND PUBLIC ART

The Indian Pueblo Cultural Center at 12th Street and Menaul Boulevard is a major cultural institution that showcases and safeguards Indigenous history and traditions. It offers educational programs and cultural events and serves as a prominent landmark reflecting the continued Puebloan presence in the region.

Public art enriches the cultural heritage of the Near North Valley. Murals along 2nd Street and throughout nearby neighborhoods reflect local history and culture. The North 4th Art Center, owned by the City and operated by the Albuquerque Sign Language Academy Foundation, provides programming for the Deaf and hard-of-hearing individuals and for



Caption: North 4th Art Center

individuals with developmental disabilities. Public art installations, including murals and sculptures, are funded through tax allocations and contribute to the area's visual character.

3.8.5 BALANCING PRESERVATION AND GROWTH

Community members want to preserve local heritage and recognize the challenge of accommodating growth. During engagement sessions, residents expressed a preference for development that acknowledges the area's historic context. Residents were concerned about potential displacement, the loss of agricultural land, and changes to long-standing cultural practices.

Residents offered several opportunities to strengthen heritage conservation. Many suggested marking local history with signs and educational displays at parks and along trails. They like special library displays dedicated to books by local authors or about local topics.

Participants emphasized the importance of opportunities to teach New Mexico history, particularly Indigenous perspectives that are often underrepresented, as a way to understand the region's cultural and historical context.

Community members also called for more public art, such as murals, sculptures, and mosaics along trails, bikeways, streets, and parks. They also expressed interest in expanding venues for performing arts and providing spaces where artists can work visibly, noting these as ways to support the area's cultural vibrancy.



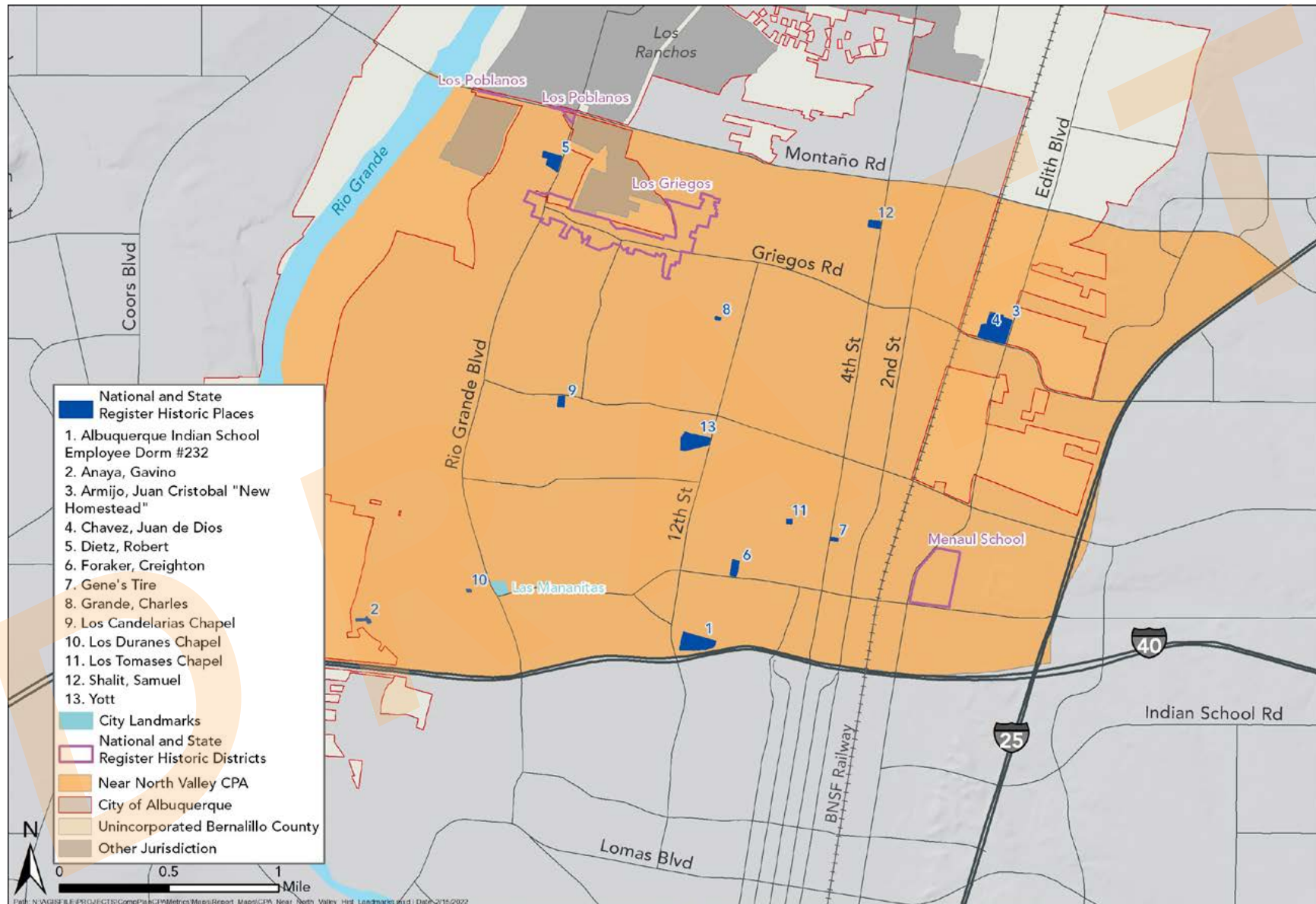
Caption: Mural at Calle Cuarta links the present day Near North Valley to its agricultural past.



Caption: Signage at the Candelaria Nature Preserve tells the story of the site and surrounding area



FIGURE 10. HISTORIC DISTRICTS AND LANDMARKS





3.9 Infrastructure, Community Facilities & Services



Caption: Los Duranes Community Center

The infrastructure, facilities, and services that serve a community affect quality of life, access to resources, and community benefits. Key components include, but are not limited to, water and wastewater, energy, communications, schools, community centers, fire and police services, and health and social services. This section provides an overview of Infrastructure, Community Facilities, & Services in the Near North Valley. See Subsections 4.3, 4.5, and 5.4 for CPA-specific projects, programs, and policies related to Infrastructure, Community Facilities, & Services.

3.9.1 ACTORS, PLANS, & PROGRAMS



[Albuquerque Community Safety Department \(ACS\)](#)

[Reports](#)



[Albuquerque Fire Rescue \(AFR\)](#)

[Reports](#)



[Albuquerque Police Department \(APD\)](#)

[Reports](#)



[CABQ Department of Municipal Development \(DMD\)](#)

[Capital Implementation Program \(CIP\)](#)



[CABQ Department of Senior Affairs](#)

[Age-Friendly Family Action Plan](#)



[CABQ Family and Community Services Department \(FCS\)](#)

[Community Recreation Educational Initiatives Division](#)



[CABQ Solid Waste Department](#)

[Information about Solid Waste collection](#)



[Bernalillo County Department of Behavioral Health Services](#)



[Albuquerque Public Schools](#)

[Facilities Usage Procedures](#)



3.9.2 SNAPSHOT

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.



Caption: Rio Grande Nature Center

3.9.3 EDUCATIONAL FACILITIES

The Near North Valley APS facilities include Valley High School, Garfield Middle School (which celebrates its 75th anniversary in 2026), and four elementary schools: Alvarado, Cochiti, Griegos, and MacArthur. One notable private school is the Rio Grande Montessori School.

In recent years, Albuquerque Public Schools has closed two elementary schools in the area, La Luz and Los Duranes, and one middle school, Taft, due to declining enrollment. The two elementary schools are being repurposed as early childhood centers, and Taft will be the site for the Coronado Dual Language Magnet School. About 44% of households are within a 10-minute walk to a school.



Caption: Valley High School

Assets

- Los Duranes Community Center
- Los Griegos Library
- North Valley Senior Center
- Indian Pueblo Cultural Center
- Parks and Open Spaces

Opportunities

- Aging Infrastructure
- Additional community gathering spaces
- Additional programming at existing facilities.

3.9.4 COMMUNITY AND RECREATION CENTERS

The City of Albuquerque operates the Los Duranes Community Center in the southwest corner of the CPA within the Los Duranes neighborhood. It provides multigenerational programs, including summer and after-school activities. The Johnny Tapia Community



Center in Wells Park and the Santa Barbara-Martineztown Community Center also provide services to residents in the southern portion of the CPA, just across I-40. The North Valley Senior Center on 4th Street and Aztec Road offers programs and services for older adults, including a gym, computer labs, and lunch services. While current attendance data was not available at the time of this report, staff noted a large number of users at the center during our public engagement.

Residents of Near North Valley CPA support Bernalillo County's proposal for a new multigenerational facility at the former tire shop at 4th Street NW and Mildred Avenue. NW.

In general, residents want extended hours at community centers, especially in the evenings, to increase access to classes, meeting rooms, and exercise programs.



Caption: Valley Pool located at Valley High School

3.9.5 LIBRARIES AND CULTURAL FACILITIES

The Los Griegos Library, located east of 12th Street on Griegos Road, provides public access to learning resources, computers, and community programming. The Indian Pueblo Cultural Center offers cultural and educational programs. The North 4th Arts Center, owned by the City and currently managed by the Albuquerque Sign Language Academy foundation, provides programming for the Deaf, hard-of-hearing, and people with developmental disabilities. Community members provided feedback on the Arts Center's role and programming, including interest in additional performing arts venues and versatile arts facilities.

3.9.6 HEALTHCARE AND SOCIAL SERVICES

Healthcare facilities in the area include the North Valley UNM Clinic and Dede Feldman Los Griegos Health and Social Service Center. The Los Griegos Center provides community services, including health programs, social support, and family resources. The ECHO Food Bank provides food assistance to residents and others in the region. Community members requested expanded healthcare access, particularly preventive care.



Caption: North Valley Senior Center

3.9.7 PUBLIC SAFETY

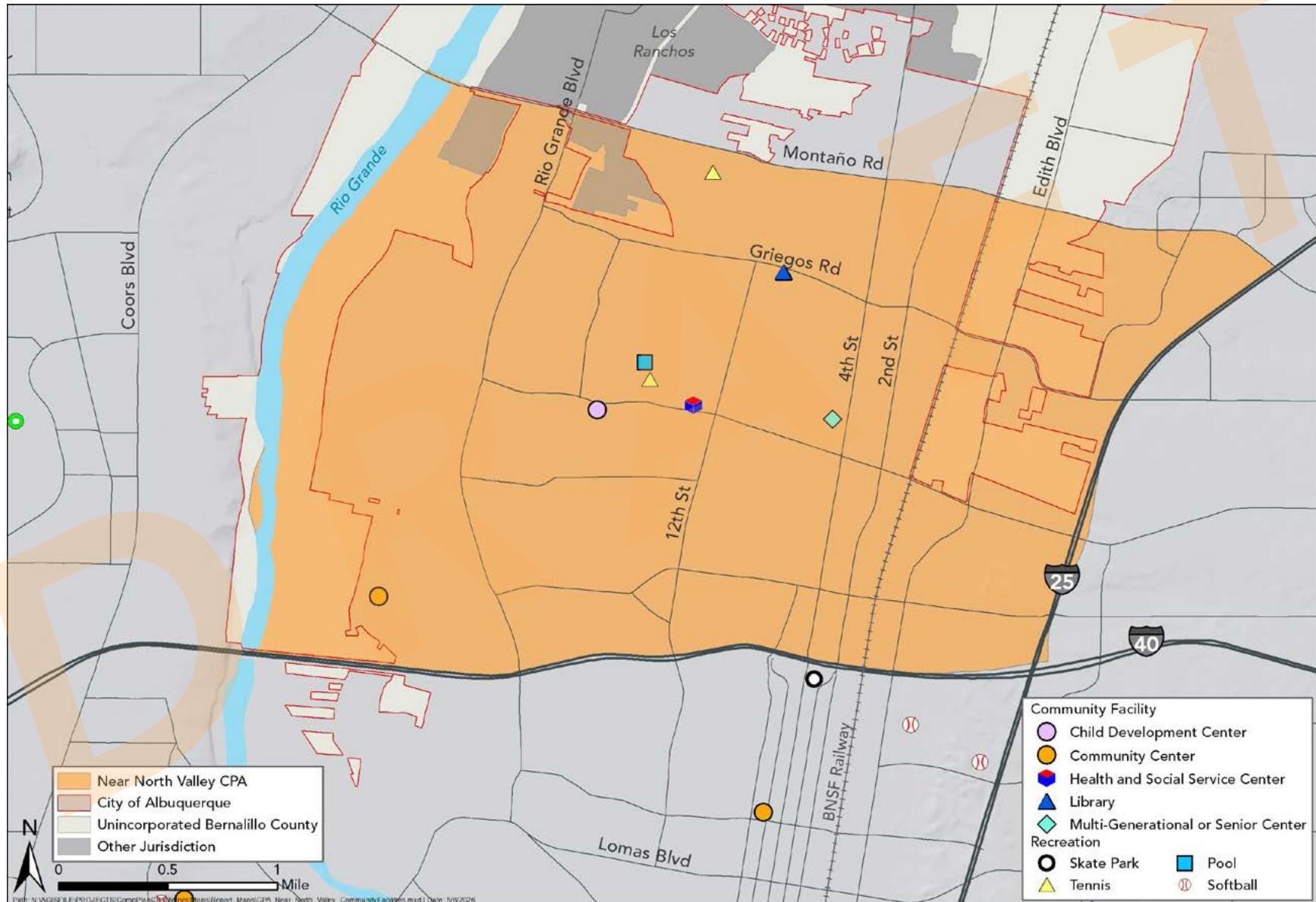
Fire Station 10, located on Rio Grande Boulevard between Candelaria and Campbell, and Fire Station 6 on Griegos Road near 6th Street, provide service to the CPA. The Valley Area Command is based in the Near North Valley at the Gerald Cline Memorial Substation on 5408 2nd Street NW, just south of Montañero Road.



Caption: Fire Station #6



FIGURE 11. NEAR NORTH VALLEY COMMUNITY FACILITIES





3.10 Resilience & Sustainability



Caption: Agrovoltaics demonstration at Rio Grande Community Farm

How our communities grow and change has long-term environmental, quality-of-life, and public-health impacts. Growth patterns also affect our long-term ability to adapt to changing environmental conditions and the resilience and sustainability of our community. Near North Valley CPA residents noted a range of priorities related to these topics during the CPA engagement process. See subsection 4.6 for CPA-specific projects, programs, and policies associated with Resilience & Sustainability.

3.10.1 ACTORS, PLANS, & PROGRAMS



Let's Plant Albuquerque Initiative

[ABQ NeighborWoods Program](#)



Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

[Rebates](#)



CABQ Department of Municipal Development (DMD)

[Storm Drainage Design Section](#)



CABQ Environmental Health Department

[Sustainability Office](#)



CABQ Office of Emergency Management

[Hazard Mitigation Plan](#)



3.10.2 SNAPSHOT

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.



Caption: A headgate along Duranes Lateral.

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.

3.10.3 COMMUNITY CONNECTIONS

In the Near North Valley, sustainability focuses on balancing the wisdom of the past with hopes for the future. This area retains ties to its agricultural past and is rich in history, with farmland and open space in the west blending into suburban residential neighborhoods. Many families proudly trace their roots back to 18th-century farms and ranches, and the historic acequia systems dug

centuries ago by Indigenous peoples are actively used today. Community members continue annual ditch cleaning traditions each spring to ensure water flows to local fields and gardens.

Water is a precious resource in Albuquerque's high desert climate, and the equitable use of water and the preservation of the Rio Grande's quality are key to long-term community well-being. The nearly hundred-year-old MRGCD maintains and upgrades ditches, drains, and related infrastructure along the Rio Grande, supporting agriculture and the natural environment. Ongoing stewardship helps sustain local farms and gardens and supports a healthy Bosque ecosystem, even as regional water supplies face increasing pressure.

Assets

- Access to the Bosque
- Active network of Acequias
- Mature Tree Canopy
- Mix of agriculture and open spaces

Opportunities

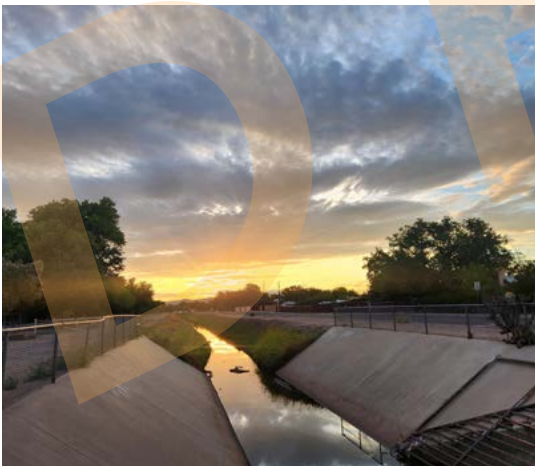
- Preservation of tree canopy for future generations
- Reduction in water flow due to climate change
- Vulnerability to wildfire
- Balancing the need for housing with desire for agricultural preservation



3.10.4 HISTORICAL RESILIENCY

Resilience in the Near North Valley is about the people and the place working together to face challenges while maintaining community character. During droughts or storms, coordinated efforts keep the irrigation system functioning, supporting farms and gardens. These community-driven responses, such as clearing silt or storm debris from ditches, help sustain agricultural activity and preserve the valley's long-standing traditions.

The region faces periodic droughts, summer heat waves, and occasional floods, issues that are likely to intensify with climate change. The community's long-standing



Caption: Alameda Drain along Matthew Avenue.

relationship with the land supports adaptations to these conditions. The Bosque and the network of agricultural fields act as natural buffers during high river flows, reducing flood risks to buildings. During drought years, water-sharing practices, coordinated by the MRGCD and local farmers, enable irrigation adjustments that conserve water while still supporting crop growth. These efforts allow the community to modify farming routines during dry periods while maintaining agricultural productivity.

The natural ecosystems of the North Valley also play a vital role in its resilience. The Rio Grande Bosque, one of the most extensive cottonwood forests of its kind, offers shade and cooling, which is especially valuable during heat waves. The Office of Sustainability notes that a neighborhood without trees can be up to 15°F hotter than a greener area. Albuquerque continues to prioritize tree planting and expanded green spaces as a strategy to address extreme heat, a form of climate resilience that builds on the community's long-standing care for the land.

3.10.5 COMMUNITY SUSTAINABLE KNOWLEDGE

The Indian Pueblo Cultural Center and nearby businesses in the Near North Valley illustrate how a community can adapt while

maintaining its cultural identity. When the former Albuquerque Indian School closed, the 19 Pueblos repurposed the site into a vibrant cultural and educational center that continues to serve the broader public. Through festivals, art markets, and creative workshops at the center, the Indian Pueblo Cultural Center preserves and shares Pueblo history and living traditions, ensuring centering Indigenous presence and leadership in the area.



Caption: Photovoltaic covered EV Chargers at Avanyu Plaza at the Indian Pueblo Cultural Center



Caption: Market at the Avanyu Plaza Fall Festival



PART 4. PROJECTS & PROGRAMS





4.1 Transportation and Mobility

During the Community Planning Area (CPA) engagement process, Near North Valley residents prioritized transportation safety, congestion, and multi-modal connectivity as key concerns affecting mobility and quality of life. Community members emphasized the need for safer street crossings, reduced traffic speeds, and improved connectivity for pedestrians, bicyclists, and transit users. Residents also highlighted gaps in sidewalk networks, accessibility challenges for seniors and people with disabilities, and the need for shaded rest areas, particularly near schools, parks, and transit stops.

Transportation conditions in the Near North Valley are shaped by a combination of semi-rural and suburban development patterns, roadway networks, acequia systems, and agricultural lands, all of which influence connectivity. The Albuquerque–Bernalillo County Comprehensive Plan, Complete Streets Ordinance, and Vision Zero initiative provide the framework for transportation planning, with an emphasis on safe, multimodal travel.

Transportation improvements are supported through coordinated efforts among the City of Albuquerque, Bernalillo County, the Mid-Region Metropolitan Planning Organization (MRMPO), and the New Mexico Department of Transportation (NMDOT). Ongoing projects and programs reflect a shift toward integrated multi-modal transportation planning. Community input continues to highlight

opportunities to strengthen connectivity, improve accessibility, and better align future investments with neighborhood-scale needs and land use patterns.

4.1.1 TRAFFIC CALMING AND ROAD DIETS

Traffic calming and redesigning roadway configurations help improve safety and reduce vehicle speeds within the CPA. These strategies are used where residential streets intersect with higher-volume corridors, creating conditions where speeding and cut-through traffic affect neighborhoods. City-led programs and capital projects focus on reallocating roadway space, reducing conflict points, and improving conditions for pedestrians and bicyclists.

GRIEGOS ROAD SAFETY AND STREETS-CAPE IMPROVEMENTS

These strategies have been applied on specific corridors and in specific sites. The Griegos Road Safety and Streetscape Improvements Phase 2 project continues earlier investments along this corridor by introducing raised medians between 4th Street and Rio Grande Boulevard to provide pedestrian refuge areas and reduce vehicle speeds. These improvements complement recent repaving, updated striping, and new buffered bicycle lanes, enhancing safety and accessibility for residents traveling through the area on foot, by bicycle, and by vehicle.



Caption: Capital outlay funding for bicycle and pedestrian safety improvements along Griegos Rd. was approved in 2026.

NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM

Complementing these capital improvements, the City's Neighborhood Traffic Management Program allows residents to request traffic-calming on local streets. Through this program, the City evaluates and implements speed cushions, signage, and/or striping modifications in response to documented speeding and cut-through traffic. The program's public dashboard allows residents to track the status of their requests, supporting transparency and ongoing coordination between the City and residents.



Caption: A median that was added as part of the Neighborhood Traffic Management Program is located on Candalaria Rd. NW, West of Rio Grande Blvd. NW.



4.1.2 COMPLETE STREETS ORDINANCE AND CORRIDOR IMPROVEMENTS

The Complete Streets Ordinance, adopted in 2015, requires the City to evaluate multi-modal improvements to accommodate all users, including pedestrians, bicyclists, transit riders, and motorists, whenever streets are re-striped, resurfaced, or otherwise improved. Complete Streets projects may involve narrowed travel lanes, pedestrian buffers, street trees, and intersection enhancements that make streets safer and more accessible.

Two Complete Streets improvements are planned in and near the Near North Valley CPA. Speed cushions are planned to be installed along Headingly Avenue NW between 4th Street and 12th Street to reduce vehicle speeds in the neighborhood while maintaining emergency access. Similarly, bicycle improvements are planned for the intersection of 2nd Street and Montaña Road to strengthen connectivity along key north-south and east-west travel routes.

4TH STREET COMPLETE STREETS REVIEW

The 4th Street Complete Streets Review, completed in August 2025, evaluates long-term changes to roadway configuration. The study examined the feasibility of converting 4th Street between Menaul Boulevard and



Caption: Cross section view of the proposed lane re-configuration for 4th Street between Menaul Blvd. and Candelaria Rod.

Candelaria Road from a four-lane roadway to a three-lane configuration with a center turn lane. Proposed design elements include on-street parking, pedestrian buffers, curb extensions, and enhanced crossings, all intended to reduce vehicle speeds and improve safety. While right-of-way constraints limit the incorporation of separated bicycle lanes, the proposed design prioritizes pedestrian-scale improvements and supports adjacent commercial activity, aligning with broader corridor revitalization goals.

4.1.3 VISION ZERO AND PEDESTRIAN SAFETY

Vision Zero, established in 2019 and codified in 2022, is a data-driven initiative aimed at eliminating traffic fatalities and serious injuries. Within the CPA, the program prioritizes improvements that enhance safety for vulnerable road users, including pedestrians, bicyclists, and transit riders.

Implementation of Vision Zero is guided in part by the City's High Fatal and Injury Network (HFIN), which identifies corridors and intersections with the highest concentrations of severe and fatal crashes. In the Near North Valley, the HFIN functions as a prioritization tool, directing investment toward high-risk locations where targeted interventions, such as signal improvements, lane reconfiguration, and pedestrian-focused design, can reduce the frequency and severity of crashes.

Community feedback aligns with these priorities, with residents consistently identifying gaps in sidewalk connectivity, unsafe crossings, and a need for protected bicycle infrastructure along high-speed corridors. In response, the City and its partners are advancing both corridor-scale and site-specific improvements. These efforts complement corridor redesign projects, trail investments, and targeted safety improvements described in the following sections.





CORRIDOR AND MULTI-USE TRAIL IMPROVEMENTS

The I-25 corridor reconstruction project, led by the New Mexico Department of Transportation (NMDOT), includes upgrades to freeway segments, frontage roads, and interchanges between Comanche Road and Montgomery Boulevard. Improvements include full pavement replacement and the addition of barrier-separated shared-use paths at key crossings. These enhancements are designed to improve safety for all users while strengthening connections between regional bicycle routes and City-planned facilities. The project is currently under construction and is expected to be completed in spring 2027.



Caption: The Alameda Drain Trail is a separated bikeway that runs parallel to 2nd Street.

The Alameda Drain Trail is a multi-phase project that expands off-street, multi-use trail access along the Alameda Drain corridor. When complete, the project will provide approximately 9 miles of continuous trail, improving connectivity for both recreation and transportation. Phase One, completed in September 2023, added 1.7 miles of paved pathway between 4th Street and Montañó Boulevard, including green infrastructure elements such as bioswales, native vegetation, and tree planting. Future phases will extend the trail network, although some segments remain unfunded as of early 2026.

SIGNAL AND CROSSING IMPROVEMENTS

The planned High-Intensity Activated Crosswalk (HAWK) signal at Montañó Road and the Guadalupe Trail will replace an existing uncontrolled crossing, providing a safer and more reliable pedestrian connection across a high-speed corridor. Similarly, the installation of a new traffic signal at Montañó Road and Tierra Viva is intended to reduce congestion, improve traffic flow, and enhance pedestrian and bicycle safety near schools and open space access points.

Additional spot improvements throughout the Near North Valley consist of intersection upgrades, sidewalk infill, bicycle lane installations, and roadway reconfigurations. These include leading pedestrian intervals, new bike lanes, road diets, and roundabout

installations designed to calm traffic and improve multimodal safety.

YOUTH-FOCUSED SAFETY PROGRAMS

In addition to infrastructure investments, Vision Zero implementation also involves education and programmatic initiatives focused on youth safety.

In January 2026, Albuquerque Public Schools launched the Vision Zero for Youth Initiative with support from a \$2.7 million federal Safe Streets and Roads for All (SS4A) grant. A central component of the program is the expansion of the “Walking School Bus” model, which will establish approximately 40 supervised walking routes over a four-year period. These routes are intended to improve safety for students traveling to and from school while encouraging active transportation.

APS VISION ZERO FOR YOUTH INITIATIVE OVERVIEW

The Albuquerque Public School District does not have right-of-way to make major transportation changes. Instead, APS aims to fill the gap in traffic safety education and awareness.



TRAFFIC SAFETY CURRICULUM

Teaches students to safely learn their routes to school as pedestrians and cyclists.



TRAFFIC SAFETY AWARENESS CAMPAIGN

Creates a culture of traffic safety through APS schools, neighborhoods and communities.



APS VISION ZERO ACTION PLAN

Sets actionable goals and evaluative accountability measures, and timelines for APS to achieve safer pedestrian conditions for students.



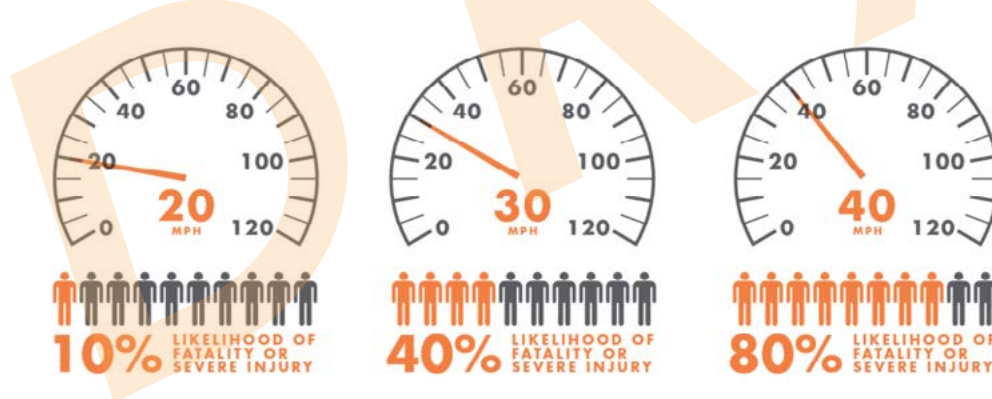
4.1.4 AUTOMATED TRAFFIC ENFORCEMENT PROGRAMS

Automated traffic enforcement programs were introduced in Albuquerque as part of a broader strategy to reduce speeding and improve roadway safety. Automated Speed Enforcement (ASE), implemented in 2022, uses camera-based systems to monitor vehicle speeds and issue citations without requiring direct traffic stops. These systems have been shown to reduce vehicle speeds and decrease total crashes and injury-related crashes.

While no automated speed enforcement cameras are currently installed within the CPA, planned installations are anticipated along key corridors, including westbound Montañito Road at Rio Grande Boulevard and

northbound 4th Street between Montañito and Griegos. These locations were identified based on safety data and community concerns related to speeding and traffic conditions.

In addition to speed enforcement, the City has implemented the SafetySticks program, a camera-based parking enforcement system introduced in 2026. These solar-powered devices monitor restricted areas such as bike lanes, bus stops, and fire lanes, identifying vehicles that remain in violation beyond a set time threshold. By improving compliance in these areas, the program supports safer conditions for transit users, cyclists, and emergency access while allowing enforcement staff to focus on broader safety priorities.



DEATH DUE TO SPEED

U.S. DEPARTMENT OF TRANSPORTATION, LITERATURE REVIEWED ON VEHICLE TRAVEL SPEEDS AND PEDESTRIAN INJURIES. MARCH 2000.
WWW.NHTSA.GOV/ABOUT-NHTSA/TRAFFIC+TECHS/
CURRENT/LITERATURE+REVIEWED+ON+VEHICLE+TRAVEL+SPEEDS+AND+PEDESTRIAN+INJURIES

4.1.5 PUBLIC TRANSIT ENHANCEMENT

Public transit service within the CPA is undergoing a system-wide transformation through the City of Albuquerque's ABQ RIDE Forward initiative. This multi-phase effort represents a significant shift toward higher-frequency service, improved coverage, and more efficient routing, aligning transit investments with evolving travel patterns and community needs.



Phase 1 of ABQ RIDE Forward launched in December 2025 and introduced service changes to nine routes, representing approximately 10 percent of the full system redesign. Initial improvements included adding approximately 370 weekly service hours, increasing frequency on select routes, and expanding weekend service. Full implementation of the program is anticipated by 2029 and will include approximately 3,600 additional weekly service hours, expanded fleet capacity, and additional operator positions.

These service enhancements operate alongside the City's Zero Fares policy, which provides no-cost access to fixed-route buses, Albuquerque Rapid Transit (ART), Sun Van, and microtransit services.



Caption: ABQ Ride bus at the Montañito Transit Center

Together, these initiatives are intended to improve accessibility, reduce transportation cost burdens, and increase ridership across the transit system.

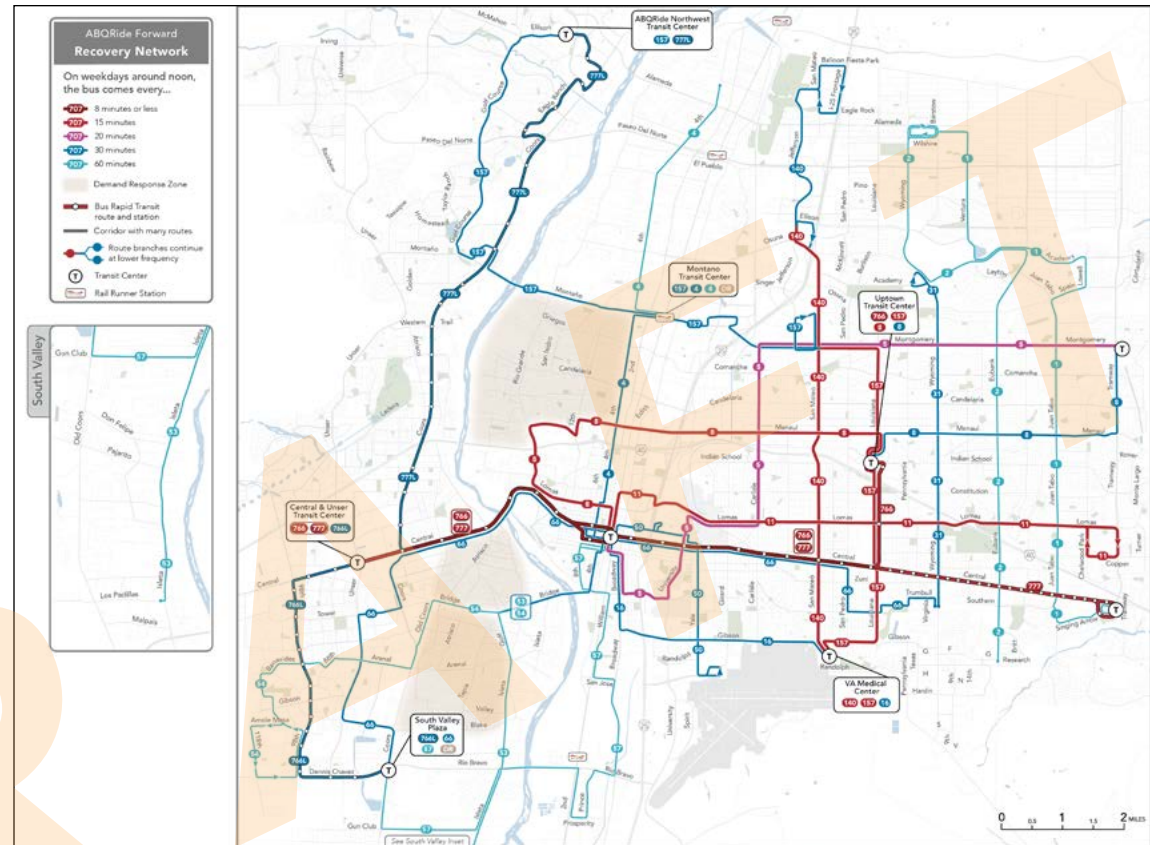
Recent system performance data reflects continued growth in transit use, with ridership increasing year-over-year and customer satisfaction remaining high. These trends indicate growing utilization of transit services and support continued investment in system improvements.

ROUTE RESTRUCTURING AND SERVICE CHANGES

Transit service within the Near North Valley has been updated through route restructuring and service adjustments to improve connectivity and frequency.

» Route 8

Route 8 has been reconfigured to serve Indian School Road, Rio Grande Boulevard, and Menaul Boulevard, strengthening east-west connections. Menaul Boulevard has been designated as a Major Transit Corridor in the ABC Comprehensive Plan, reflecting its role in supporting higher-frequency service. As implementation of ABQ RIDE Forward progresses, Route 8 is planned to transition



Caption: ABQ Ride Forward Recovery Network Map

to more frequent service, with headways of approximately 15 minutes, improving reliability and access to destinations across the city.

» Route 10

Route 10 along 4th Street operates with both full and partial service patterns, increasing service frequency within the southern portion of the corridor while maintaining extended service to northern destinations, including the Raymond G. Sanchez Community Center. This adjustment

improves access along one of the Near North Valley's primary north-south corridors.

» Route 157

Route 157 (Montañito/Uptown/Kirtland) serves as a key east-west connection linking the Northwest Transit Center, Montañito Rail Runner Station, Uptown Transit Center, and Kirtland Air Force Base. Planned service improvements include increased frequency, with headways reduced to approximately 30 minutes, improving reliability along the Montañito corridor.



MICROTRANSIT AND CONNECTIVITY

In addition to fixed-route service, microtransit has been introduced to improve first- and last-mile connectivity within the Near North Valley.

The ABQ RIDE Connect microtransit service has replaced the former Route 36 service along Rio Grande Boulevard and 12th Street. Operating within the Rio Grande Service Zone, this on-demand, door-to-door service provides flexible connections between neighborhoods and the broader transit network. Service is available on weekdays and Saturdays, and trips can be scheduled through a mobile application or by phone.

This service model improves access in lower-density areas where fixed-route transit is less efficient, and supports improved connectivity to major corridors and transit hubs.



Caption: ABQ Ride Microtransit service



Caption: Rio Grande Service Area for Microtransit services

4.1.6 RAIL TRAIL

The Rail Trail is a planned multi-use trail system led by the City of Albuquerque's Metropolitan Redevelopment Agency. The project will create an approximately seven-mile loop connecting major cultural destinations, employment centers, and neighborhoods across central Albuquerque.

Areas along the planned route include the National Hispanic Cultural Center, ABQ BioPark, Old Town, Sawmill District, Indian Pueblo Cultural Center, Albuquerque

Convention Center, Alvarado Transportation Center, and the Rail Yards. In addition to providing a continuous active transportation corridor, the Rail Trail is intended to support economic development and redevelopment of vacant and underused land by increasing connectivity between major activity centers.

While the majority of the Rail Trail lies south of I-40, planned extensions include connections to the Near North Valley. These include a connection to the Santa Barbara-Martineztown neighborhood, which spans both sides of I-40, and a proposed spur along 12th Street NW linking the trail to the Indian Pueblo Cultural Center.

These planned connections connect the Near North Valley to the broader regional active transportation network, improving access to cultural destinations, employment centers, and recreational amenities while supporting long-term multimodal mobility goals.



Caption: Completed Segment of the ABQ Rail Trail in the Sawmill District.



4.1.7 MULTIMODAL TRANSIT

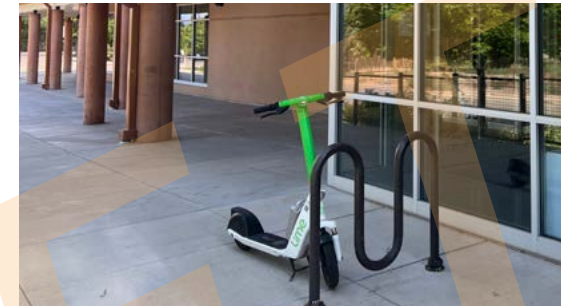
In 2024, Council adopted an ordinance (O-24-14), which formally allows the use of electric bicycles (e-bikes) on paved multi-use trails and open space trails, with some exceptions in specific locations. The ordinance also establishes a citywide speed limit of 20 miles per hour for e-bikes on shared-use trails and reinforces the City's goals of supporting safe multimodal transportation and recreational access.

E-bikes provide an important transportation option that can help residents access parks, trails, transit routes, employment areas, and commercial destinations while reducing dependence on automobile travel. In areas such as the Near North Valley CPA, where major trail systems and regional bicycle connections already exist, e-bikes may help improve access for a wider range of users, including older adults and residents traveling longer distances.

To improve trail safety, accessibility, and navigation, the City is implementing a comprehensive trail signage program that includes mile markers, directional signage, wayfinding information, and posted speed limits. Initial improvements are focused along the Paseo del Bosque Trail, with future expansion planned along other high-use trail corridors throughout Albuquerque.



Caption: 20mph speed limit sign posted along a multi-use path.



Caption: Shared miromobility e-scooters are available for users in the Near North Valley.



Caption: A custom low rider bicycle visits the June 2026 Open House Event



4.2 Housing Diversity, Affordability, & Homelessness

During the CPA engagement process, Near North Valley residents prioritized housing affordability and access to diverse housing options as key concerns affecting long-term community stability. Rising housing costs have contributed to concerns about displacement and gentrification. Middle-income households, including educators, service workers, and other local employees, reported difficulty finding affordable housing at their income levels. Residents also noted gaps between market-rate and subsidized housing, as well as concerns about the impacts of short-term rentals on housing availability. While some community members expressed support for new mixed-use development, particularly along 4th Street, there was strong emphasis on growth that maintains affordability and preserves community character.

Housing conditions in the Near North Valley reflect a mix of established neighborhoods, rural residential patterns, and corridor-based infill development shaped by the Albuquerque–Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO). The area's agricultural heritage, acequia systems, and lower-density development patterns influence both housing form and development potential. While recent zoning updates support a broader range of housing types, overall housing diversity remains limited, particularly for multi-family and workforce housing options.

City and regional initiatives, including Housing Now (formerly Housing Forward), IDO regulatory tools, and programs addressing housing instability and homelessness, provide a framework for expanding housing access and affordability.

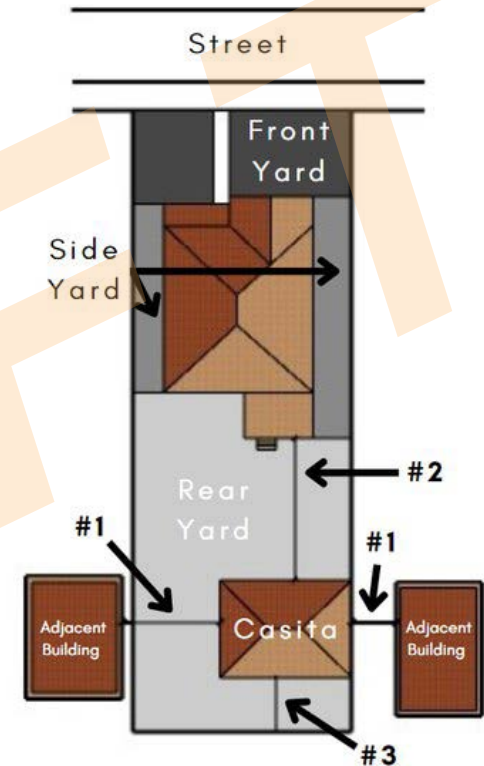
4.2.1 HOUSING DIVERSITY AND INFILL DEVELOPMENT

Housing diversity within the Near North Valley CPA is expanding through a combination of zoning reforms, small-scale infill strategies, and larger residential development projects. These efforts introduce a broader range of housing types while reflecting changing household needs and market conditions.

INNOVATIVE HOUSING TYPES

» Casitas (Accessory Dwelling Units)

Accessory Dwelling Units (ADUs), commonly referred to as casitas, are helping expand housing diversity. The City amended zoning in 2023 to allow ADUs citywide, increasing opportunities for incremental housing development within existing neighborhoods. As an incentive, the City provides pre-approved casita construction plans at no cost for three unit sizes up to 750 square feet. These plans reduce the time and cost of design and permitting, making it easier for homeowners to add small, detached housing units. The City's Senior Affairs Department partnered with AARP to provide a guide for seniors who want an ADU to support aging in place and multigenerational living.



Example: 

Side and rear yard combined = 4,009 sq. ft.

25% of 4,009 = 1,002 sq. ft.

Max casita size = 750 sq. ft.

#1 - 10 feet separation minimum between buildings on adjacent lots, if not fire rated

#2 - 3 feet separation minimum

#3 - minimum 5 feet rear or side setback



» **Griegos Farms (Cottage Court)**

In addition to small-scale infill, innovative housing types are being introduced within the CPA. The Griegos Farms development, located on Guadalupe Church Street, is a cottage court with approximately 90 detached rental units arranged around shared courtyards and pedestrian pathways rather than traditional street-facing lots. Units have either one or two bedrooms and share a community building with co-working space and fitness facilities. This cottage court design emphasizes walkability, shared space, and a more compact neighborhood form.



Caption: Cottage Court Development at Griegos Farms.

MAJOR INFILL AND AFFORDABILITY PROJECTS

» **Calle Cuarta**

Several major infill and redevelopment projects also contribute to housing supply and diversity. Calle Cuarta, a 61-unit affordable housing development at 4th Street and Candelaria Road, was completed in 2025

through a combination of City, State, and federal funding, including the Workforce Housing Trust Fund and Low-Income Housing Tax Credits. The development includes a mix of unit sizes serving households earning between 30% and 80% of the area's median income. The project includes ground-floor retail and live-work units to support small businesses. Residents share a demonstration kitchen, fitness space, computer lab, and outdoor areas. The project includes sustainability features, such as rooftop solar and electric vehicle charging.



Caption: Calle Cuarta Apartments.

» **Villas @ Rio & 4th and La Plata**

Additional infill projects include the Villas @ Rio, a 29-unit multi-family development along Rio Grande Boulevard, and the 4th and La Plata project, a 24-unit garden-style multi-family development supported by a Metropolitan Redevelopment Agency tax abatement. The 4th and La Plata project



Caption: Villas @ Rio Apartments located near Indian School Road and Rio Grande Blvd.

includes streetscape improvements and a publicly accessible outdoor space.

» **St. Anthony Plaza Apartments**

The St. Anthony Plaza Apartments will rehabilitate existing housing stock to preserve 160 units of affordable housing while improving accessibility and building systems.



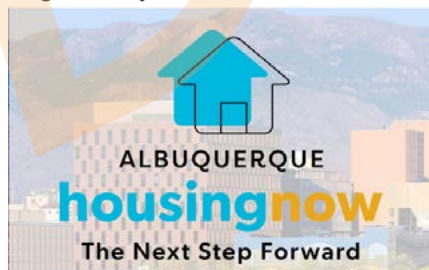
Caption: Recently refurbished exterior of the St. Anthony Apartments near Indian School Rd.



4.2.2 AFFORDABILITY AND DISPLACEMENT PREVENTION PROGRAMS

Housing affordability remains a significant challenge within the CPA due to increases in rents and homeownership costs over the past decade. These increases have intensified financial pressures across income levels and raised concerns about long-term housing stability. Data indicates that between 2010 and 2022, median gross rent increased by approximately 41 percent, while median home values rose by 32 percent.

In response, the City has implemented a range of programs and policies to expand housing supply, support affordability, and reduce the risk of displacement. The Housing Now initiative focuses on increasing housing production through adaptive reuse of hotels and motels, ADU construction, and small, infill or incremental development of mixed-income and market-rate housing that fills the “missing middle” gap. The initiative has also targeted tenant protections to improve housing stability and access.



Local governments are acquiring projects to help preserve affordability. In 2025, Bernalillo County acquired the Poblana Place Apartments along 4th Street as part of the BernCo Builds Communities initiative. The County will preserve this 84-unit development, constructed in 2023, as permanently affordable housing, preventing the project from converting to market-rate rents and maintaining long-term affordability within the North Valley.



Caption: Bernalillo County Purchased the Poblana Place Apartments in 2025

Anti-Displacement Toolbox

The City's [Anti-Displacement Toolbox](#) summarizes policy tools and direct assistance programs for renters and homeowners.

Programs include:

- rental assistance
- property tax relief
- help with major home repair

The Albuquerque Housing Authority administers the federal Housing Choice Voucher (Section 8) program. While vouchers play a critical role in bridging affordability gaps, demand for assistance exceeds available funding and available rental units, leaving many households on waitlists.



ALBUQUERQUE HOUSING AUTHORITY

4.2.3 HOMELESSNESS RESPONSE AND SERVICE PROVIDERS

In addition to affordability, Near North Valley residents identified housing insecurity and homelessness as ongoing concerns within the CPA, particularly near major corridors, including 4th Street, I-40, and 6th Street. Community feedback highlighted the visibility of encampments and the need for expanded shelter capacity, coordinated services, and long-term solutions.

The City and its partners have developed a network of shelters, service providers, and transitional housing programs to address immediate needs and provide pathways to housing stability. Services include emergency shelters, meals, hygiene facilities, medical care,



behavioral health support, and assistance in finding housing.

Gateway Recovery, opened in 2025, focuses on individuals experiencing substance use disorders, creating a structured environment for recovery and transition to permanent housing. The facility includes approximately 46 pallet homes accommodating up to 50 residents, with stays of up to 24 months. Residents receive on-site services, including behavioral health treatment, case management, and support to find permanent housing.



Caption: Gateway Recovery Center Pallet homes.

The Steelbridge Resource Center provides emergency supplies, case management, and access to essential services, while The Rock at Noonday offers meals, hygiene services, and administrative support, such as mail and legal assistance. The Albuquerque Opportunity Center provides a combination of emergency shelter and medical respite care, supporting individuals transitioning out of hospital settings. Ponderosa Place, a recently acquired

facility, is being converted into transitional housing for up to 76 families, offering short-term support services.

These facilities are complemented by broader City and County initiatives, including transitional housing, behavioral health integration, and coordinated service delivery systems that connect individuals to housing, healthcare, and employment resources.

4.2.4 ALBUQUERQUE COMMUNITY SAFETY DEPARTMENT

The Albuquerque Community Safety (ACS) Department, established in 2021, plays a central role in addressing the intersection of housing instability, behavioral health, and public safety. As a third branch of the City's emergency response system, ACS provides a non-police response to calls involving mental health crises, homelessness, and wellness checks. Almost half (46 percent) of ACS calls involve individuals experiencing homelessness.



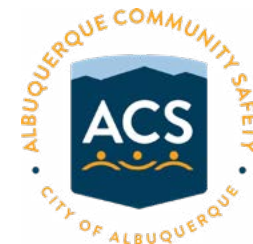
Caption: ACS Workers and Vehicle

Within the CPA, ACS activity is concentrated in areas near I-40 and Rio Grande Boulevard, where bridges and arroyos attract people without shelter.

ACS provides both immediate crisis response and help connecting with services. In 2025, ACS transported an average of approximately 360 individuals per month, with about half of those transports involving a behavioral health evaluation at a hospital. During colder months, ACS also provides transport to overnight shelters, reducing the risk of exposure for unsheltered individuals.

ACS coordinates outreach and resource events with partner organizations, such as Steelbridge, The Rock at Noonday, and the University of New Mexico Mobile Medical Team. These events connect individuals to healthcare, food assistance, and social services. As of late 2025, hundreds of individuals have accessed services through these events, with a significant portion receiving direct medical or behavioral health care.

Through its combination of crisis response, outreach, and service coordination, ACS is a key component of the City's broader approach to addressing housing instability and improving community well-being in the Near North Valley.





4.3 Parks, Open Space & Recreation

During the CPA engagement process, Near North Valley residents prioritized parks, open spaces, and trail networks as essential components of community identity, recreation, and overall well-being. Community members expressed strong appreciation for the Bosque trails and acequias, describing them as valued spaces that support physical activity, connection to nature, and cultural heritage. Residents also identified opportunities to improve parks, connect trails, enhance lighting and safety, and increase access to dog parks and community programs, including markets and events.

The Near North Valley's landscape is defined by the Rio Grande Bosque, acequia system, and a mix of formal parks, informal open spaces, and agricultural lands. These features are guided by policies within the Albuquerque–Bernalillo County Comprehensive Plan and supported through partnerships with regional agencies and community organizations. While the area benefits from significant open-space assets, access to parks and recreational facilities is uneven, particularly in the northeastern portions of the CPA, and some neighborhoods do not have good connections to open space.

Parks, open space, and recreation are supported through City maintenance, capital improvement projects, and community-

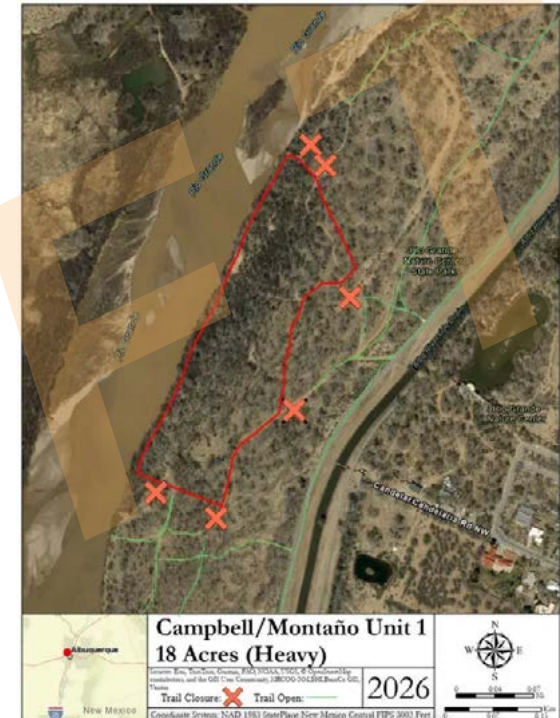
based initiatives, including the development of trails, urban forestry programs, and programming to activate parks. Ongoing investments restore open space, improve parks, and connect trails.

4.3.1 OPEN SPACE

Open space in the Near North Valley serves as an ecological system that protects natural habitats. Open space is also a public amenity for recreation and environmental education.

RIO GRANDE VALLEY STATE PARK

The Rio Grande Valley State Park, commonly referred to as the Bosque, is a 4,300-acre cottonwood forest along both sides of the river through Albuquerque and defines the western edge of the CPA. This riparian ecosystem supports more than 500 species of wildlife and serves as a major resource for recreation. Efforts are underway to improve ecosystem health and reduce wildfire risk by removing invasive species such as salt cedar and Russian olive. The efforts to restore the Montañito Fire area are transitioning from initial clearing to native reseeding, supporting long-term ecological resilience. The River for Monarchs project is enhancing habitat for pollinators by planting native milkweed and nectar species, including near the Rio Grande Nature Center.



Caption: Map of area of Jetty Jack and excess fire fuel removal being completed in Spring of 2026.

CANDELARIA NATURE PRESERVE

The Candelaria Nature Preserve is a 167-acre landscape that has been “rewilded” or transitioned from agricultural fields into a mosaic of wetlands, grasslands, and shrublands beginning in 2020. The site supports migratory birds and native species along the Rio Grande. Recent improvements focus on balancing public access with habitat protection. A new public entry area along Rio Grande Boulevard includes parking, seating, and bike infrastructure to reduce



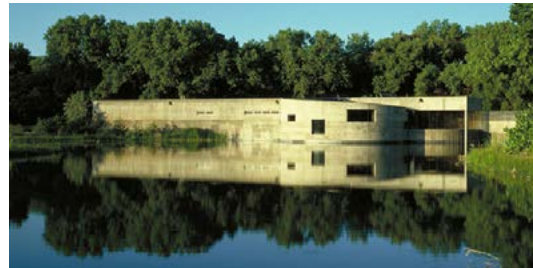
impacts on the nearby neighborhood. In early 2026, a pedestrian bridge constructed by the Middle Rio Grande Conservancy District (MRGCD) improved access across the Duranes Lateral to an elevated wildlife viewing platform designed to minimize ecological disturbance. The site is managed through a partnership involving the City's Open Space Division, Ciudad Soil and Water Conservation District, and Rio Grande Return.



Caption: New wildlife viewing platform at Candelaria Nature Preserve.

RIO GRANDE NATURE CENTER

The Rio Grande Nature Center State Park serves as both an urban wildlife refuge and an environmental education facility. Located on 38 acres leased from the City, the site includes a visitor center designed by Antoine Predock. The visitor center is being modernized through phased projects,



Caption: Visitor Center at the Rio Grande Nature Center

including a roof replacement and improved circulation to separate pedestrian and vehicular access. The Nature Center plays a central role in Bosque conservation efforts and offers a schedule of programs supported by the Friends of the Rio Grande Nature Center. Annual events such as the Spring Garden Festival, Autumn Wings, and Nature in Winter, along with weekly bird walks and youth programming, make the Nature Center a key educational and community destination.

LOS POBLANOS FIELDS OPEN SPACE

The Los Poblamos Fields Open Space is a working agricultural landscape. Managed by the nonprofit Rio Grande Community Farm, the 138-acre site includes approximately 45 incubator plots for small-scale farmers and 100 community garden plots for individual use. The site also hosts seasonal events such as the Maize Maze, Lavender Festival, and Spring Plant Sale, as well as year-round educational programming. Its proximity to the Rio Grande Nature Center connects ecosystems, supports migratory bird habitat,

and reinforces the relationship between agriculture and environmental stewardship.



Caption: A farm tractor navigates the fields at Rio Grande Community Farm at Los Poblamos Fields.

4.3.2 PARK IMPROVEMENTS AND CAPITAL PROJECTS

Recent and ongoing park improvement projects within the CPA expand on recreational amenities, improve access, and integrate cultural and environmental features into park design.

HARWOOD LATERAL PARK

The Harwood Lateral Trail and Dog Park project will create a linear park along an abandoned acequia segment between Cherokee Road and San Lorenzo Avenue. The project includes a fenced dog park with double-gated entries, pet waste stations, shade structures, seating, a paved trail, and connecting pathways. Interpretive signage will highlight the historic significance of the Harwood Lateral within the acequia system. While there is funding for the dog park, additional trail extensions and

HARWOOD LATERAL / ACEQUIA DOG PARK

LEGEND

- ✕ remove existing fence
- black vinyl 4-ft high chain link fencing with wire mesh 18-in high
- ◻ black vinyl chain link double entry gates
- new bearsavers trash can and multi mitt tin

NOTES

- powerwash existing concrete sidewalk

15-ft from fence line

179 ft

8TH ST

install new fence behind existing sidewalk
EWF mulch ground cover inside fence.

Two 8-ft gates for 16-ft vehicular maintenance access location tbd

~50-ft

existing guywire

30-ft from fence line

new 10-ft x 10-ft shade structure (Coverwond) embed 4 posts centered east to west over concrete pad with surface mount bench 6-ft with center armrest

keep existing pipe gate to be locked

existing hydrant

existing PNM pole

existing fence line

apical trail

fire path

wood chips

wood chips

wood chips

scale 1" = 20'

North

0 10 20 30

CHEROKEE RD NW

Site Concept
Recreation Area

DRAFT



4.3.4 PARK PROGRAMMING

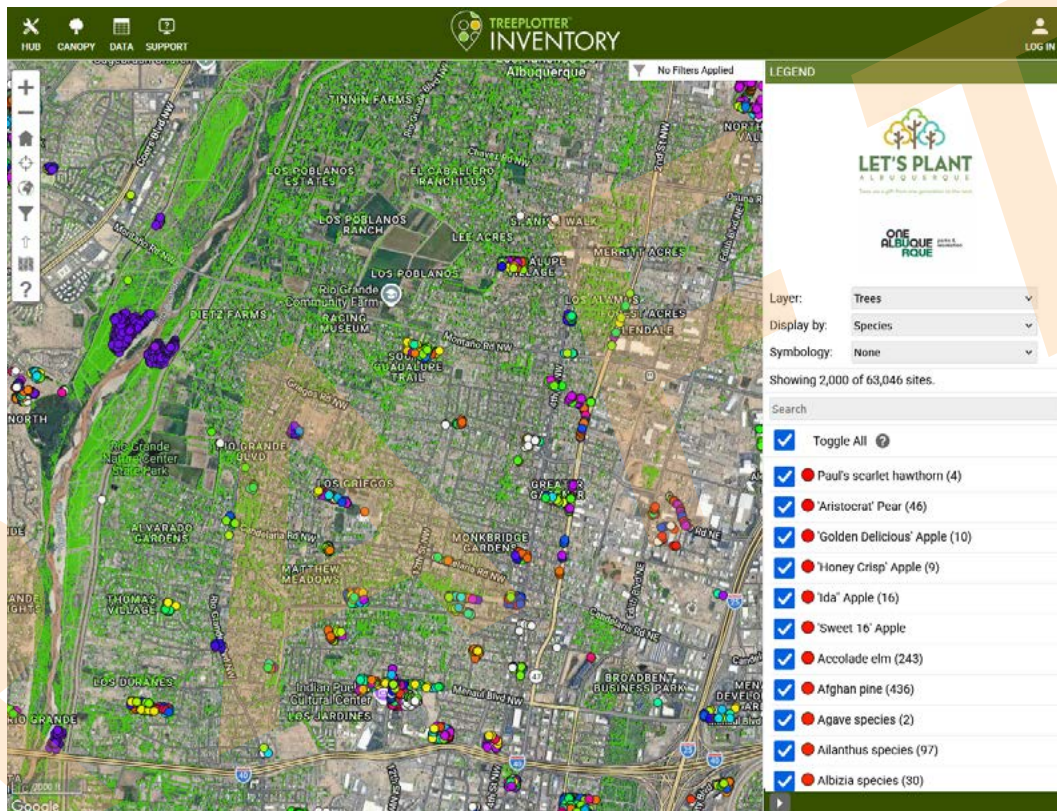
City programs help activate public spaces. The Park Pop-Up Program supports community-led events and activities in neighborhood parks. Events include cultural gatherings, performances, outdoor movie nights, recreation events, and community celebrations.

Regularly activated public spaces contribute to improved public safety, increased park use, and stronger community connections. Encouraging local programming supports social activity and informal stewardship of parks.

4.3.5 URBAN FORESTRY AND TREE CANOPY

Tree canopy is a defining feature of the Near North Valley and reflects its agricultural history and rural character. Community feedback emphasized the importance of preserving and expanding the tree canopy to maintain community identity and mitigate heat impacts.

Let's Plant Albuquerque is a citywide effort to expand the urban forest, with a goal of planting 100,000 trees. As of 2026, approximately 35,000 trees have been planted across Albuquerque. The initiative is a partnership between the City and the Albuquerque Bernalillo County Water Utility



Caption: The TreePlotter helps the urban forestry division inventory existing trees and identify priority planting areas.

Authority, which provides rebates for tree planting and water-efficient irrigation systems on residential and commercial properties.

The City's Parks and Recreation Department manages urban forestry through TreePlotter, an interactive database that inventories trees, tracks canopy growth, and identifies priority planting areas. The database supports data-driven decision-making and encourages

residents to participate by documenting trees on private property, helping to understand canopy coverage across the city.

Urban forestry contributes to environmental resilience and neighborhood livability, reinforcing the tree canopy's role as critical infrastructure within the Near North Valley.



4.4 Local Business Development

During the CPA engagement process, Near North Valley residents prioritized local businesses as key to supporting community character, economic resilience, and access to neighborhood-serving goods and services. Community members expressed strong support for maintaining small, locally owned businesses. Residents highlighted appreciation for cultural and economic assets such as the Indian Pueblo Cultural Center, local artists, and agricultural producers. Residents wanted to see vacant properties developed, but would prefer that they not include auto-oriented uses, such as drive-throughs, car washes, and light vehicle sales.

Commercial development in the Near North Valley is largely along corridors, such as 4th Street. These patterns are guided by the Comprehensive Plan and the Integrated Development Ordinance, which support economic development while balancing land use compatibility and community character.

Economic development is supported through City programs, regional partnerships, and redevelopment tools that provide technical assistance, financial incentives, and infrastructure investment.



Caption: Mixed use development along 4th Street.

4.4.1 SMALL BUSINESS SUPPORT PROGRAMS

The City supports small businesses through programs designed to help businesses to start, expand access to resources, and strengthen local entrepreneurship.

The City hosts a Small Business Resource Fair in each quadrant of Albuquerque every year to connect business owners with information on financing, permitting, and regulatory requirements. These fairs provide direct access to City staff and partner organizations, helping entrepreneurs navigate City processes and access available support.

The City also promotes local businesses through the #BuyLocalABQ campaign,



Caption: Tabling event at Bookworks on Rio Grande Boulevard.

which encourages City departments to prioritize local vendors when contracting for goods and services. This effort keeps money circulating within the local economy and increases opportunities for small businesses in government procurement.



Caption: Economic Development Department's Buy Local Campaign.



The City publishes upcoming contract opportunities three to six months in advance to improve transparency. City staff at community centers and public libraries have been trained to assist business owners with business licenses and procurement processes. These efforts reduce administrative barriers and increase participation of local businesses in City-supported economic activity.

4.4.2 SUPPORTING LOCAL AGRICULTURE AND FOOD SYSTEMS

Local agriculture remains part of the Near North Valley's economy and identity. City programs and regional partnerships strengthen food systems and local food production.



Caption: Local vendors at the Rio Grande Community Farm Fall Farmer's Market in 2025

ABQ Fresh, established in 2025 through Executive Instruction No. 40, provides a policy framework to build a more self-reliant local food economy. The initiative connects local producers with consumers, expanding access to food in neighborhoods and reducing reliance on external supply chains. In the Near North Valley, the initiative aligns with existing agricultural activity and community interest in preserving farming traditions while expanding economic opportunities.

The Near North Valley benefits from irrigation systems managed by the Middle Rio Grande Conservancy District, as well as established agricultural and educational resources. The Rio Grande Community Farm leases plots, provides training workshops, and supports community farming. Regional resources, including Bernalillo County composting programs and youth workforce initiatives such as the Rocky Mountain Youth Corps, support soil health, provide agricultural education, and develop the workforce for food systems.

Farmers' markets and local food events contribute to the local economy and food systems. Nearby markets, including the Los Ranchos Growers Market, Downtown Growers Market, and on-site markets at the Rio Grande Community Farm, provide direct-to-consumer sales opportunities for local producers while increasing residents' access to fresh food. Seasonal events and festivals further reinforce the connection between agriculture, community identity, and economic activity.

4.4.3 ECONOMIC DEVELOPMENT INCENTIVES AND REDEVELOPMENT TOOLS

The City provides financial tools and redevelopment incentives to revitalize underused properties and guide economic growth within targeted areas of the CPA.

METROPOLITAN REDEVELOPMENT AGENCY (MRA) TOOLS

Two Metropolitan Redevelopment Areas, the North Corridor and Los Candelarias Village Center, are designated to target investment and allow the City to offer financing tools to redevelop underused or vacant properties. Impact fees are waived in Metropolitan Redevelopment Areas to reduce development costs as an incentive.





Caption: A new housing development is underway at the corner of 4th Street NW and La Plata Road NW. This project received Redevelopment Tax Abatement.

The Redevelopment Tax Abatement freezes property tax values at pre-development levels for up to seven years for qualifying projects. This abatement reduces operating costs for new development and has been used to support projects such as the 4th and La Plata residential development.

Public-private partnerships are another key mechanism for redevelopment. The

City contributes land or other resources for below-market rates to create projects that provide community benefits. Private developers provide capital investment to construct and deliver the project. Calle Cuarta was developed as a public-private partnership, combining public investment with private development to deliver affordable housing and small business space.

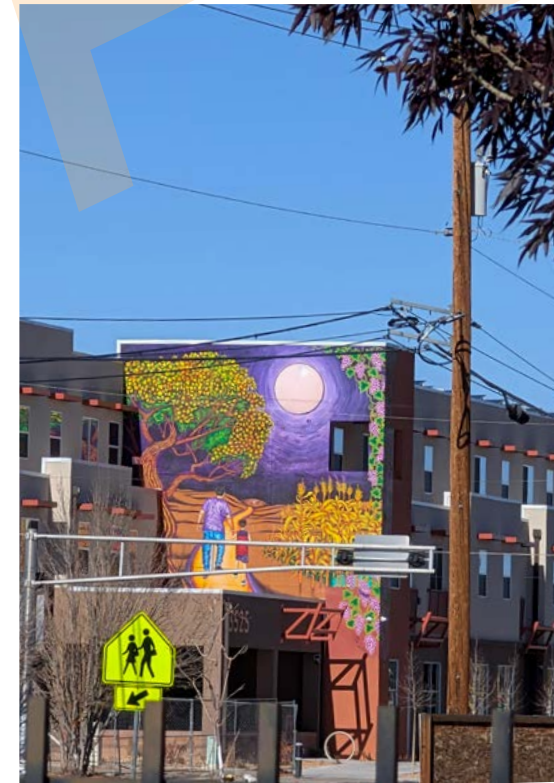
Financial tools are particularly important in areas where environmental conditions or infrastructure costs would otherwise limit private investment. Gap financing provides funding to projects that would otherwise not have enough funds to finish construction. Brownfield remediation loans support the cleanup of contaminated sites, such as former gas stations, so that they can redevelop.

LOCAL ECONOMIC DEVELOPMENT ACT (LEDA) GRANTS & INDUSTRIAL REVENUE BONDS (IRBS)

MRA tools can only be used in areas designated as blighted and in need of redevelopment. In other areas, the City offers two key economic development programs.

Local Economic Development Act (LEDA) grants provide funding to expand or relocate businesses by reimbursing eligible project costs, including land acquisition and infrastructure improvements.

Industrial Revenue Bonds (IRBs) support large-scale projects and offer long-term property tax abatements and tax exemptions on equipment. The City retains ownership of the facility and leases it back to the company, reducing upfront costs and improving competitiveness for major employers and investment projects.



Caption: Calle Cuarta was funded through public-private partnership to develop affordable housing near 4th Street and Candelaria Road NW



4.5 Public Facilities

During the CPA engagement process, Near North Valley residents prioritized public facilities as essential community anchors that support education, recreation, social services, and neighborhood connection. Facilities such as the Los Duranes Community Center and Los Griegos Library were widely valued, with residents expressing appreciation for their role in daily life. At the same time, community members identified a need for modernization, expanded hours of operation, and increased programming that serves a broader range of ages and needs, including intergenerational activities.

Public facilities within the Near North Valley include community centers, libraries, educational institutions, and health and social service providers. These facilities are guided by policies within the Albuquerque–Bernalillo County Comprehensive Plan and supported through City departments and institutional partnerships. While these resources provide a strong foundation of services, demand continues to grow, and some facilities need more capacity.

Ongoing investments and programs focus on maintaining existing facilities, expanding services, and adapting spaces to meet evolving community needs.

4.5.1 COMMUNITY & SENIOR CENTERS

Community centers and senior facilities provide essential spaces for recreation, social services, education, and community gathering within the Near North Valley.

LOS DURANES COMMUNITY CENTER

The Los Duranes Community Center functions as a primary neighborhood hub, offering a range of indoor amenities, including a gymnasium, fitness room, computer lab, kitchen, and multipurpose meeting spaces. Programming spans youth recreation, adult fitness, and senior services, including meal programs delivered in partnership with the Department of Senior Affairs. Operating six days a week, the center supports daily community activities and social connections.



Caption: Gathering Community input at Los Duranes Community Center

NORTH VALLEY SENIOR CENTER

The North Valley Senior Center provides specialized programming for older adults, including fitness classes, arts activities, educational activities, and congregate meal services. The facility plays a key role in supporting healthy aging and reducing social isolation through structured programs and services.



Caption: North Valley Senior Center

VINCENT GRIEGO CHILD DEVELOPMENT CENTER

The Vincent Griego Child Development Center supports early childhood education through a year-round Pre-K program operated by the City's Division of Child and Family Development Services. The facility provides curriculum-based early learning focused on literacy, communication, and social-emotional development, along with wrap-around childcare services. The site also hosts Early Head Start programming that serves families with young children and provides support services related to parenting, health, and employment readiness.



Caption: Vincent Griego Child Development Center

4.5.2 HEALTH & SOCIAL SERVICES

Health and social service facilities within the Near North Valley CPA provide critical access to healthcare, food assistance, and supportive services.

THE LOS GRIEGOS HEALTH AND SOCIAL SERVICES CENTER

The Dede Feldman Los Griegos Health and Social Services Center distributes emergency food and diapers, provides rental and utility assistance, and refers customers to partner agencies for services. On-site healthcare providers offer primary care, prenatal services, immunizations, and assistance with enrolling in health insurance. The center also functions as a community hub, hosting health fairs, seasonal resource fairs, and neighborhood meetings.



Caption: Dede Feldman Los Griegos Health & Social Services Center

THE UNM FAMILY HEALTH CLINIC

The UNM Family Health Clinic in the North Valley provides family medicine and behavioral healthcare for adults and children. The facility includes an on-site pharmacy and diagnostic services such as radiology and lab work.



Caption: UNM North Valley Family Clinic

4.5.3 EDUCATIONAL FACILITIES

Educational facilities support early childhood development, K–12 education, and access to specialized learning environments. In recent years, these facilities have undergone significant transitions as Albuquerque Public Schools (APS) has responded to long-term enrollment declines through consolidation and adaptive reuse of existing school sites across the North Valley and the Greater Downtown.

In 2023, the APS Board of Education voted to close Duranes Elementary School, La Luz Elementary School, and Taft Middle School, all located just north of the CPA. Students were reassigned to nearby schools, including Cochiti Elementary, Reginald Chavez Elementary, and MacArthur Elementary. These closures create opportunities to repurpose school facilities for new educational uses.

DURANES ELEMENTARY SCHOOL SITE

The former Duranes Elementary School is being redeveloped into a large-scale early childhood education center to support the State of New Mexico's universal Pre-K initiative. The development will invest approximately \$35 million in renovation and new construction, expected to be complete in 2026.



Caption: New construction at Duranes Elementary

The facility will accommodate approximately 240 students and family support services delivered through partner organizations, such as Youth Development Inc. (YDI).

Classrooms and dedicated outdoor play areas are designed to be age-appropriate learning environments. Access and circulation have been designed to reduce traffic congestion along Rio Grande Boulevard. Landscape improvements include replacing and enhancing the tree canopy.

LA LUZ ELEMENTARY SCHOOL SITE

The former La Luz Elementary School is now the Albuquerque Sign Language Academy (ASLA), a specialized charter school serving deaf and hard-of-hearing students.

This adaptive reuse reflects a broader district strategy to leverage surplus school facilities to support specialized education. This strategy helps preserve community assets, reduce impacts of vacant buildings, and expand access to specialized education in the Near North Valley.



Caption: Former La Luz Elementary is now housing the Albuquerque Sign Language Academy

4.5.4 CULTURAL & ARTS FACILITIES

Cultural and arts facilities near the CPA strengthen community identity, education, and creativity. These include regional destinations, neighborhood facilities, and public art, supported by partnerships among cultural groups, schools, and agencies.

INDIAN PUEBLO CULTURAL CENTER

The Indian Pueblo Cultural Center is a major regional cultural institution, owned and operated by the 19 Pueblos of New Mexico. Established in 1976, the center functions as both a museum and a community gathering space, showcasing Pueblo history, culture, and contemporary life.

The facility features permanent and rotating exhibitions, including “We Are of This Place: The Pueblo Story,” as well as an

extensive collection of murals by Pueblo artists. Weekly cultural dance programs reflect seasonal traditions through music, movement, and storytelling.

The Indian Pueblo Kitchen and the Indian Pueblo Store support local artisans and Pueblo food traditions.

Educational programming includes artist workshops and lectures. Researchers can access the library and archival resources. Indoor and outdoor event spaces, including the central courtyard, support community gatherings, cultural events, and private rentals, reinforcing the center's role as a cultural destination and community hub.



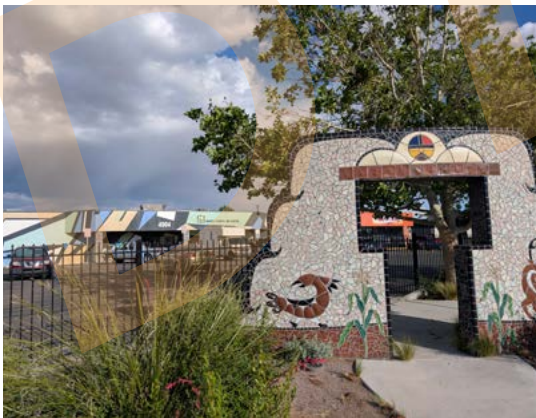
Caption: Annual Fall Festival event at the Indian Pueblo Cultural Center



NORTH 4TH ARTS CENTER

The City's North 4th Arts Center serves as a community arts hub. Currently managed in partnership with the Albuquerque Sign Language Academy (ASLA), the center prioritizes artistic and vocational programming for individuals with disabilities. Programming includes classes in clay, sculpture, painting, and other visual arts, as well as specialized instruction aligned with ASLA's educational programs.

The facility also functions as a performance and exhibition venue, hosting local productions and resident organizations such as the Buen Viaje Dance Company. Exhibition spaces, including the N4th Gallery and Gallery X, showcase local artists, reinforcing the center's role as a neighborhood-scale cultural anchor.



Caption: North 4th Arts Center

As of early 2026, the center is undergoing renovations to modernize theater and classroom spaces and improve performance spaces.

LOS GRIEGOS LIBRARY

The Los Griegos Library is a key educational and cultural resource within the Near North Valley CPA and part of the Albuquerque-Bernalillo County Library System. The facility provides access to books, digital media, and public computers, along with a range of educational and cultural programming.

Programs include early childhood storytimes, book clubs, adult art classes, and digital literacy training. The library also features a dedicated children's area and hosts rotating art exhibitions in collaboration with local artists.



Caption: Los Griegos Branch Library

In addition to its educational function, the library serves as a community gathering space. Partnerships with organizations such as AMP Concerts bring live music programming to the site, supporting its function as a venue for neighborhood-based cultural events.

PUBLIC ART INITIATIVES AND CULTURAL ASSETS

Public art within the Near North Valley contributes to placemaking, cultural visibility, and community identity. Recent installations include murals in new development along 4th Street, such as the Calle Cuarta project, as well as public art along the Alameda Drain Trail as part of Bernalillo County's Outposts Public Art Project.



Caption: Public art installation in the round-about located at 12th Street and Menaul Boulevard



The 2024 Public Art Census documented cultural assets in the region. The City's Public Art Urban Enhancement Division of the Arts & Culture Department partnered with Bernalillo County to catalog more than 11,000 artworks across the county, including formally commissioned public art and community-led installations.

This dataset provides a baseline inventory of public art For the Near North Valley. The census can inform future investments and support preservation efforts.



Caption: Public art installation near the North 4th Art Center

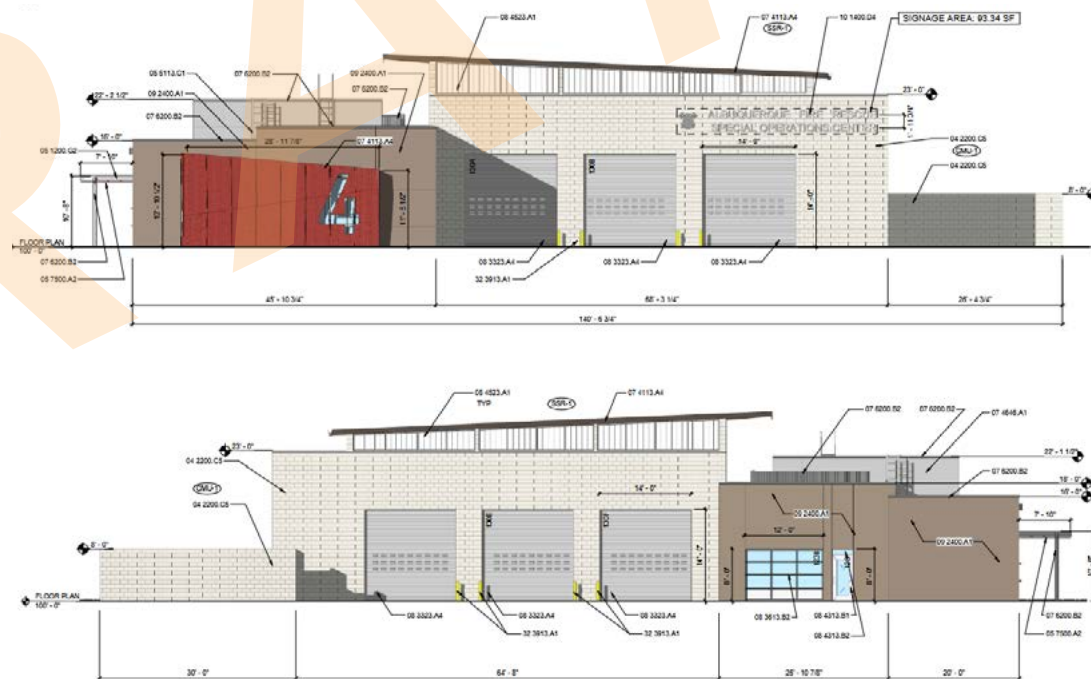


Caption: YES Housing and Bernalillo County will re-purpose the old tire store at Mildred Ave and 4th Street into a multigenerational facility

4.5.5 NEW FACILITIES AND CAPITAL PROJECTS

The proposed 4th Street Center for All Ages will repurpose an existing industrial building to provide social services, recreation space, and entrepreneurship resources. The project is a partnership between Bernalillo County and YES Housing. The multigenerational facility is intended to serve support neighborhood-scale social activity and economic development.

Albuquerque Fire and Rescue is building a new Fire Station #4 at 2nd Street and I-40. This public safety investment will create a regional training and operations center to support specialized emergency response teams. The new fire station will improve response times and upgrade training for fire and rescue responders serving the Near North Valley.



Caption: Elevations of the Albuquerque Fire and Rescue Station #4 currently being constructed near 2nd Street South of I-40



4.6 Maintenance and Sustainability

During the CPA engagement process, Near North Valley residents prioritized updating aging infrastructure, managing parks and trails, and preserving the acequia system. Residents identified ongoing challenges, including illegal dumping, overgrown vegetation, and drought impacts on landscaping and the urban tree canopy. Community feedback emphasized the importance of maintaining the environment, agricultural heritage, and public spaces through stewardship and sustainable practices.

Environmental sustainability in the Near North Valley is shaped by infrastructure systems, irrigation networks, and a semi-rural landscape. Policies in the Albuquerque–Bernalillo County Comprehensive Plan and regional initiatives guide efforts to conserve water, increase climate resilience, and take care of the environment.



Caption: Community photo submission of trash accumulation in a Near North Valley acequia

City departments, regional agencies, and community-based initiatives share responsibilities for maintenance of parks and trails, infrastructure upgrades, waste management, water system preservation.

4.6.1 MAINTENANCE OF PARKS, TRAILS, AND PUBLIC SPACES

The City maintains parks, trails, and public spaces in the CPA through coordinated operations and community partnerships. Staffing limitations, including a limited number of specialized maintenance personnel, affect response times for lighting repairs and infrastructure maintenance.

The City relies on residents to report issues and volunteer to address maintenance needs. Residents can report issues such as lighting outages, illegal dumping, and overgrown vegetation through the 311 Community Contact Center. City-supported



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programs, such as Keep Albuquerque Beautiful, provide supplies for neighborhood cleanups. The Clean Cities initiative focuses on removing litter from roadways. The Adopt-A-Stop program engages volunteers to maintain the area around bus stops.

4.6.2 UTILITIES AND INFRASTRUCTURE

Utility systems within the Near North Valley are managed by multiple agencies. Upgrades to aging infrastructure will help meet future demand.

WATER AND SEWER INFRASTRUCTURE

The Albuquerque Bernalillo County Water Utility Authority (ABCWUA) manages water and wastewater systems. ABCWUA uses a model to evaluate the risks of infrastructure age and condition. Upgrades along Griegos Road are planned to be complete in 2027. An interceptor sewer, a high-capacity pipeline line that receives wastewater from multiple smaller collector sewers and transports them directly to a water treatment facility, is planned to be constructed on 12th Street in the next three to five years.

ABCWUA requires developers to fund necessary infrastructure expansions for new development through a No-Net-Expense policy.



ELECTRICAL SERVICE AND STREET-LIGHTING

The Public Service Company of New Mexico (PNM) provides electrical service in the Near North Valley. PNM is implementing a multi-year plan to modernize the electric grid. Aging distribution poles and transformers will be replaced to increase system capacity and reliability, and feeder tie connections will be installed to automatically reroute power during outages.

PNM has converted streetlights citywide to energy-efficient LEDs, improving system efficiency and reducing long-term energy use.

INTERNET AND CELLULAR CONNECTIVITY

The City's Broadband Office partners with private providers to improve digital infrastructure citywide. Fiber-optic cables are being installed to improve internet speeds, reliability, and coverage.

Cellular service is being improved by installing small-cell wireless facilities on existing utility poles and streetlights.



Caption: Fiber optic service installation.

4.6.3 WASTE MANAGEMENT

Illegal dumping in the Near North Valley CPA continues to happen on undeveloped land and along acequias, where visibility and access are limited. Bulky items such as furniture, tires, and construction debris degrade the environment and pose safety concerns.



Caption: A city Solid Waste Department truck waits at Los Duranes Park during a neighborhood cleanup day

The City's Solid Waste Department addresses illegal dumping through targeted cleanup operations. In fiscal year 2024, the City removed waste from thousands of illegal dumping sites.

The City promotes proper disposal through public education and service programs. Residents can request free large-item pickups or graffiti removal.

4.6.4 MANAGING IRRIGATION SYSTEMS

The historic acequia system in the Near North Valley continues to function as both a utility and a cultural resource.

The Middle Rio Grande Conservancy District (MRGCD) manages irrigation laterals and drains throughout the Valley. During the off-season, MRGCD crews remove sediment and vegetation from major waterways such as the Alameda Drain, Duranes Lateral, and Griegos Lateral. MRGCD improves water delivery by lining some facilities with concrete to reduce water loss.

Public access to ditch banks is restricted for maintenance and safety purposes; however, community stewardship remains important to preserving the acequia system.



Caption: A dry acequia in the Near North Valley



Community ditch cleanings, or limpieas, continue to play an important role in maintaining the acequia system while supporting social and cultural connections among water users. The acequia system continues to be a living cultural resource in the Near North Valley through collaborative projects such as the Harwood Lateral improvements and cultural events like Primera Agua, which marks the seasonal return of irrigation water and the beginning of the agricultural cycle.

4.6.5 GREEN STORMWATER INFRASTRUCTURE

The City is retrofitting stormwater systems with Green Stormwater Infrastructure (GSI) to reduce strain on aging drainage systems. GSI slows and captures stormwater runoff with curb cuts, bioswales, and landscaped basins.

GSI projects reduce flooding risk, recharge the aquifer, and irrigate landscaping in medians, parking lots, and drainage basins. Residents can apply for curb cuts in the public right-of-way through the City's permitting process.



Caption: An example of a curb-cut as Green Stormwater Infrastructure.

4.6.6 ENVIRONMENTAL PROTECTION AND SUSTAINABILITY

The City's Office of Sustainability offers many programs to address changing climate conditions and improve the environment. Programs focus on increasing renewable energy, mitigating urban heat, reducing waste, and improving energy efficiency. The City's Climate Action Plan (CAP) tracks progress toward long-term goals.

Recent initiatives include new electric vehicle charging stations, energy-efficiency upgrades in public facilities, and pilot programs for collecting food waste for composting.

The Bernalillo County Cooperative Extension Service provides technical assistance and educational programming on composting, water conservation, and sustainable landscaping practices.



Caption: Newly installed EV charger near Montañó Boulevard and Edith Road.

4.6.7 COMMUNITY STEWARDSHIP AND VOLUNTEER PROGRAMS

Community stewardship helps maintain public spaces. Volunteers in the City's Adopt-A-Park and Adopt-A-Trail programs remove litter and trim overgrown vegetation. The City also hosts an annual One Albuquerque Clean-Up Day.

The Mutt Mitts program provides pet waste-disposal stations in parks and on trails that volunteers keep filled with bags. This initiative helps protect the environment and public health.

The Bosque Stewards Program, part of the City's Trail Watch initiative, provides structured volunteer opportunities to restore habitat in the Bosque. Volunteers remove invasive species, plant native species, and maintain trails, supporting the long-term health of the ecosystem and promoting responsible public use of natural areas.



Caption: Volunteers at a City Parks Cleanup Event



4.7 Community Safety & Crime Prevention

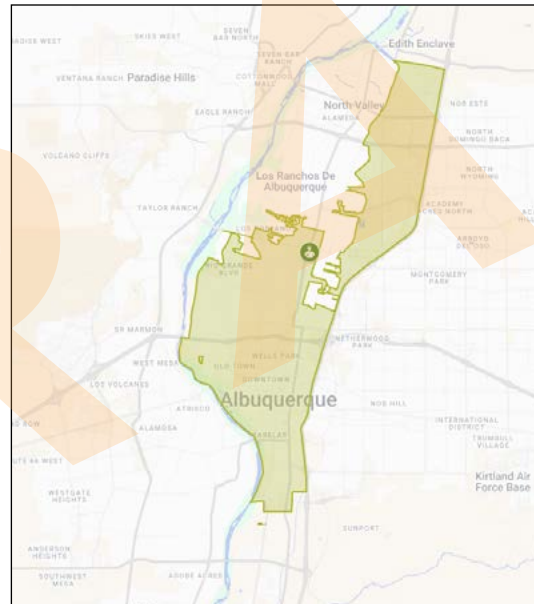
During the CPA engagement process, Near North Valley residents prioritized community safety and crime prevention as critical concerns affecting quality of life. Residents reported issues related to gun violence, drug activity, property crime, theft, and vandalism, along with concerns about limited law enforcement presence and response times. Community members also emphasized the need for improved traffic enforcement, increased patrols in open spaces, and expanded prevention efforts, particularly for youth.

Overlapping jurisdictional boundaries in the Near North Valley shape emergency response. Public safety is coordinated among the Albuquerque Police Department (APD), the Bernalillo County Sheriff's Office (BCSO), and the Albuquerque Community Safety (ACS) Department. These efforts align with Comprehensive Plan policies related to community safety, health, and equity, as well as broader initiatives to respond to behavioral health needs and prevent crime.

Community safety involves law enforcement, behavioral health response systems, traffic enforcement, and crime prevention programs.

4.7.1 LAW ENFORCEMENT: VALLEY AREA COMMAND

APD's Valley Area Command provides law enforcement in the CPA, including patrol, emergency response, and community-based policing. The Valley Area Command's current strategies focus on property crime and retail theft based on recent call data and resident feedback.



Caption: APD Valley Area Command

TECHNOLOGY AND SURVEILLANCE

The Valley Area Command uses a range of technology tools to detect crime and prioritize emergency response. Acoustic gunshot detection systems provide real-

time location data. Aerial drone operations monitor open spaces, parks, and drainage corridors.

These tools feed data to the Real Time Crime Center, which coordinates emergency response across the city.

TRAFFIC ENFORCEMENT

APD and the Department of Municipal Development (DMD) coordinate on traffic safety. APD enforcement focuses on speeding, unsafe driving, and high-traffic corridors.

DMD reconfigures streets to slow traffic and reduce conflicts between drivers, pedestrians, and active transportation (e.g., bicycles and scooters). DMD also manages the Neighborhood Traffic Management Program, which installs traffic-calming for residential streets by community request.



Caption: APD Traffic Enforcement Officers



OPEN SPACE PATROLS

APD patrols the Near North Valley's open space network, including the Bosque and acequias, on foot, by vehicle, on bicycle, and on horses to enforce laws and ensure public safety.



Caption: APD Open Space Unit

4.7.2 VALLEY COMMAND COMMUNITY POLICING COUNCIL

The Valley Command Community Policing Council (CPC) provides a formal structure for community engagement with law enforcement. The CPC is civilian-led and facilitates dialogue between residents and APD, supporting transparency, accountability, and community-informed policing.

While APD Commanders and Lieutenants regularly attend CPC meetings, CPC staff forwards residents' public safety concerns and suggestions to APD for consideration in policing practices and policy.



CREATING POSITIVE CHANGE

4.7.3 COMMUNITY-BASED SAFETY AND INTERVENTION PROGRAMS

The City offers a range of community-based programs focused on crime prevention, behavioral health, and public safety.

VIOLENCE INTERVENTION AND BEHAVIORAL SUPPORT

ACS addresses the root causes of crime through violence intervention and behavioral health programs. These programs target individuals at higher risk of recurring incidents, connecting them with services and de-escalation skills to help them stabilize over the long-term.

The Safe City Project deploys surveillance systems in key areas to target enforcement based on coordination with neighborhood groups to address recurring safety concerns.



VICTIM ADVOCACY AND SUPPORT SERVICES

The Albuquerque Family Advocacy Center (AFAC) provides comprehensive services for individuals and families affected by domestic violence and sexual assault. The center brings together multiple partner organizations to offer on-site medical care, legal assistance, counseling, and advocacy services.

The center also partners with local organizations to provide crime prevention education and seminars on housing to support victim recovery and raise community awareness.



Caption: APD Valley Command Headquarters located near Montaña Boulevard and Edith Road

YOUTH ENGAGEMENT AND PREVENTION

Youth-focused programs, such as Teen Connect, provide structured activities and support services to reduce risk factors associated with youth involvement in crime. These programs emphasize education, mentorship, and access to resources as preventative strategies that support long-term community safety.



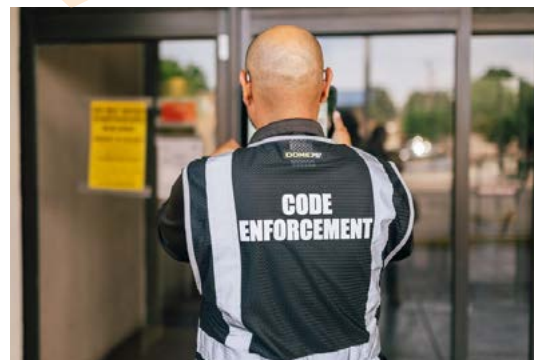
Caption: APD Patrols in the North Valley

4.7.4 PROPERTY STEWARDSHIP AND REVITALIZATION

Property conditions play an important role in the perception of safety and neighborhood stability within the Near North Valley. Community feedback highlighted concerns related to properties along 2nd Street, 4th Street, and 12th Street.

CODE ENFORCEMENT AND PROPERTY MAINTENANCE

The City's Code Enforcement Division monitors properties for compliance with building and safety standards, focusing on preventing deterioration and addressing conditions that may contribute to nuisance activity. This includes oversight of vacant buildings and enforcement of property maintenance requirements.



Caption: A Code Enforcement Inspector taking a picture of a posted notice.



Caption: APD officers attend a National Night Out event in the Near North Valley

REDEVELOPMENT TOOLS AND INCENTIVES

For properties located within designated redevelopment areas, the City offers planning tools and financial incentives to support reinvestment and adaptive reuse. These programs are intended to transition underutilized sites into active uses that contribute to economic activity and neighborhood vitality.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

The APD Crime Prevention Unit offers CPTED assessments to property owners and businesses. APD officers evaluate lighting, visibility, access control, and site design and recommend ways to reduce opportunities for criminal activity while improving visibility and safety.



PART 5. POLICY & REGULATION REVIEW



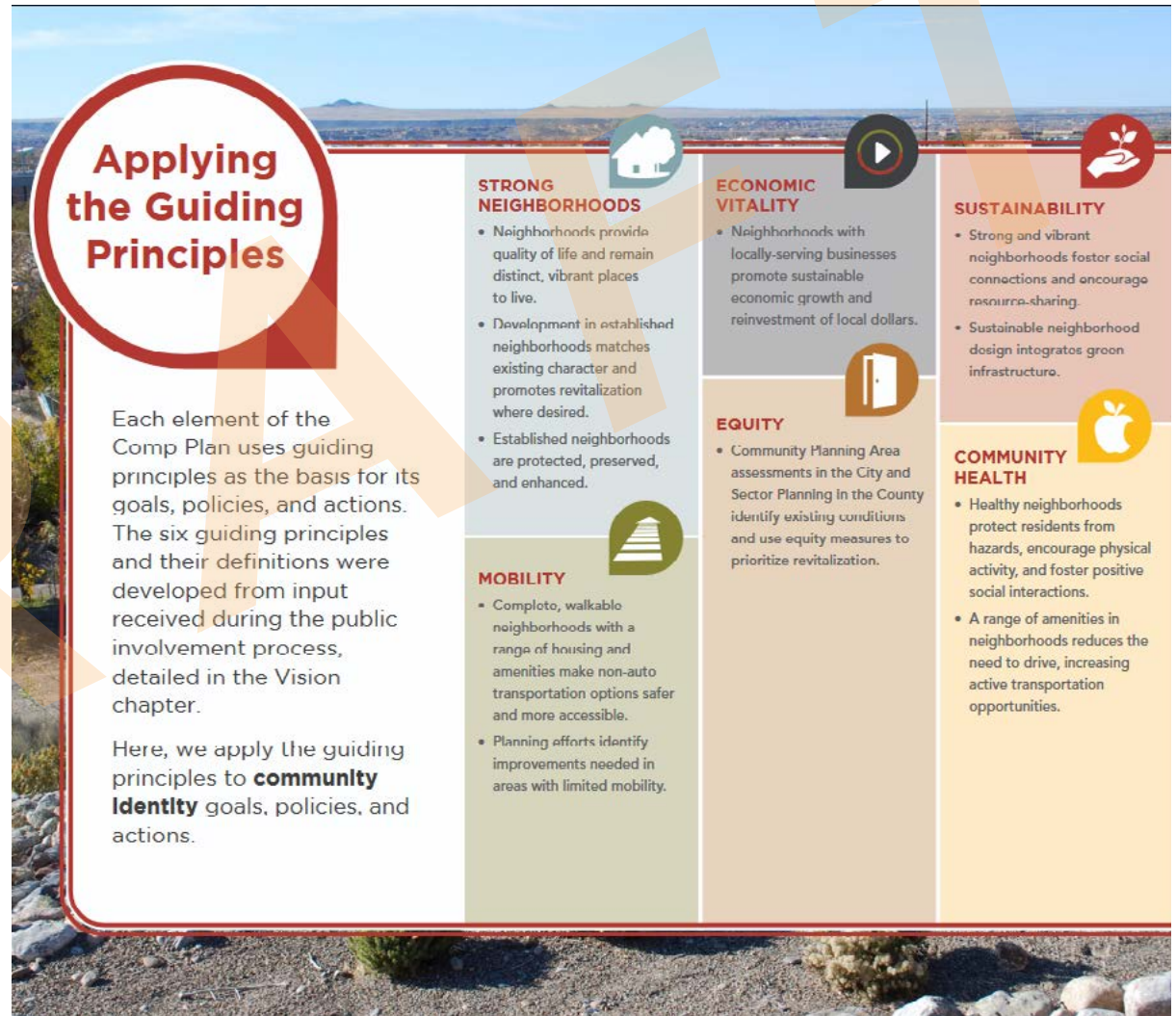


5.1 Community Priorities and Existing and Proposed Comprehensive Plan Policies

Policies and regulations shape how neighborhoods and cities grow and change over time. They help guide decisions related to housing, transportation, economic development, public investment, community services, and the overall character of an area. This section reviews existing City policies and development regulations within the Near North Valley CPA. The policies referenced in this section come from the City's Comprehensive Plan (Comp Plan), and the land use regulations come from the City's Integrated Development Ordinance (IDO).

This section also proposes policy recommendations specific to community feedback in the Near North Valley CPA and organizes them into a policy matrix. (See Section 5.8.) These recommendations help guide future land use, infrastructure, and other decisions within the CPA while balancing citywide goals. If accepted by City Council, the recommended policies would be incorporated into Chapter 4 of the Comp Plan during the next update.

Broadly, the recommendations support infrastructure improvements, encourage economic development, expand housing opportunities, improve public safety and community facilities, and protect the area's cultural, historic, and environmental resources. The recommendations also reflect the community's desire for thoughtful growth that balances new development preserving neighborhood character, strengthening equity and accessibility, and reinforcing the Near North Valley's distinct identity and sense of place.

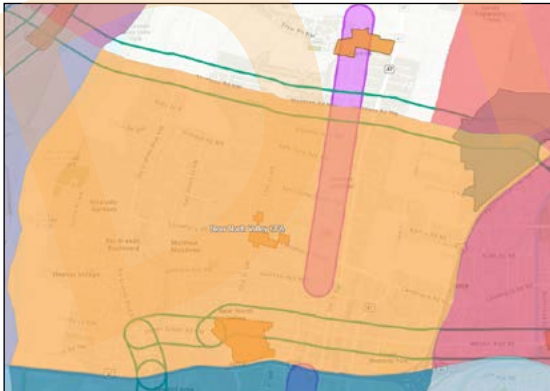




5.2 Centers and Corridors

The Centers and Corridors framework in the Rank 1Comp Plan helps guide where future growth and development should occur throughout the city. This strategy encourages new housing, businesses, and investment to concentrate within existing Centers connected by Corridors that support walking, bicycling, transit use, and vehicle access.

Development within designated Centers and Corridors typically includes a mix of land uses, a variety of housing options, and higher-intensity development patterns than surrounding areas. These areas are designed to provide easier access to jobs, shopping, restaurants, services, entertainment, and community destinations while supporting more connected and walkable neighborhoods.



Caption: Near North Valley CPA - Centers and Corridors map

By focusing growth in areas already served by streets, utilities, transit, and other public infrastructure, the Centers and Corridors approach supports development that is more efficient and cost-effective over time. More compact development patterns may also reduce dependence on driving, limit the need for large surface parking areas, and support sustainability and climate goals.

5.2.1 CENTERS

The Comprehensive Plan identifies five different types of Centers, each serving different roles, scales, and market areas throughout Albuquerque. Centers are generally defined by their activity levels, development intensity, walkability, and transit access. Over time, many Centers are expected to evolve into more pedestrian-oriented and mixed-use environments.

Within the Near North Valley CPA, there are three designated Activity Centers and one Employment Center. Each reflects the surrounding context and plays a different role in supporting housing, economic activity, services, employment, and neighborhood connectivity.

ACTIVITY CENTERS

Activity Centers accommodate new development and redevelopment in locations that combine housing, businesses, services, and community destinations within walkable

areas. These centers allow residents to access everyday needs, employment opportunities, dining, entertainment, and other services within a relatively short walk, bike ride, or transit trip.

The Comp Plan encourages mixed-use development, pedestrian-friendly design, and a variety of housing types within Activity Centers. As these areas continue to evolve, they are intended to function as hubs of neighborhood and community activity.

» Indian School Activity Center

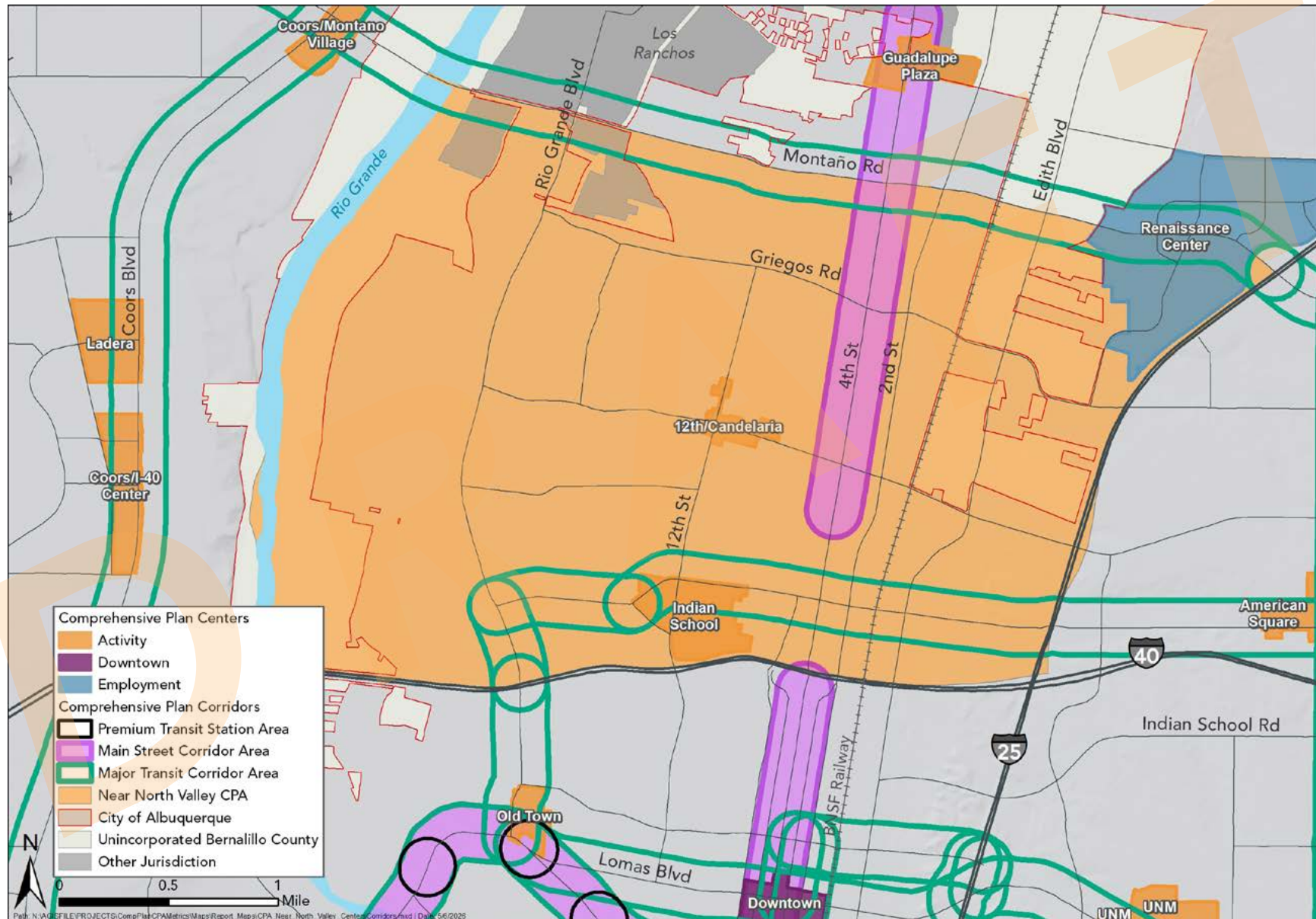
Located near the intersection of 12th Street and Menaul Boulevard, the Indian School Activity Center is centered on property formerly associated with the Albuquerque Indian School. With the exception of City-owned 4-H Park, much of the land within this center is owned and operated by the 19 Pueblos District.



Caption: Avanyu Plaza is a new commercial development located in the Indian School Activity Center



FIGURE 12. CENTERS AND CORRIDORS





The area includes the Indian Pueblo Cultural Center and the newer Avanyu Plaza development, which has expanded opportunities for retail, dining, events, and cultural tourism. The Comp Plan designates this area as an important regional destination that supports economic development while also reinforcing cultural identity and community gathering spaces.

» 12th and Candelaria Activity Center

Located at the intersection of 12th Street and Candelaria Road, this smaller-scale Activity Center serves as a neighborhood-oriented mixed-use area within the Near North Valley CPA. Existing development



Caption: A commercial development located at the 12th and Candelaria activity center.

includes townhomes, retail services, and a neighborhood grocery store that provides nearby residents with access to everyday goods and services.

Smaller Activity Centers support nearby neighborhoods by cultivating commercial services within walking or biking distance of surrounding residential areas. The IDO includes design and development standards that encourage context-sensitive development in these locations, including pedestrian-scale design, compatibility with adjacent residential neighborhoods, and increased building heights. (See IDO Table III: IDO Provisions for ABC

» Guadalupe Plaza Activity Center

Located north of Montaña Road, near the intersection of 4th Street NW and Guadalupe Trail NW, the Guadalupe Plaza Activity Center features retail services and a large grocery store that serves surrounding neighborhoods.

Similar to the 12th Street and Candelaria Activity Center, this area functions as a smaller-scale commercial node, providing nearby residents with access to goods and services closer to home. Its location along major roadway connections also makes it an important neighborhood-serving destination within the Near North Valley CPA.



Caption: Guadalupe Plaza is an activity Center located north of Montaña Rd NW on 4th Street that features a grocery store and other commercial spaces.

EMPLOYMENT CENTER

Employment Centers support job creation and economic activity, particularly through the development of office, commercial, industrial, and business parks. These areas are typically located near major transportation corridors, freeway interchanges, or principal arterial streets to support regional accessibility and freight movement.

Because Employment Centers often accommodate larger-scale commercial and industrial uses, they tend to be more auto-oriented than other Center types.

In some established Employment Centers, the Comp Plan also supports mixed-use development and higher-density residential uses to create more integrated employment districts and reduce the separation among jobs, housing, and services.



» Renaissance Employment Center

The Renaissance Employment Center is a major regional employment and commercial area west of I-25 both north and south of Montaña Road. The area includes high-intensity retail development, office uses, commercial services, and light industrial uses that form one of the largest employment hubs in the Near North Valley CPA.

Much of the area is guided by the



Caption: Renaissance Employment Center

Renaissance Master Development Plan, which is discussed further in Section 5.5 of this report. Development patterns have historically been auto-oriented, with larger commercial sites and regional-serving businesses; however, the area also presents opportunities for infill development, improved pedestrian connectivity, and the gradual evolution toward an integrated “park-once” employment district where people can easily walk between destinations.

The Comp Plan and IDO support continued improvements to transit access, pedestrian connectivity, and multimodal transportation options within the Renaissance Employment Center while maintaining its important regional economic and transportation role.

5.2.2 CORRIDORS

The Comp Plan identifies five different Corridor types along major public streets, each prioritizing a different mode of travel. These Corridors support movement throughout the city while also helping shape future development patterns, transportation investments, and the character of surrounding areas.

The character of a Corridor may vary depending on the surrounding context. In areas near Centers, Corridors may include more pedestrian-oriented design features, transit-supportive development, and slower vehicle speeds to improve walkability and safety. In areas adjacent to established low-density residential neighborhoods, Corridor design and development transitions help maintain neighborhood compatibility while supporting mobility and connectivity throughout the city.

MAIN STREET CORRIDORS

The Comp Plan designates 4th Street north of Matthew Avenue as a Main Street Corridor. Main Street Corridors function as

active, walkable streets that combine local-serving businesses, housing, public spaces, and pedestrian-oriented design.

The Comp Plan envisions Main Street Corridors as places where buildings help frame and activate the street, typically through one- to four-story development located close to the sidewalk. Parking is encouraged on-street or behind buildings to support a more pedestrian-friendly environment and create a continuous street edge that is comfortable and inviting for people walking along the corridor.

While additional housing density and mixed-use development are encouraged along Main Street Corridors, development should transition appropriately near surrounding residential neighborhoods to maintain compatibility and reduce impacts on lower-density areas nearby.



Caption: 4th Street is a Main Street Corridor



4th Street is also designated as a Main Street Corridor south of I-40 to the National Hispanic Cultural Center. This creates a three-quarter-mile gap in the Main Street designation between I-40 and Matthew Avenue.

Because it is not designated as a Main Street Corridor, this segment is not subject to the same design standards as the Main Street segments to the north and south. Those standards emphasize pedestrian-oriented building placement, reduced parking visibility, streetscape improvements, and a more walkable, cohesive corridor environment.

PREMIUM TRANSIT CORRIDORS

The Comp Plan designates a future Premium Transit Corridor along the I-25 frontage road north of Candelaria Road on the eastern edge of the Near North Valley CPA. Premium Transit Corridors are intended to provide high-capacity, high-frequency transit service, such as bus rapid transit or other enhanced regional transit systems that provide more reliable and efficient connections across Albuquerque.

The Comp Plan envisions these Corridors as important locations for transit-oriented and mixed-use development, particularly in areas within walking distance of major transit stops or stations. Over time, Premium Transit Corridors are intended to accommodate a mix of housing, employment, commercial services, and



Caption: Southbound I-25 access road

institutional uses that support increased transit ridership and reduce reliance on automobile travel.

The Premium Transit Corridor in the Near North Valley CPA serves as part of a larger north-south regional connection linking employment and institutional hubs such as the University of New Mexico, Central New Mexico Community College (CNM), and the Albuquerque International Sunport with the Journal Center and Volcano Heights Urban Center in the Northwest Mesa.

MAJOR TRANSIT CORRIDORS

Major Transit Corridors support convenient, reliable, and efficient public transit service while improving connectivity for pedestrians, bicyclists, and other users traveling between Centers and neighborhoods throughout Albuquerque. These Corridors balance mobility, access, and development by supporting transit-oriented development

in appropriate locations while continuing to accommodate regional vehicle travel.

The Comp Plan emphasizes walkability along Major Transit Corridors to create safer, more comfortable environments for pedestrians and transit users. Streetscape improvements, sidewalk connectivity, bicycle infrastructure, transit access, landscaping, lighting, and pedestrian-oriented design are important elements that support these Corridors. Major Transit Corridors are expected to accommodate high-frequency transit service, including ABQ RIDE routes, regional transit connections, and commuter bus service.

» Menaul Boulevard Major Transit Corridor

Menaul Boulevard is an important east-west connection linking residential neighborhoods, schools, parks, employment areas, and commercial services throughout the Near North Valley CPA and surrounding parts of Albuquerque. As a designated Major Transit Corridor, the roadway supports medium-density mixed-use development, multimodal transportation, and improved transit accessibility.

The Comp Plan and IDO encourage development patterns along the corridor that support walkability and provide a mix of residential and commercial uses. Over time, these approaches may help reduce reliance on vehicle trips while improving access to services and destinations for nearby residents.



Caption: Menaul Boulevard at Broadway Boulevard

West of 12th Street, the Major Transit Corridor designation continues along Indian School Road NW before transitioning south along Rio Grande Boulevard toward Old Town. Together, these street segments provide important multimodal and transit connections between neighborhoods, employment areas, cultural destinations, and regional activity centers



Caption: Montañito Boulevard looking East

» Montañito Road Major Transit Corridor

Montañito Road forms the northern boundary of the Near North Valley CPA and is designated as a Major Transit Corridor. The corridor serves as one of Albuquerque's primary east-west transportation connections and plays an important regional role, linking the West Side, North Valley, and the I-25 corridor.

Moving east from Rio Grande Boulevard toward 4th Street, the roadway transitions from a limited-access configuration into a signalized urban arterial with greater access to surrounding commercial and employment areas. The corridor also passes through portions of the Renaissance Employment Center, a major regional hub for commercial activity, professional offices, and light industrial uses.



Caption: I-40 looking West

» I-40

I-40 is designated as a Major Transit Corridor between Rio Grande Boulevard and Coors Boulevard. This designation primarily reflects the corridor's role in supporting regional mobility and transit connectivity rather than encouraging adjacent redevelopment or increased development intensity.

MULTIMODAL CORRIDORS

Multimodal Corridors balance the needs of pedestrians, bicyclists, transit users, and motorists while creating safer and more accessible streets for a variety of transportation options. These Corridors support connected neighborhoods, improve mobility choices, and encourage development patterns that reduce dependence on single-occupancy vehicle travel.



The Comp Plan encourages transportation and development improvements along Multimodal Corridors that help calm traffic speeds, improve pedestrian safety, reduce conflicts between vehicles and pedestrians, and strengthen access to transit and bicycle infrastructure. Design strategies may include enhanced sidewalks, improved crossings, landscaping, bicycle facilities, reduced curb cuts, and directing parking access to side streets where feasible.

As part of the Centers and Corridors framework, Multimodal Corridors support more sustainable urban growth patterns by encouraging development that is walkable, transit-supportive, and better connected to surrounding neighborhoods and activity centers.

» 4th Street

In addition to its designation as a Main Street Corridor, 4th Street also functions as an important Multimodal Corridor within the Near North Valley CPA. This designation recognizes 4th Street as both a transportation corridor and a pedestrian-oriented destination that supports local businesses, neighborhood activity, and multimodal transportation options. Streetscape improvements, pedestrian-oriented design, and mixed-use development reinforce the corridor's role



Caption: 4th Street NW looking south

as an active neighborhood and community destination.

Over time, redevelopment opportunities along portions of 4th Street include the transition of older auto-oriented commercial properties into more walkable mixed-use development patterns. These redevelopment efforts support the corridor's long-term vision while also providing appropriate transitions to nearby residential neighborhoods to maintain compatibility, privacy, and neighborhood scale.

COMMUTER CORRIDORS

Commuter Corridors serve as key components of Albuquerque's regional transportation network and move large volumes of people and goods across the metropolitan area. These Corridors typically prioritize regional mobility, freight movement, and higher vehicle travel speeds while connecting neighborhoods and employment areas to major destinations throughout the city and region.

Unlike Main Street Corridors, which function as walkable destinations, Commuter Corridors primarily serve as regional transportation for vehicles between residential areas, Employment Centers, commercial districts, and regional activity hubs.



Caption: Second Street Northwest



» 2nd Street Commuter Corridor

2nd Street functions as a major north-south arterial roadway and an important Commuter Corridor connecting the North Valley with Downtown Albuquerque and other regional destinations. The corridor includes a mix of light industrial, commercial, and residential land uses that reflect both its transportation role and its historic development pattern.

Due to its proximity to the New Mexico Rail Runner Express commuter rail line, long-term planning efforts along the corridor emphasize improving multimodal safety, bicycle and pedestrian infrastructure, and transit connectivity. These improvements better integrate the corridor into the region's broader transportation network while supporting safer access between surrounding neighborhoods and transit facilities.

The Alameda Drain Trail constructed along the western edge of 2nd Street is a major transportation investment to improve regional multimodal mobility. The multi-use trail provides a protected north-south route for bicyclists and pedestrians traveling through the Near North Valley CPA.



Caption: I-40 looking west

» I-40 Commuter Corridor

I-40 is a major east-west interstate corridor that provides regional and interstate connectivity across the metropolitan area. On the southern border of the Near North Valley CPA, the corridor provides access to employment centers, commercial districts, and destinations on both sides of the Rio Grande.

Because I-40 primarily supports regional freight movement and high-speed vehicle travel, planning efforts along the corridor generally focus on maintaining traffic flow and improving interchange operations at key access points, such as 6th Street and 12th Street.

Planning efforts also seek to address the impacts of major interstate corridors on adjacent neighborhoods, including noise, air quality, safety, and connectivity challenges.

» I-25 Commuter Corridor

Located along the eastern boundary of the Near North Valley CPA, I-25 serves as the region's primary north-south interstate corridor and plays a major role in regional commuting, freight movement, and economic activity throughout Albuquerque and central New Mexico.

I-25 provides regional access to the Renaissance Employment Center and surrounding commercial and office areas, making I-25 an important component of the CPA's economic infrastructure. Its proximity to major employment centers, commercial services, and regional transportation routes also makes it an important component of the transportation network in the Near North Valley.



Caption: I-25 looking south



5.3 Existing IDO Regulations

Many community priorities identified during the Near North Valley CPA planning process are addressed in existing zoning regulations and development standards. These regulations are set out in the Integrated Development Ordinance (IDO), which establishes the rules governing how land can be used and developed throughout Albuquerque.

The IDO includes regulations related to allowable land uses, building design, site layout, parking, landscaping, signage, building height, and building setbacks. Together, these standards help shape the character and function of neighborhoods, commercial areas, corridors, and employment centers across the city.



Caption: Sandhill cranes in the Near North Valley

In addition to regulating land uses, the IDO also contains design standards that support planning goals identified in the Comp Plan, including walkability, connectivity, compatibility between land uses, and multimodal transportation.

The IDO includes both citywide regulations and standards tailored to specific geographic areas or development contexts in Albuquerque. Within the Near North Valley CPA, certain properties and corridors are also subject to additional zoning overlays, use-specific standards, or special area regulations that address unique community character, development conditions, or policy goals.

IDO Table II provides an index of regulations and standards that apply to smaller geographic areas within the Near North Valley CPA. These include Overlay Zones, Use-Specific Standards, Development Standards, and other area-specific regulations organized alphabetically by small area.

5.3.1 OVERLAY ZONES

Overlay zones add regulations or design requirements on top of the underlying zoning district standards established by the IDO. These overlays are typically used in areas where additional guidance is needed to help preserve neighborhood character, protect important cultural or environmental

resources, maintain scenic views, or support specific development patterns.

Depending on the area, Overlay zones may include standards related to building design, height, setbacks, landscaping, signage, site layout. In many cases, these regulations ensure that new development is compatible with the surrounding context and reflects community planning goals.

Many of Albuquerque's Overlay zones originated in Sector Development Plans adopted prior to the IDO. A number of these area-specific regulations were carried over into the IDO as Overlay zones when it was adopted in 2017, and the Sector Development Plans were rescinded.

CHARACTER PROTECTION OVERLAY (CPO) ZONES

Character Protection Overlay (CPO) zones help preserve areas with distinctive architectural, cultural, or neighborhood character that may not meet the criteria for designation as a Historic Protection Overlay (HPO) Zone.

CPO zones add regulations to maintain the established scale, development patterns, and community character of specific areas. Most CPO regulations address physical development standards, such as building form, site design, and neighborhood compatibility.

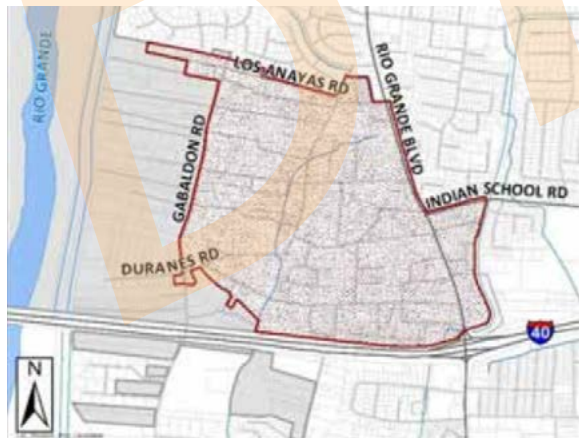


» Los Duranes CPO-6

Los Duranes CPO-6 follows the boundaries of the former Los Duranes Sector Development Plan and helps preserve the neighborhood's semi-rural character and development pattern.

As established in IDO §14-16-3-4(G), the overlay adds standards related to building height, cluster development, setbacks, and development near acequias. These regulations ensure that new development remains compatible with the historic acequia system, the neighborhood's lower-scale residential character, and the area's long-established settlement pattern.

The overlay also establishes limits on residential density. Cluster developments are limited to a maximum of 20 dwelling units per project. Together, these standards help maintain the area's established development pattern while accommodating compatible development over time.



Caption: CPO-6 Los Duranes Boundary.

» Martineztown/Santa Barbara CPO-7

The Martineztown/Santa Barbara CPO-7 incorporates regulations originally established through the Martineztown/Santa Barbara Sector Development Plan.

As established in IDO §14-16-3-4(H), the overlay incorporates standards for lot sizes, building heights, setbacks, and requirements for usable open space. These regulations reinforce the neighborhood's traditional development pattern and maintain compatibility between existing and future development.



Caption: CPO-7 Martineztown/Santa Barbara Boundary.

» North 4th Corridor CPO-9

The North 4th Corridor CPO-9 adds regulations for properties generally located along the 2nd Street, 3rd Street, and 4th Street corridors between Mountain Road NW and the northern city limits.

As established in IDO §14-16-3-4(J), the overlay carries over standards from the former North Fourth Rank III Corridor Plan. The overlay guides growth and redevelopment along these important transportation corridors while maintaining compatibility with surrounding neighborhoods and preserving the area's established scale and development pattern.



Caption: CPO-9 North 4th Corridor Boundary

» CPO-11 Rio Grande Boulevard

The Rio Grande Boulevard Character Protection Overlay (CPO-11) applies to properties along Rio Grande Boulevard between Central Avenue and the northern city limits.

As established in IDO §14-16-3-4(L), this overlay maintains the development standards previously established in the former Rio



Caption: CPO-11 Rio Grande Boulevard Boundary

Grande Boulevard Corridor Plan. The overlay supports the corridor's established development pattern while helping ensure compatibility between new development and surrounding properties.

5.3.2 USE-SPECIFIC STANDARDS

The IDO establishes standards specific to uses to minimize potential negative impacts to surrounding properties, pedestrian areas, open spaces, and nearby residential uses [IDO § 14-4-3].

» Context Standards

The IDO adds standards that apply in specific contexts to protect residential uses and open spaces. These standards either add limits on impactful activity, prohibit

some uses or activities within a specified distance, or require additional review processes that involve public notice, a public hearing, and discretionary review that can place conditions of approval to mitigate expected impacts.

» Small Area Standards

Certain use-specific regulations from Sector Development Plans were incorporated into the IDO when it was adopted in 2017. These regulations are now codified in IDO §14-16-4-3 and provide standards for specific land uses and geographic areas throughout Albuquerque.

The IDO organizes these regulations through Table I, which indexes standards by IDO section, and Table II, which lists regulations alphabetically by small area. Together, these references help identify localized development standards and land-use requirements.



Caption: Older buildings along 4th Street.

Standalone paid parking lots are prohibited in Los Duranes CPO-6 and the Martineztown/ Santa Barbara CPO-7 to discourage auto-oriented land uses that may disrupt pedestrian-oriented character and residential fabric.

Within the MX-L (Mixed-use Low Intensity) zone district in the North 4th Corridor CPO-9, liquor retail is not allowed except as an accessory use to a grocery store.

» Centers and Corridor Standards

The IDO regulates some uses differently in Centers and Corridors. Table III lists regulations specific to the different types of Centers and Corridors. The regulations for Main Street and Major Transit apply to corridors in the Near North Valley CPA. (See Section 5.2.2.1 and 5.2.2.3.)

There are no required parking minimums within Major Transit areas (i.e., Montañero Road or San Mateo) to encourage transit-oriented development and to leave more room for buildings. Developments within Employment Centers are eligible for a 50 percent reduction in required parking minimums.

Cottage developments do not have a distance separation within ¼ mile of Main Streets or Major Transit areas to encourage additional density and housing options along these corridors.



Less usable open space is required for townhouse dwellings and multi-family dwellings in Main Street areas in to allow additional density.

Many auto-oriented uses are prohibited along Main Streets, including car washes, RV parks, outdoor vehicle storage, paid parking lots, and freight terminal or dispatch centers.

5.3.3 RAILROAD AND SPUR SMALL AREA

The Railroad and Spur Small Area includes properties located within one-half mile of the Burlington Northern Santa Fe railroad tracks or within one-quarter mile of the Sawmill rail spur. This designation helps manage compatibility between industrial or higher-



Caption: Railroad and Spur Small Area

intensity commercial activities and nearby residential neighborhoods and community areas.

Because rail corridors often support industrial uses, freight activity, and other higher-impact operations, the IDO adds review standards to evaluate potential cumulative impacts on surrounding areas. These standards address concerns related to noise, vibration, air quality, traffic, and other environmental or operational impacts associated with industrial and commercial development.

5.3.4 DEVELOPMENT STANDARDS

The IDO regulates building height and setbacks that generally establish the envelope for development on a site. The IDO also regulates site design elements, such as landscaping, lighting, parking configuration, walls and fences, and signage, to improve the development's visual quality and support walkable environments over time.

The IDO establishes development standards that reduce the impacts of development on natural features, cultural resources, and environmentally sensitive areas while helping protect public safety and neighborhood character (§14-16-5-2).

These standards guide how development relates to surrounding properties, infrastructure, open spaces, and natural systems.

In addition to addressing environmental concerns and hazard mitigation, these development standards support connected and visually cohesive neighborhoods by encouraging pedestrian-oriented design, improved site connectivity, and compatibility with surrounding land uses.

» Major Public Open Space

Major Public Open Space (MPOS) includes publicly owned land zoned NR-PO-B (Non-Residential – Park and Open Space Zone District) that is managed by the City's Open Space Division or another governmental entity. These areas are generally five acres or larger and preserve natural resources, provide low-impact recreational opportunities, and support trail systems and environmental conservation.

Because these lands often contain important ecological, scenic, recreational, or cultural resources, the IDO adds development standards for properties located within 330 feet of or adjacent to MPOS areas. These standards protect viewsheds, reduce environmental impacts, maintain



compatibility with open space areas, and preserve the long-term recreational and ecological value of these lands. (§14-16-2-5(F).)

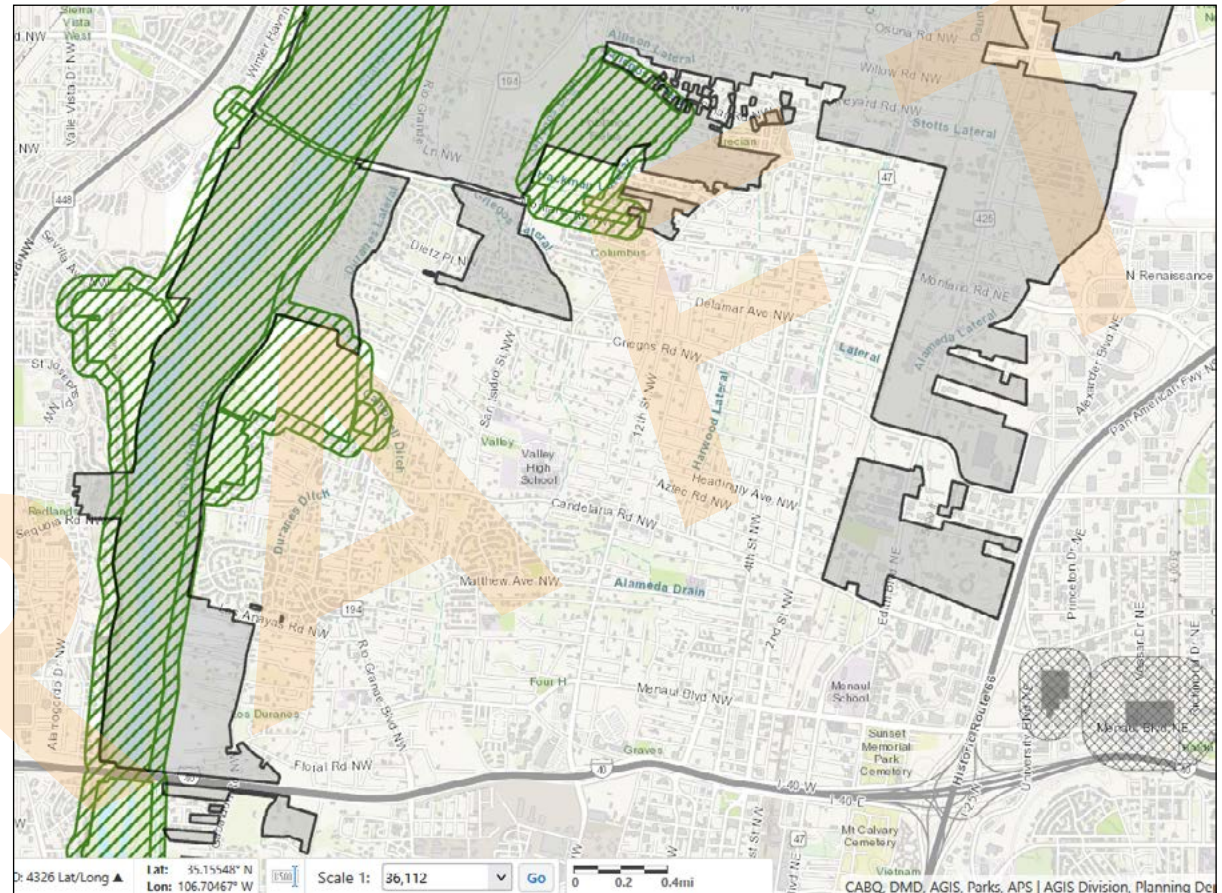
Major Public Open Space areas within the Near North Valley CPA include:

- Rio Grande Valley State Park (The Bosque).
- Rio Grande Nature Center State Park.
- Candalaria Nature Preserve.
- Los Poblanos Fields Open Space

» Center and Corridor Area Regulations

Zoning regulations are the most powerful tool to implement Comp Plan goals and policies. The IDO establishes development standards specific to Centers and Corridors designated by the Comp Plan. Table III indexes these regulations in IDO order and specifies which type of Centers or Corridors are affected.

The IDO allows taller buildings in Center and Corridor areas to absorb additional growth in the areas designated by the Comp Plan as the most appropriate locations for density, walkability, and transit-oriented development. Additional height is allowed as a bonus



Caption: MPOS areas around the Near North Valley CPA

for workforce housing (affordable housing subsidized for households earning less than 80 percent of the Area Median Income) and structured parking to help cover the cost of these community benefits [IDO Table 5-1-1 and Table 5-1-2].

The IDO requires more building design standards for street-facing façades in Centers and Corridors to ensure a high-quality, active pedestrian realm in the areas that prioritize walkability [IDO § 14-5-11(E)].



5.4 Rank 2 Facility Plans

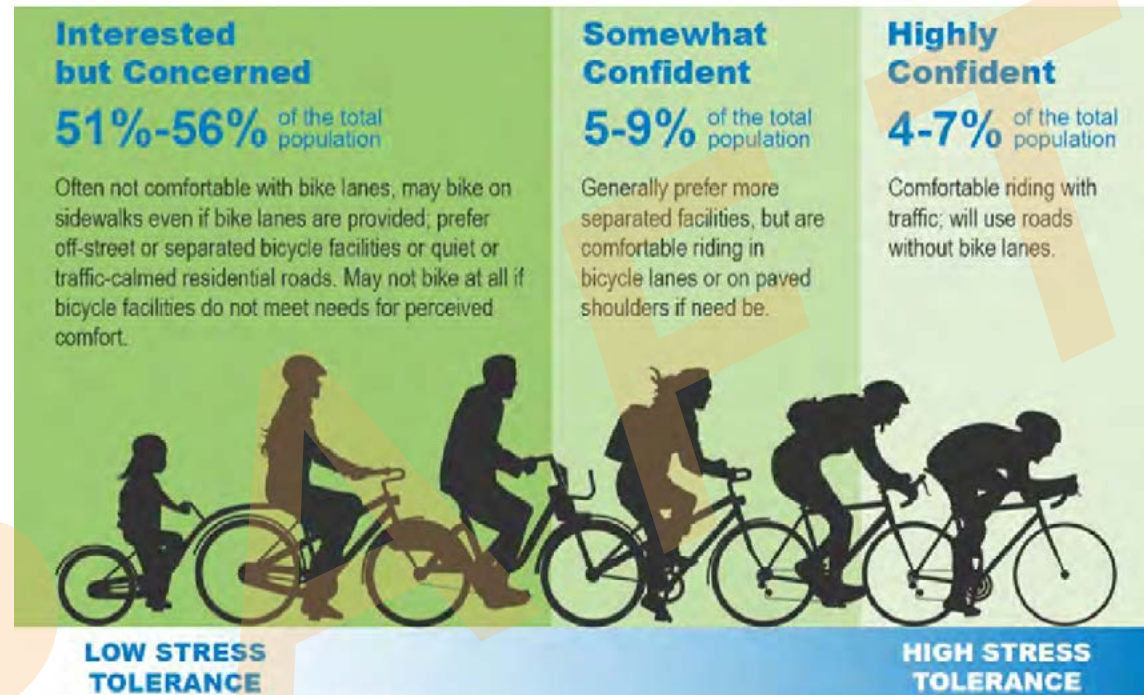
While the Comp Plan establishes the City's overall vision and policy direction, Rank 2 Facility Plans provide detailed technical guidance for specific infrastructure systems, public facilities, and operational areas such as transportation, parks, drainage, trails, and open space.

These plans help translate Comp Plan goals into specific implementation strategies, project priorities, and infrastructure recommendations. Rank 2 Facility Plans often identify long-term capital improvements, maintenance needs, system deficiencies, and investment priorities that help guide future City projects and funding decisions.

Several adopted Rank 2 Facility Plans influence conditions and future planning efforts within the Near North Valley CPA.



Caption: Cover of the 2024 Bikeway and Trail Facilities Plan



Caption: Stress tolerance of the three types of bicyclists

5.4.1 BIKEWAY AND TRAIL FACILITIES PLAN

The 2024 Albuquerque Bikeway and Trail Facilities Plan (BTFP) is a Council-adopted Rank 2 Facility Plan expanding and improving the city's bicycle and trail network while creating safer and more accessible transportation options for people of all ages and abilities.

The plan focuses on developing a connected "low-stress" bicycle network through improvements such as buffered and separated bicycle lanes, bicycle boulevards, safer street

crossings, trail connections, and enhanced multimodal infrastructure. The overall goal is to make bicycling a more practical and comfortable transportation option for a wider range of users, including families, seniors, students, and less experienced riders.

Within the Near North Valley CPA, existing low-stress bicycle facilities include the Alameda Drain Trail along 2nd Street and the Paseo del Bosque Trail, which provide important north-south active transportation connections through the community.



The BTFP also identifies several connectivity gaps and infrastructure challenges within the Near North Valley, particularly in eastern portions of the CPA, where bicycle access to employment areas, services, schools, and commercial destinations is limited. To help address these gaps, the plan prioritizes improvements along Griegos Road between 12th Street and 2nd Street, as well as bicycle infrastructure enhancements along Candelaria Road between San Isidro Street and the I-40 frontage road.

These connectivity challenges raise broader transportation equity concerns. Areas lacking low-stress bicycle infrastructure limit safe transportation options available to residents who rely on walking, bicycling, or transit for daily travel.

Consistent with the City's Vision Zero goals, the BTFP prioritizes improvements to reduce traffic-related injuries, improve multimodal safety, and expand equitable access to high-quality bicycle and trail infrastructure throughout Albuquerque.



Caption: Cyclists stopping for a sunset view

5.4.2 MAJOR PUBLIC OPEN SPACE FACILITY PLAN

The Major Public Open Space (MPOS) Facility Plan, adopted by Council in 1999, guides the preservation, management, restoration, and acquisition of Albuquerque's major public open space lands and environmentally sensitive areas.

Within the Near North Valley CPA, the plan primarily focuses on protecting and managing important ecological and recreational resources associated with Rio Grande Valley State Park (the Bosque) and Candelaria Nature Preserve.

The plan emphasizes balancing environmental conservation with low-impact recreational access, including trail systems such as the Paseo del Bosque Trail. Key priorities include protecting wildlife habitat and migration corridors, supporting bosque restoration efforts, improving ecological resilience, and preserving access to open space and recreation opportunities for residents and visitors.

In addition to recreational and environmental benefits, these open spaces provide important ecosystem services, including flood mitigation, groundwater recharge, urban heat reduction, improved air quality, and the preservation of natural landscapes within the metropolitan area.



Caption: Signage at a new viewing platform at Candelaria Nature Preserve



Caption: A farmer demonstrating an electric farm tractor at the Los Poblanos Fields Open Space



5.5 Master Development Plans

A Master Development Plan (MDP) is a site-specific plan prepared by a property owner or developer and approved by the City to guide coordinated development across larger properties that may include multiple lots, buildings, land uses, and development phases. MDPs are commonly used for larger commercial, mixed-use, industrial, or employment centers that require a unified development vision, infrastructure strategy, and design framework.

MDPs typically establish standards related to circulation, building design, landscaping, signage, parking, drainage, and infrastructure responsibilities. In many cases, these plans allow development to occur in a more coordinated manner than would otherwise be possible through standard zoning regulations alone.

There are currently three approved MDPs within the Near North Valley CPA.

5.5.1 IPMI DEVELOPMENT MASTER PLAN

Originally approved in 2005 and amended in 2016, the IPMI Development Master Plan governs approximately 46 acres at the southwest corner of 12th Street and Menaul Boulevard NW, on the site of the former Albuquerque Indian School.



Caption: Festival at Avanyu Plaza

The development includes Avanyu Plaza, the Indian Pueblo Cultural Center area, and the Bureau of Indian Affairs federal office complex. The plan supports a mixed-use development pattern that emphasizes walkability, cultural identity, and coordinated site design.

A key feature of the plan is its “park once” development approach, which encourages visitors to park once and move throughout the site on foot. To support this goal, the plan includes standards

for pedestrian infrastructure including central gathering spaces, shaded patios, enhanced sidewalks, and improved internal pedestrian connectivity. Primary sidewalks within the development are generally eight to ten feet wide.

The street network identified in the plan also incorporates on-street and off-street parking, designated pedestrian routes, and planned bicycle connections along 12th Street, Menaul Boulevard, and Indian School Road. While the development



improves local circulation and connectivity within the site, long-term responsibility for maintaining internal roads, landscaping, and drainage infrastructure remains with the developer or property owner.

5.5.2 GATEWAY INDUSTRIAL PARK MASTER DEVELOPMENT PLAN

Approved in 2000, the Gateway Industrial Park Master Development Plan governs a small-scale industrial and commercial subdivision located near the northwest corner of Broadway Boulevard NE and Menaul Boulevard NE, extending north toward Claremont Avenue NE.

The plan establishes land use and development standards to maintain



Caption: Gateway Industrial Park

compatibility between industrial and commercial activities and nearby residential areas. Institutional and office-related uses are generally required along portions of the site adjacent to residential neighborhoods, while more traditional industrial uses are allowed elsewhere in the development.

The plan also assigns ongoing maintenance responsibilities for landscaping, irrigation systems, drainage infrastructure, and related site improvements to the private property owners, including certain infrastructure elements located within the public right-of-way.

5.5.3 RENAISSANCE: A MASTER PLAN FOR THE NEW SOUTHWEST

Approved in 1985, the Renaissance Master Development Plan governs the large regional commercial and light-industrial district near Montañero Road and I-25.

The Renaissance area functions as a major employment and commercial center within the Near North Valley CPA, including large-format retail, office uses, commercial services, and light industrial development. Although the original property owners' association established under the plan



Caption: Streetscaping inside the Renaissance Master Planned Area

is no longer active as a corporate entity, the MDP remains a recorded regulatory document governing development within the district.

The plan establishes coordinated design and development standards to maintain visual consistency and an integrated development pattern throughout the area. These standards address elements such as architecture, signage, landscaping, circulation, and drainage infrastructure.

The MDP also assigns private maintenance responsibilities for landscaping, signage, drainage systems, and other shared site improvements.



5.6 Metropolitan Redevelopment Areas

The Near North Valley CPA includes two designated Metropolitan Redevelopment Areas (MRAs). MRAs are established by the City Council to identify areas that would benefit from targeted public investment, redevelopment tools, and economic incentives that support revitalization, infrastructure improvements, and long-term community development.

Each MRA is guided by an adopted Metropolitan Redevelopment Plan that establishes goals, priorities, and implementation strategies tailored to the area's specific needs. These help to coordinate public and private investment while supporting redevelopment projects that align with community planning objectives.

Projects seeking assistance or incentives through the City's Metropolitan Redevelopment Agency are generally required to demonstrate consistency with the adopted MRA Plan, provide a clear community benefit, and contribute to long-term economic stability or revitalization within the district. Redevelopment assistance and partnership opportunities are often administered through Requests for Proposals (RFPs), grant programs, infrastructure partnerships, or other economic development tools.

5.6.1 NORTH CORRIDOR MRA

The North Corridor MRA generally includes non-residential properties between Granite Avenue and the railroad tracks, extending north along the 4th Street corridor toward the city limits. The boundary generally includes commercial properties along Montaña Road, key commercial intersections, and properties extending approximately one lot deep along portions of 4th Street.

The MRA primarily focuses on supporting commercial stability, economic development, and corridor revitalization while recognizing the area's existing land use patterns and historic development context.



Caption: Calle Cuarta is a housing development in the North Corridor MRA



The North Corridor MRA Plan identifies a variety of infrastructure, transportation, redevelopment, and public realm improvement goals to strengthen the corridor over time. These include:

- Sidewalk and pedestrian improvements.
- Traffic calming and roadway safety measures.
- Intersection improvements at Montañero Road and 2nd Street, Montañero Road and 4th Street, Griegos Road and 2nd Street, and Griegos Road and 4th Street.
- Implementation of the Alameda Drain and Trail Master Plan.
- Public realm beautification and landscaping improvements.
- Installation of Historic Route 66 signage.
- Beautification improvements associated with the Albuquerque Public Schools storage facility located at 201 Menaul Boulevard NW.
- Redevelopment of the City-owned Brown property located at 3525 4th Street NW.
- Development of a Warehouse District Plan for the area south of I-40.
- Incentives supporting transit-oriented development near the Montañero Rail Runner Station.

Together, these goals support economic reinvestment, improve multimodal connectivity, strengthen corridor identity, and enhance the area's overall appearance and functionality.

5.6.2 LOS CANDELARIAS VILLAGE CENTER MRA

The Los Candelarias Village Center MRA is centered around the intersection of Candelaria Road and 12th Street NW. Originally established in 2006 and amended in 2010, the MRA was created to promote the long-term revitalization of this designated Activity Center within the Comprehensive Plan.

The redevelopment plan seeks to coordinate public and private investment to strengthen the area's role as both a neighborhood commercial center and a community gathering place. The MRA emphasizes redevelopment that supports walkability, mixed-use development, neighborhood identity, and community-serving businesses.

The goals of the Los Candelarias Village Center MRA Plan include:

- Attracting public and private investment to support the revitalization of the Village Center.
- Creating a more people-oriented and pedestrian-friendly environment through design improvements.
- Supporting the traditional, cultural, and historic character of the surrounding area.
- Encouraging mixed-use development that integrates residential, retail, and office uses.

Collectively, these goals help reinforce the Village Center as a walkable neighborhood destination while supporting long-term economic vitality and compatible redevelopment within the surrounding community.



Caption: Mix of vacant and occupied commercial spaces within the Los Candelarias MRA Boundary.



Caption: Narrow sidewalk conditions extend east of the Las Candelarias MRA area.



Caption: Grocery store located at 12th and Candelaria.



5.7 Policy Matrix

TABLE 2. Policy Matrix

No.	Policy	Section Reference	Related Comp Plan Policies
1	Support infill projects that add households to support schools, neighborhood services, and public facilities.	See Housing 3.6	See Housing Policies 9.1.1 and 9.1.3; See Economic Development Policy 8.1.2
2	Encourage infill development that adds affordable housing for households at multiple income levels.	See Housing 3.6	See Housing Policies 9.1.1, 9.1.2, and 9.1.3; See Heritage Conservation Policy 11.2.1
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.	See Housing 3.6.5 and Housing Diversity, Affordability, & Homelessness 4.2	See Land Use Policy 5.3.4; See Housing Policies 9.1.1, 9.2.1, 9.2.2, and 9.2.3
4	Encourage mixed-use development along Main Street and Major Transit Corridors to support transit use within a pedestrian-friendly environment.	See Land Use 3.2.4, and Transportation 3.3	See Land Use Policies 5.1.1, 5.1.2, 5.1.9, 5.1.10, and 5.6.2; See Housing Policy 9.3.1
5	Encourage affordable housing units within mixed-use development along Main Street and Major Transit Corridors.	See Land Use 3.2.4, and Transportation 3.3	See Land Use Policies 5.1.1, 5.1.2, 5.1.9, 5.1.10 and 5.6.2; See Housing Policy 9.3.1
6	Expand microtransit service zones as an equitable way to connect Near North Valley residents to fixed transit service routes.	See Transportation 3.3.4 and Transportation and Mobility 4.1	See Transportation Policy 6.2.7
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.	See Resilience and Sustainability 3.10.4, and Maintenance and Sustainability 4.6.5	See Resilience & Sustainability Policies 13.2.2, 13.3.2, and 13.3.4. See Parks & Open Space Policy 10.4.4



No.	Policy	Section Reference	Related Comp Plan Policies
8	Support improved maintenance for parks and open spaces to encourage recreational uses and sustainability.	See Parks and Open Space 3.7, Resilience & Sustainability 3.10.3, and Maintenance and Sustainability 4.6	See Infrastructure, Community Facilities and Services Policy 12.2.2 See Resilience & Sustainability Policy 13.5.3
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.	See Community Identity 3.1, and Community Safety and Crime Prevention 4.7	See Infrastructure, Community Facilities and Services Policies 12.3.4, 12.3.8 b), 12.3.9, 12.4.1, and 12.4.3; See Urban Design Policies 7.3.2 b)



PART 6.

ACTION MATRIX





6.1 Action Matrix Explained

Throughout the CPA assessment process, the Long Range team shared community priorities with partner departments and organizations in an effort to identify existing programs, projects, and policies that may address some of the community priorities. These are summarized in Sections 4 and 5.

In Spring 2026, the team invited the public, partners from local and regional governments, and nonprofit organizations to a series of focus groups. Between 5 - 10 members of the public attended each session. All 3 sessions were conducted virtually and were organized to cover the following themes:

- Housing
- Security
- Public Safety
- Transportation
- Infrastructure
- IDO Regulations
- Parks
- Facilities
- Open Space

The CPA team facilitated the focus groups sessions with technical information and other coordination, leaving space for partners and members of the public to talk with and learn from each. The resulting Action Matrix (next page) is informed by these sessions, along with lessons from engagement, research, and partner coordination throughout the process. Each action has a committed leader, collaborators, a timeline, and measurement of success.

6.1.1 NEXT STEPS

The Action Matrix, as part of the CPA assessment report, is being submitted for review and acceptance by the Environmental Planning Commission and the City Council. This formal review process provides opportunities for public and staff comments to fully vet the recommendations and confirm the City's commitment to the actions led by City departments.



Caption: Community members review draft actions and policies at the Open house event held on June 24, 2026.



TABLE 3. Action Matrix

No.	Action	Location	Lead Responsibility	Collaborators	Measure of Success	Timeframe for Completion
1	Map pollinator friendly landscaping and related projects along acequia systems, multi-modal trails, and open space networks.	City-wide	Parks and Recreation	Council Services, County, Office of Sustainability, Los Ranchos, MRGCD, State of New Mexico, CESOSS, South Valley Regional Association of Acequias	Square footage of pollinator landscaping created	Ongoing
2	Educate the public about new ordinances that regulate E-bikes.	City-wide	Parks and Recreation	DMD (Vision Zero), APD, ONC	Number of events where materials are distributed	1-2 years
3	Update the North corridor Metropolitan Redevelopment Area boundary to implement redevelopment goals in the area.	Near North Valley CPA	MRA	N/A	MRA Plan Updated	1-2 Years
4	Evaluate the Los Candelarias Village Center MR Plan to develop strategies to accomplish remaining plan goals.	Near North Valley CPA	MRA	Planning	Updated action plan	2-4 years



No.	Action	Location	Lead Responsibility	Collaborators	Measure of Success	Timeframe for Completion
5	Promote micro-transit services through targeted outreach, education, and community events to improve mobility options for aging populations and transit-dependent residents.	Near North Valley CPA	Transit	Senior Affairs, Youth and Family Services	Number of events where materials are distributed	Ongoing
6	Recruit new council member(s) to the Valley Area Command Community Policing Council to represent the North Valley.	Near North Valley CPA	CPC	APD, ONC	Representative(s) from the Near North Valley on the CPC	Ongoing
7	Locate more sites for possible public art installations, starting along the art corridor on 2 nd street and expanding into the NNV CPA / city-limits.	Near North Valley	Arts and Culture	Planning	Number of locations for art identified	1-2 Years
8	Identify locations based on adopted plans such as the Vision Zero Year-in-Review (Action Plan Update) and the Bikeway and Trail Facilities Plan and utilize nationally accepted resources such as NACTO, AASHTO, FHWA, to implement lower-cost/high-impact projects to improve safety for vulnerable road users, traffic calming, and support walking and biking.	City-wide	DMD	Planning, Parks and Recreation, NMDOT, ONC, APD	Number of projects	Ongoing
9	Extend the Main Street designation to eliminate the gap on 4 th street between I-40 to Matthew Ave.	Near North Valley CPA	Planning	Council Services	Comprehensive Plan updated	2-4 Years



No.	Action	Location	Lead Responsibility	Collaborators	Measure of Success	Timeframe for Completion
10	Convene a meeting to identify shared priorities for acequia preservation, ditch bank maintenance, and long-term management.	Near North Valley CPA	MRGCD	County, Los Ranchos, Parks Dept, private property owners, CESOSS, all other acequia related organizations	A meeting is held	1-2 Years
11	Promote programs such as NM Ramp Project, Seniors Helping Seniors, and the Home Engagement and Alternative Response Team (HEART) initiative, to help older adults safely age in place and access services.	City-wide	Senior Affairs	Planning, Youth & Family Services, Area Agency on Aging	Outreach Conducted	Ongoing

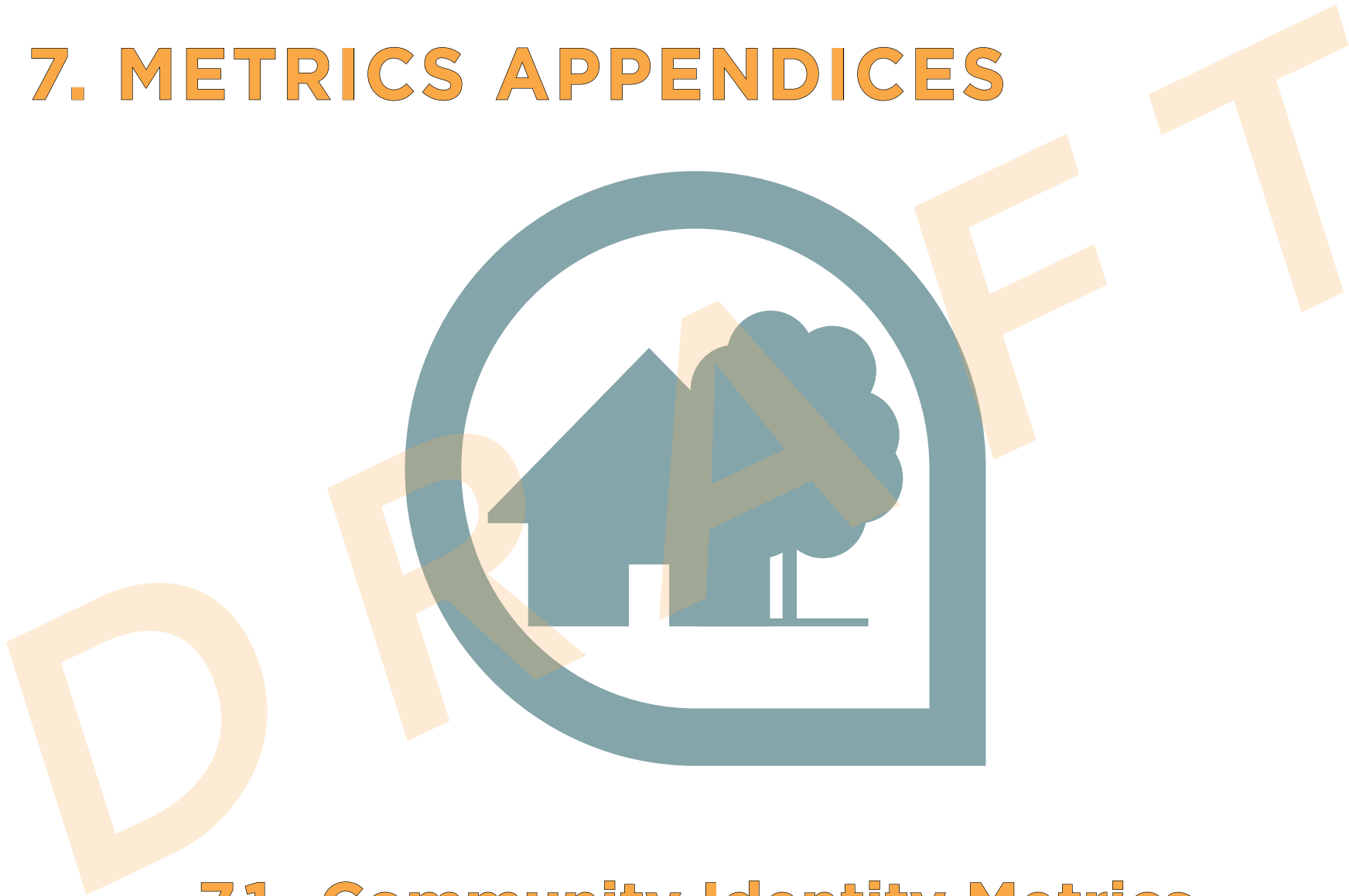


PART 7. APPENDICES





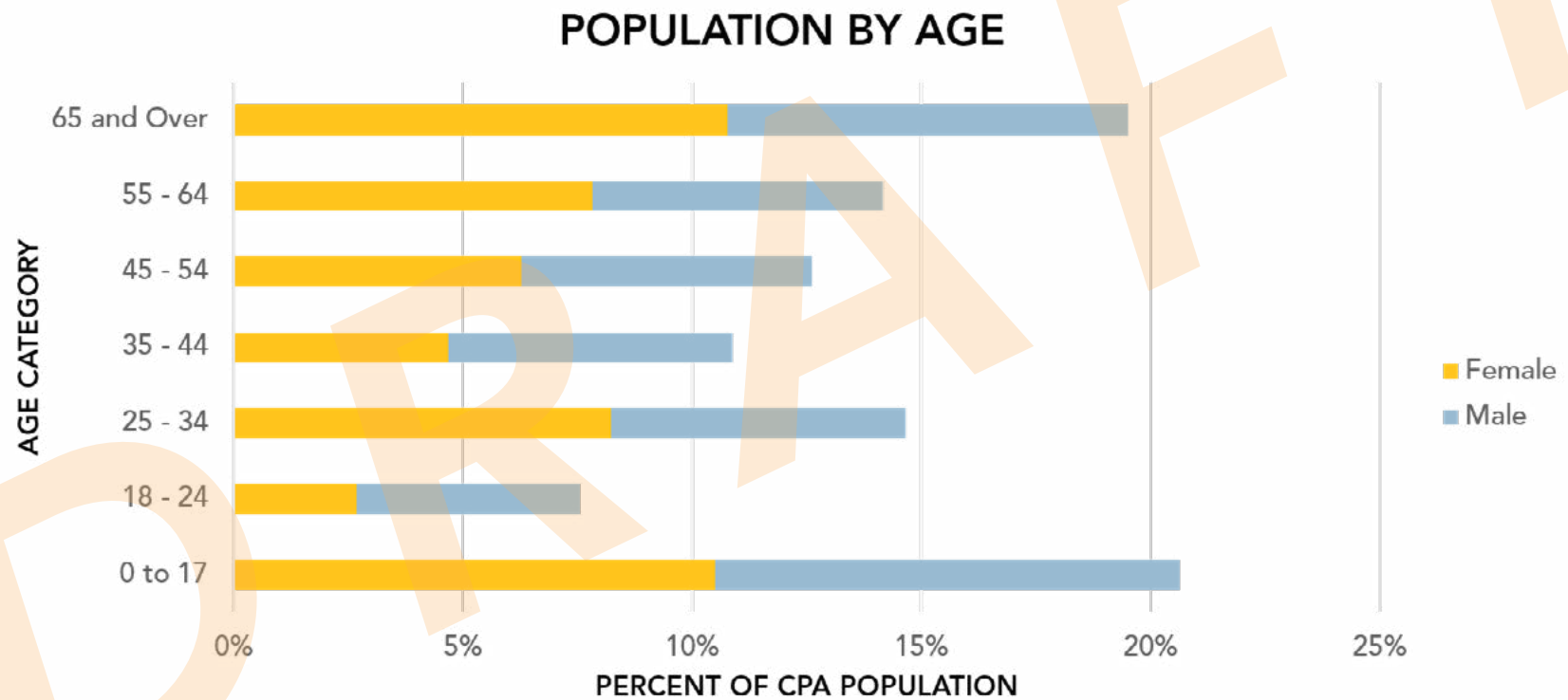
7. METRICS APPENDICES

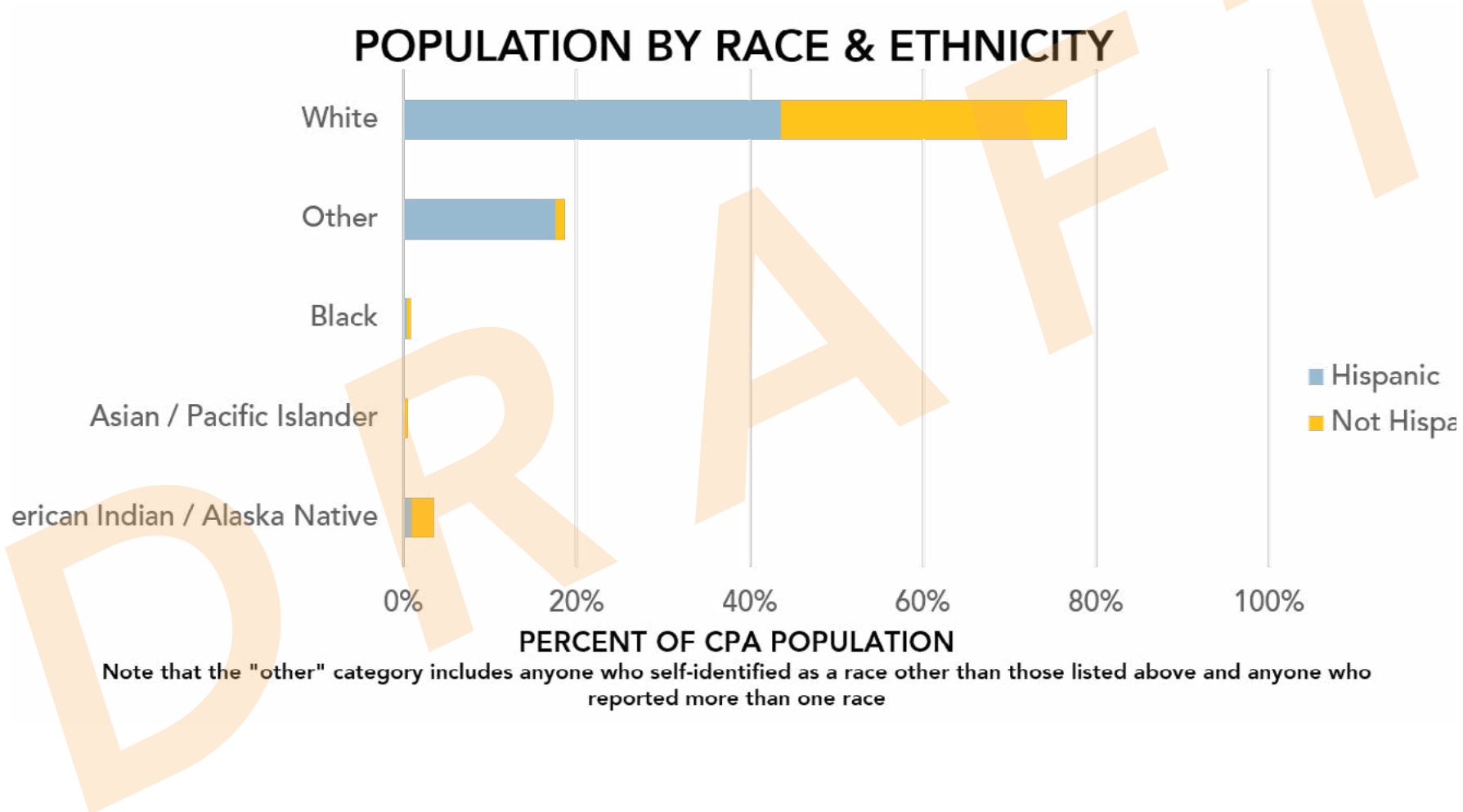


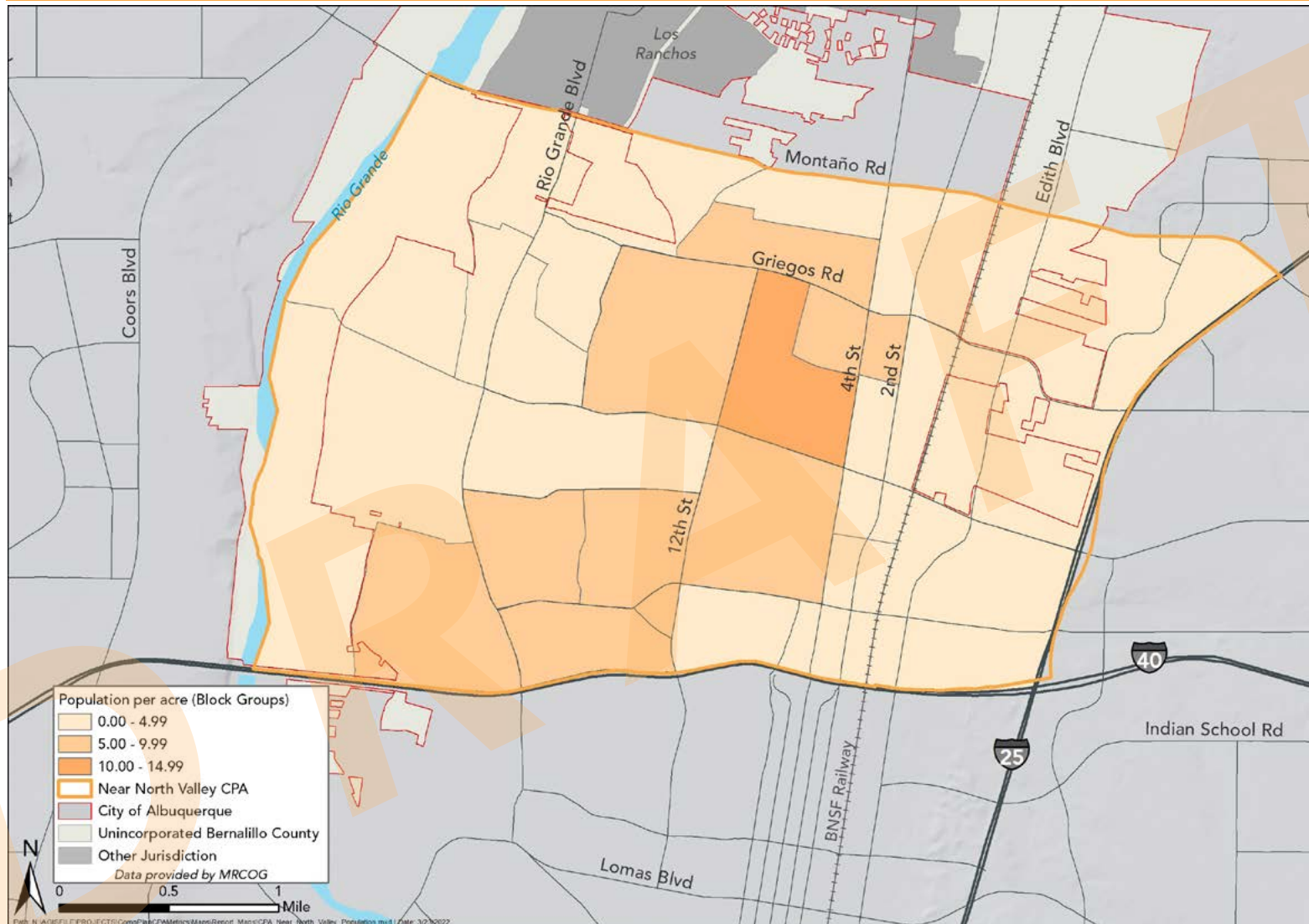
7.1 Community Identity Metrics



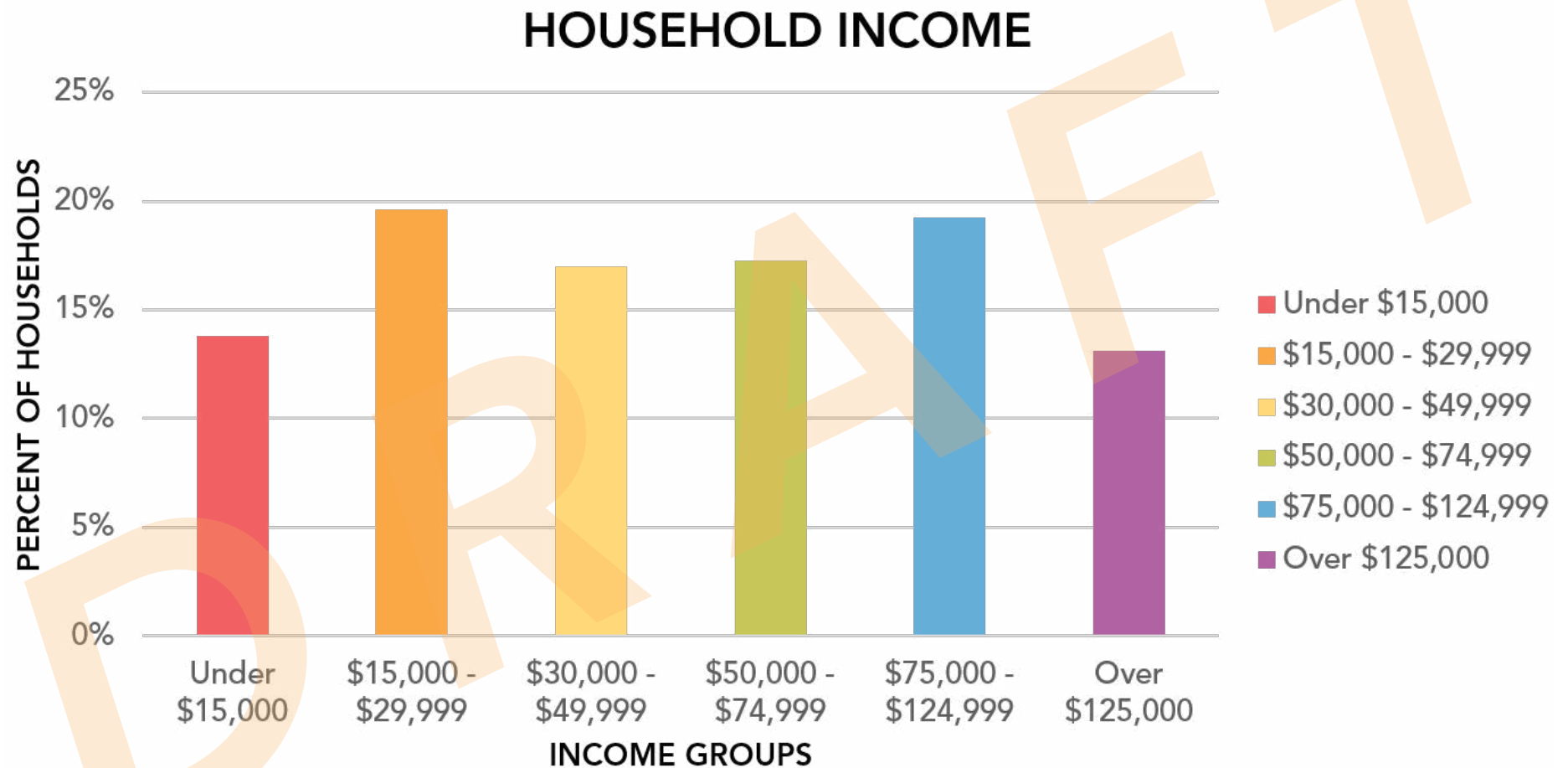
Population: 24,124
4.2% of Albuquerque's population





**FIGURE 13. NEAR NORTH VALLEY POPULATION DENSITY**

Residential density refers to the number of dwelling units on a parcel of land. Within the Near North Valley, residential density is generally higher along the central areas of the CPA boundary, with the highest density located south of Griegos Road between 4th and 12th Streets.





EDUCATION ATTAINMENT BY PERCENT OF POPULATION AGE 25+

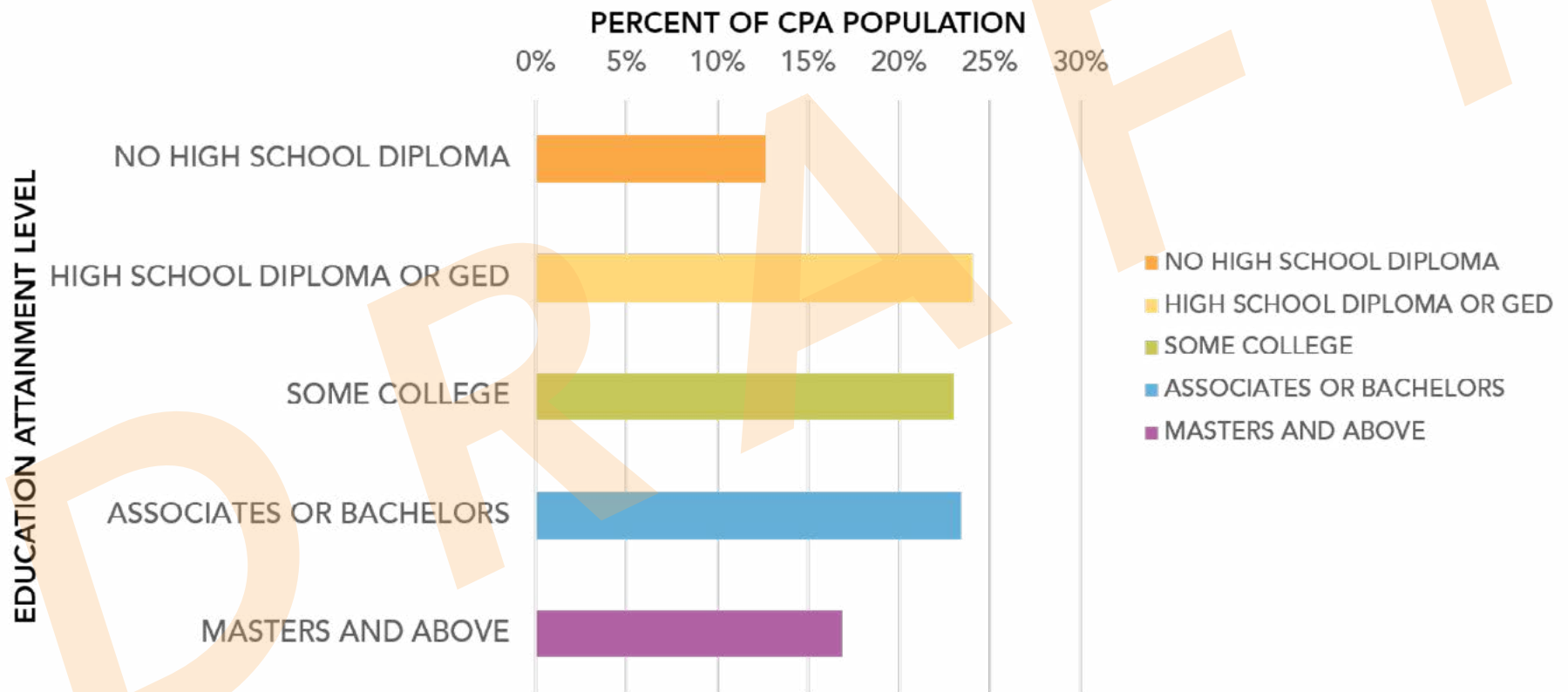
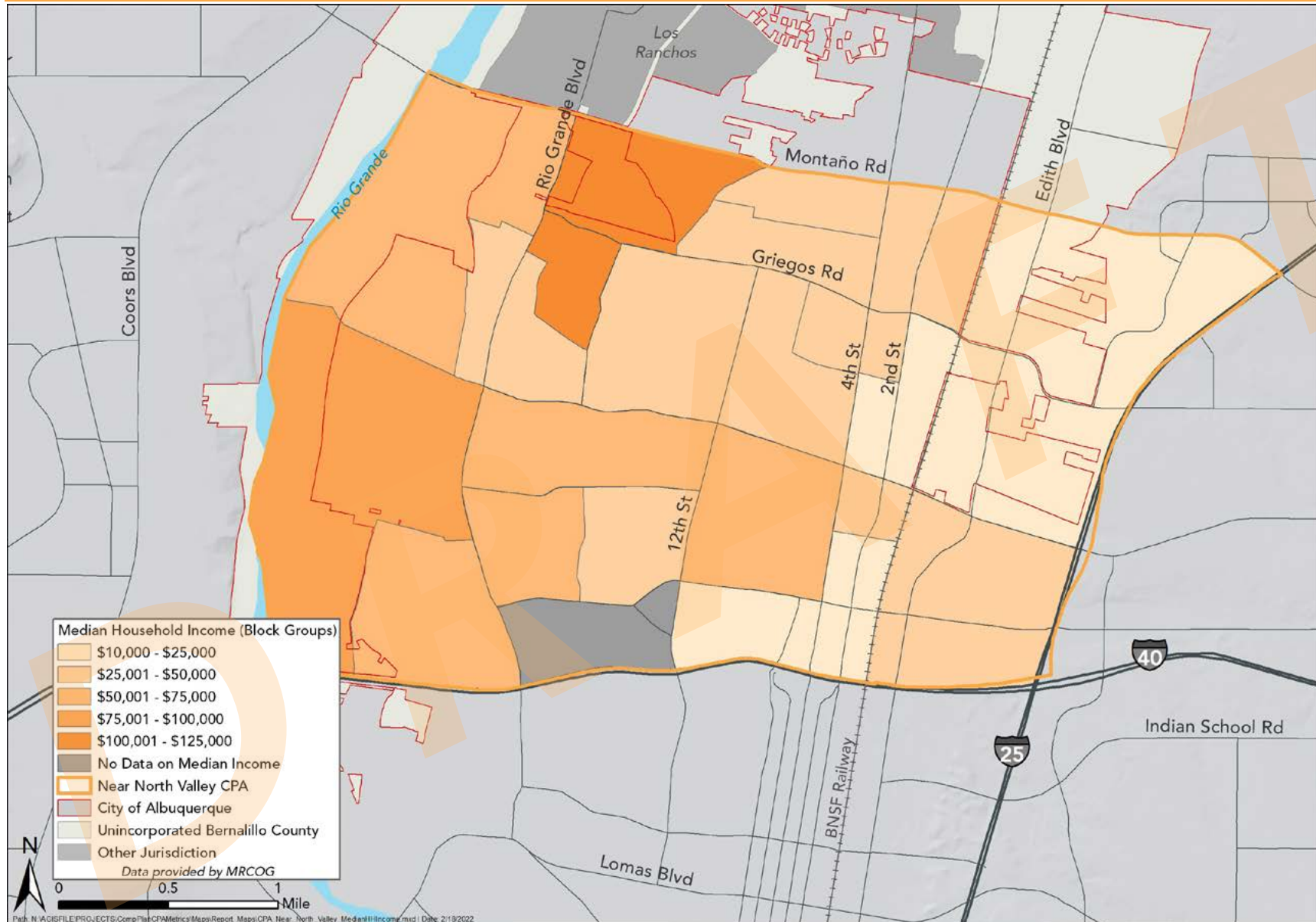




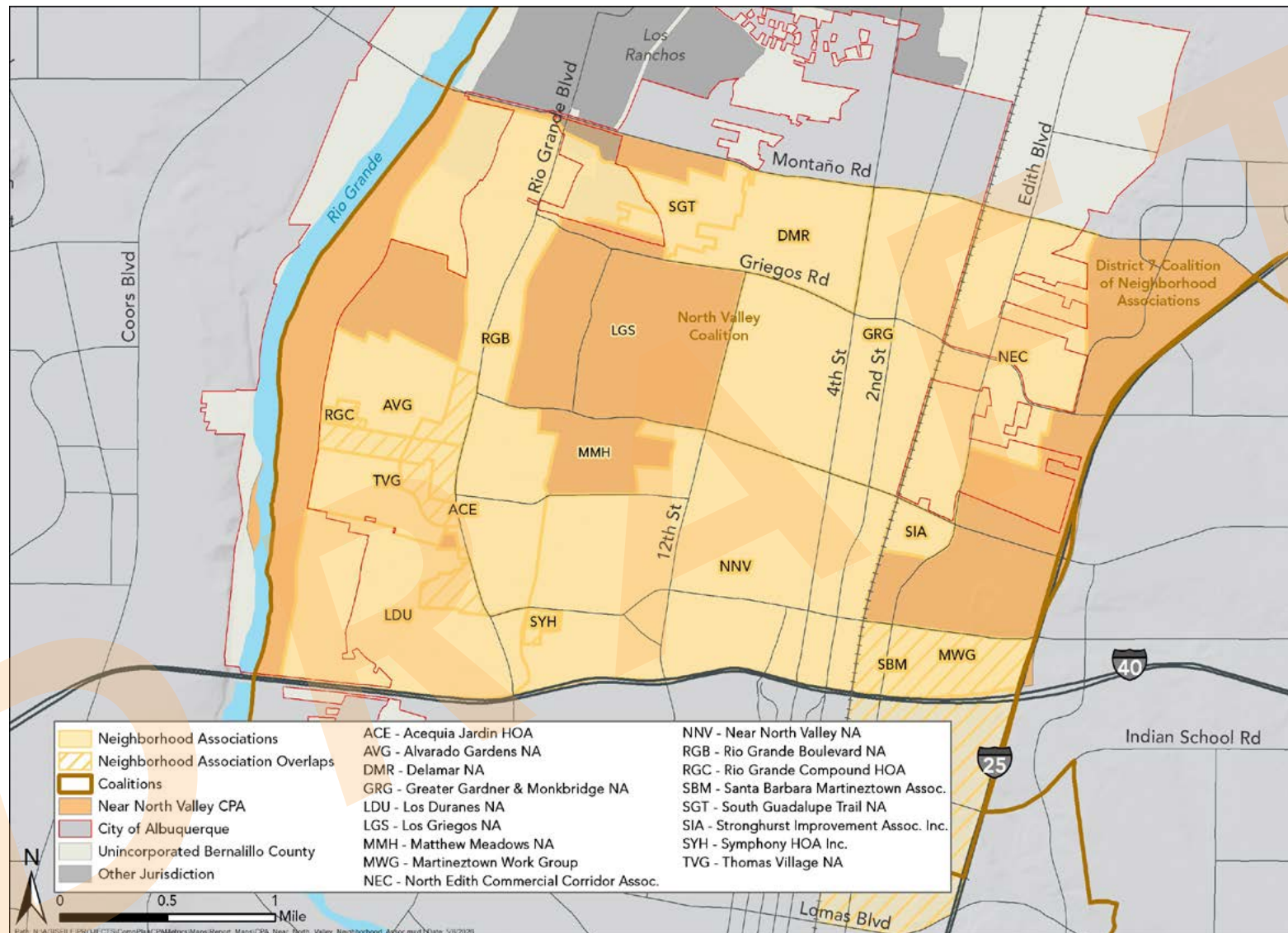
FIGURE 14. NEAR NORTH VALLEY MEDIAN HOUSEHOLD INCOME



In the Near North Valley, 17.8% of households live below the poverty line, which is higher than Albuquerque overall. 50% of the population in this area earn less than \$50,000 a year.



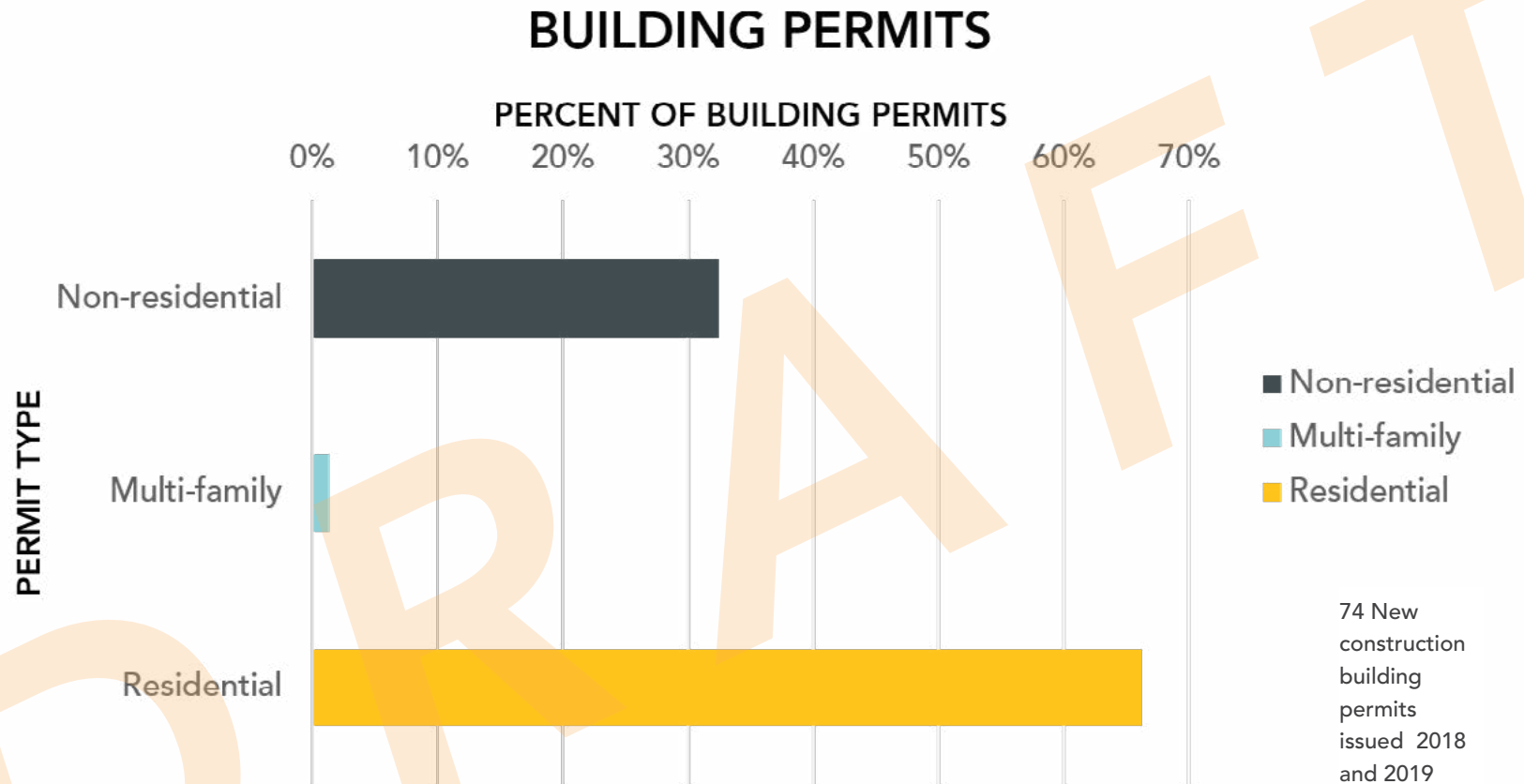
FIGURE 15. NEAR NORTH VALLEY NEIGHBORHOOD ASSOCIATIONS



There are 8 Recognized Neighborhood Associations and 3 HOA's and 3 Community Associations, and 1 Working Group that represent some of the residential areas in the Near North Valley. Neighborhood Associations and HOA's are one way that communities can advocate for their residents and have a voice in decision-making. Visit cabq.gov/onc for more information about neighborhood associations.



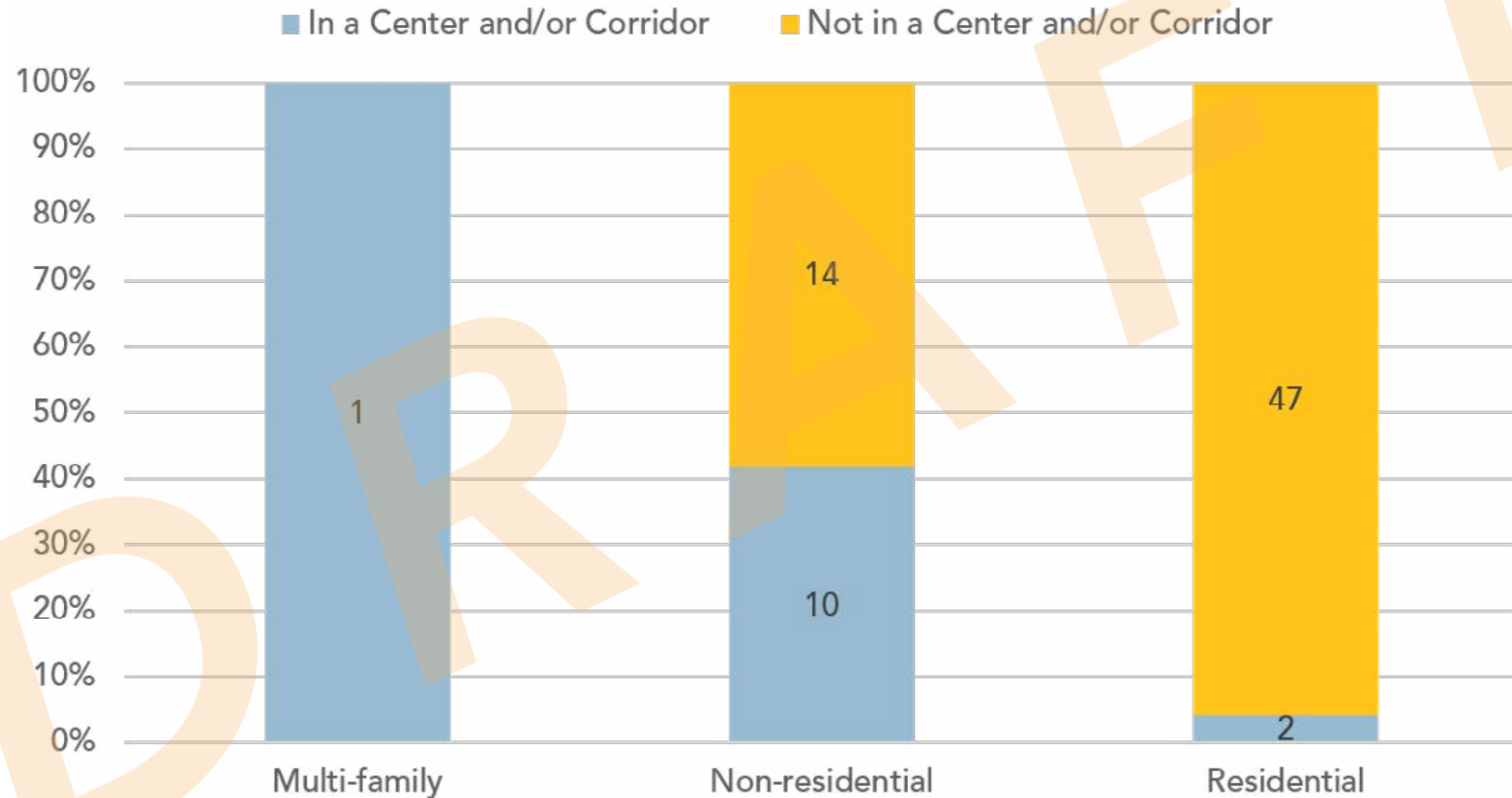
7.2 Land Use Metrics



In a 2-year period between 2018 and 2019, the City issued 74 building permits in the Near North Valley CPA. Most residential permits were for low-density residential construction.

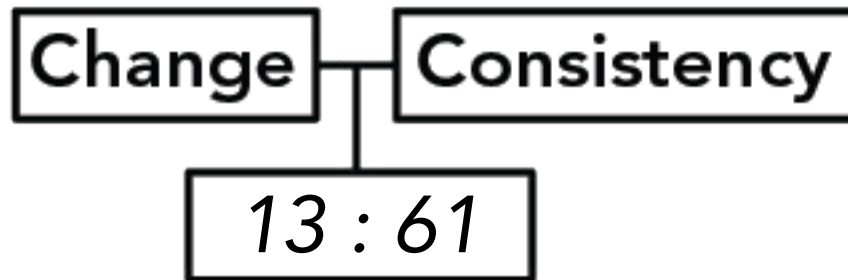


BUILDING PERMITS ISSUED IN 2018 & 2019



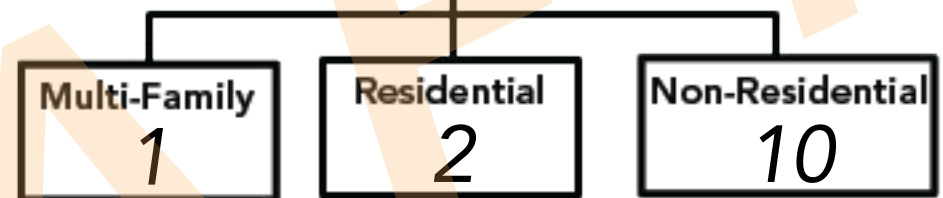


Ratio of Building Permits in Areas of



13 Building Permits in:

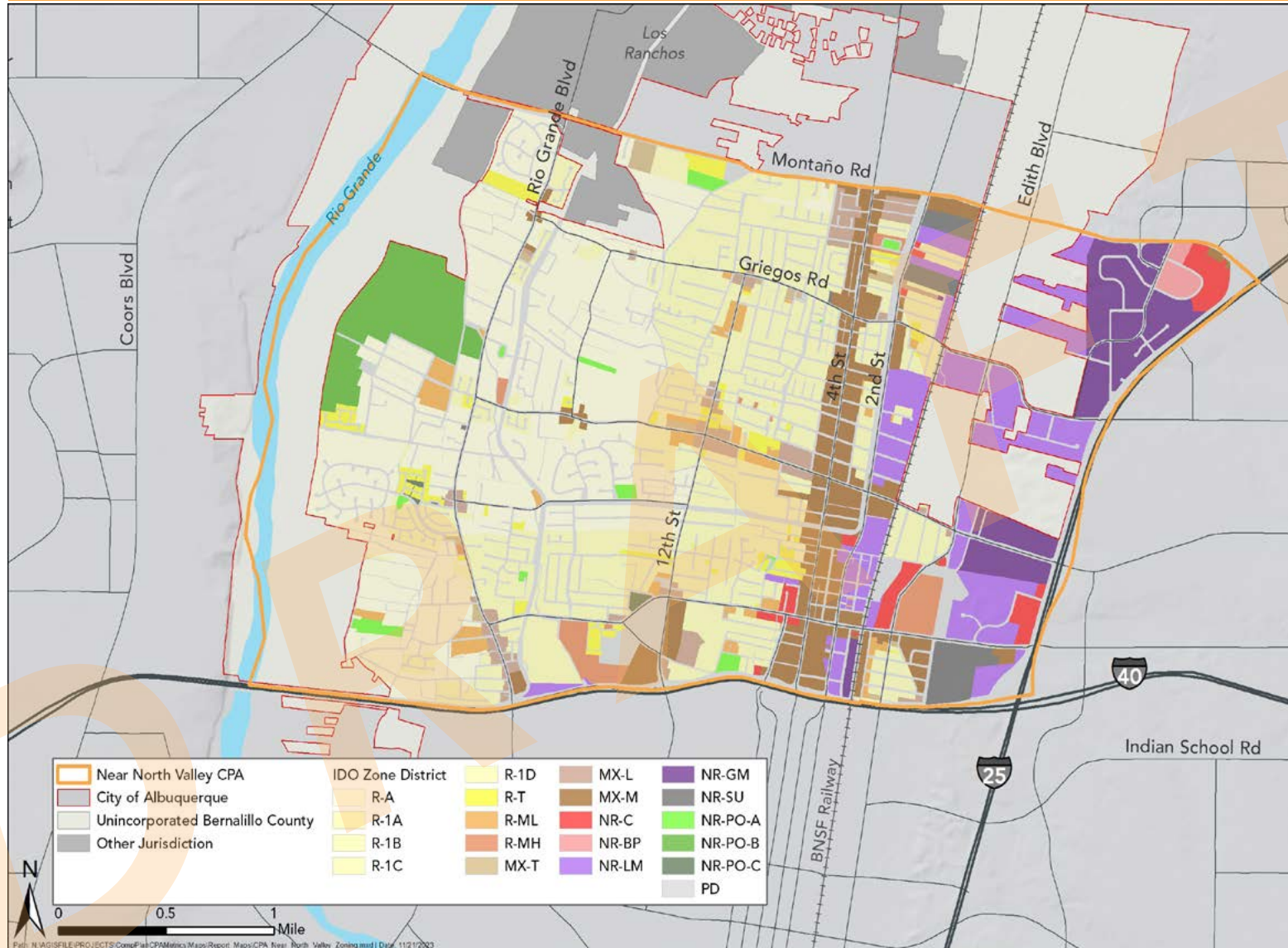
Centers & Corridors

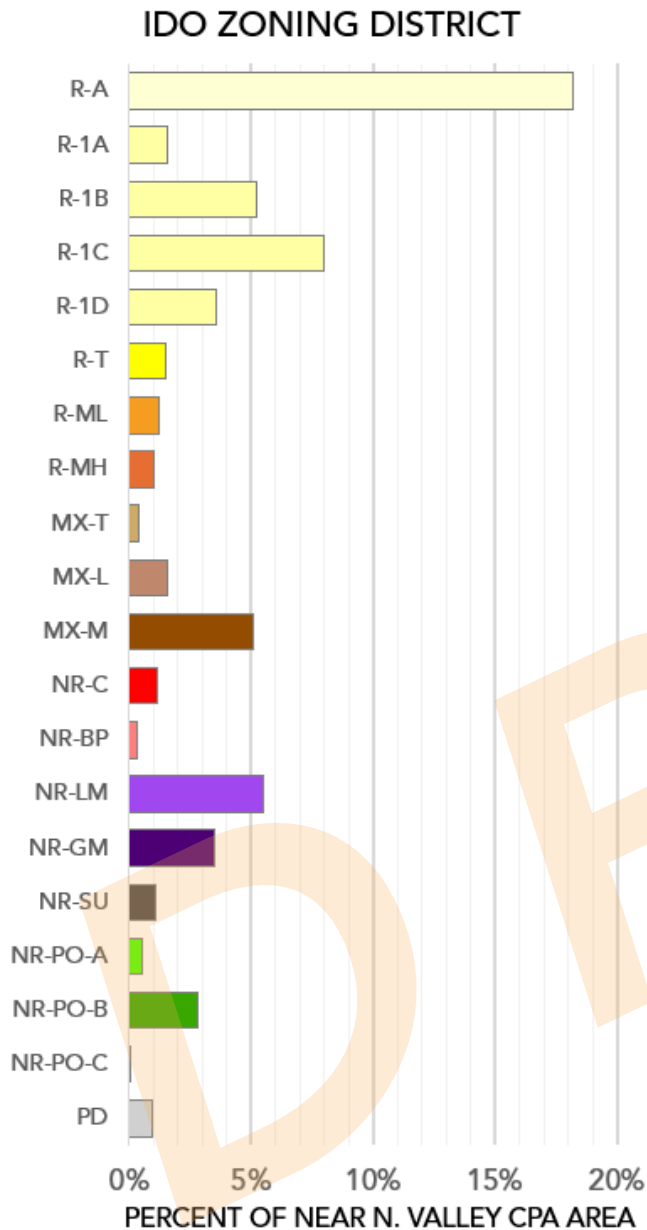


61 Building Permits not in:

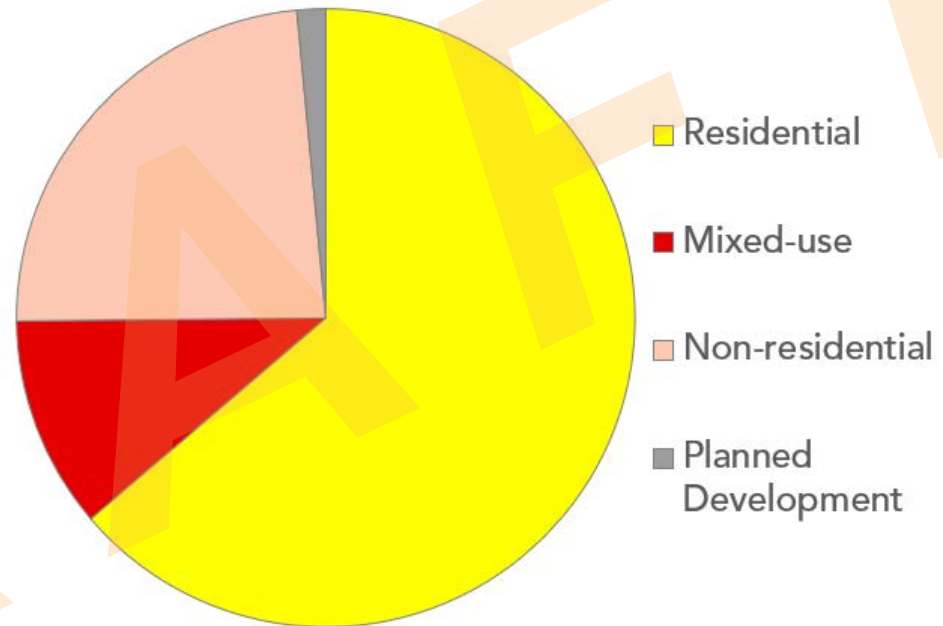
Centers & Corridors




FIGURE 16. IDO ZONING DISTRICTS IN THE NEAR NORTH VALLEY




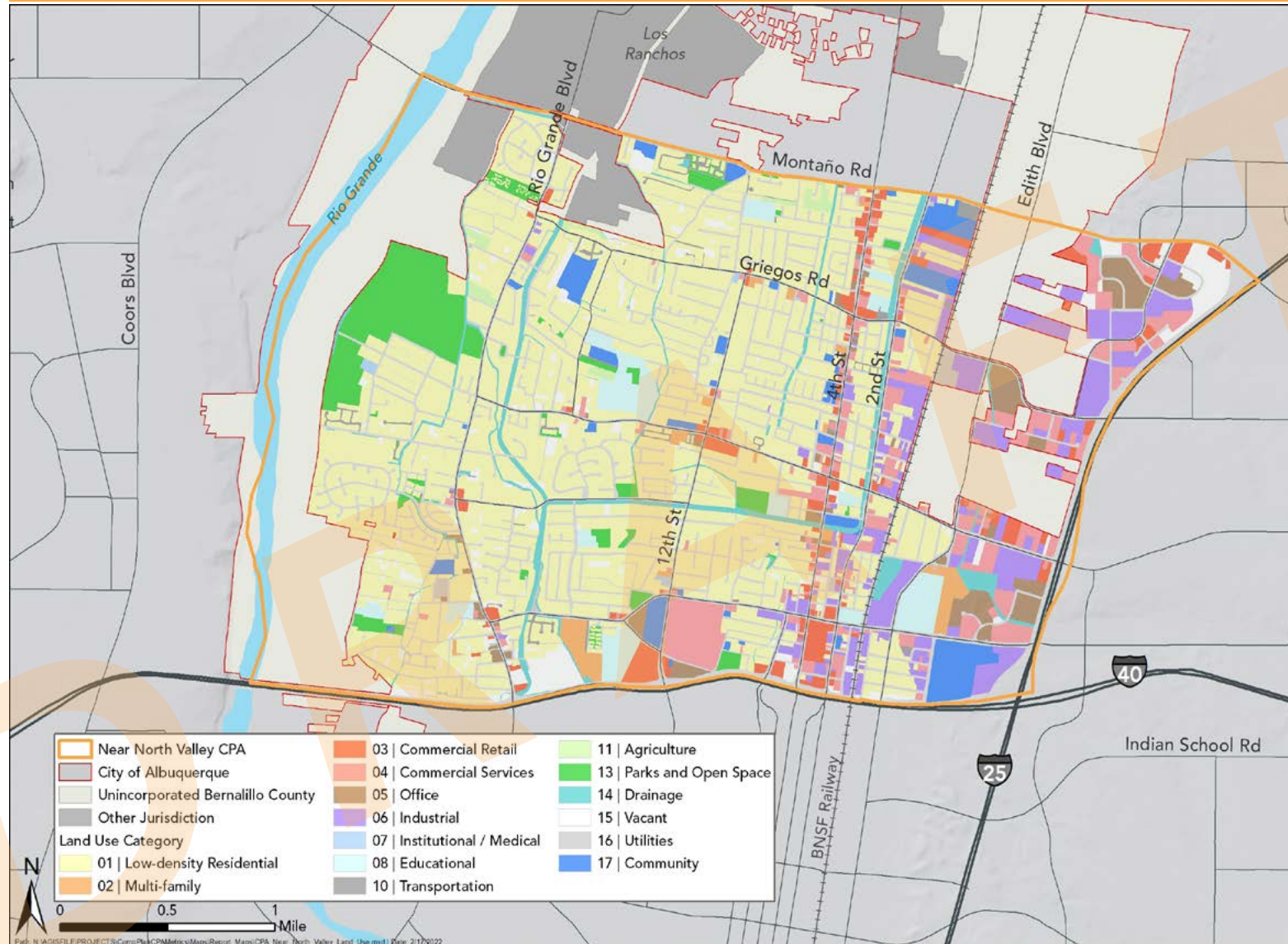
**IDO Zoning Category
NEAR NORTH VALLEY CPA**



In 2019 there were

15 Rezoning Application Requests

& 32 Variance Applications and Appeals

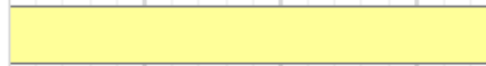

FIGURE 17. LAND USE CATEGORIES IN THE NEAR NORTH VALLEY


About two thirds of the zoning in the Near North Valley is low-density residential. Non-residential uses, including industrial and general manufacturing, are concentrated in the east near I-25.



LAND USE CATEGORY

01 | Low-density Residential



02 | Multi-family

03 | Commercial Retail

04 | Commercial Services

05 | Office

06 | Industrial

07 | Institutional / Medical

08 | Educational

10 | Transportation

11 | Agriculture

12 | Parks and Open Space

13 | Drainage

14 | Vacant

15 | Utilities

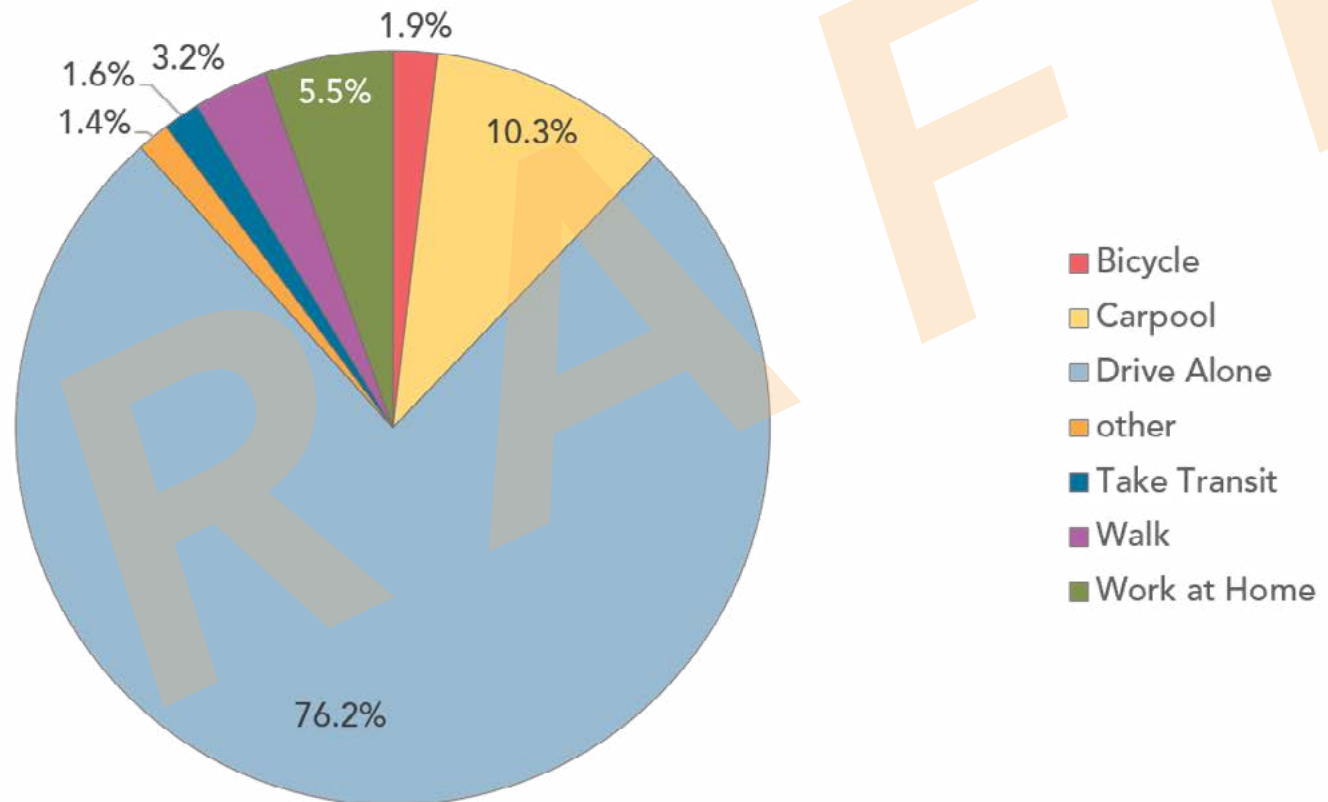
16 | Community



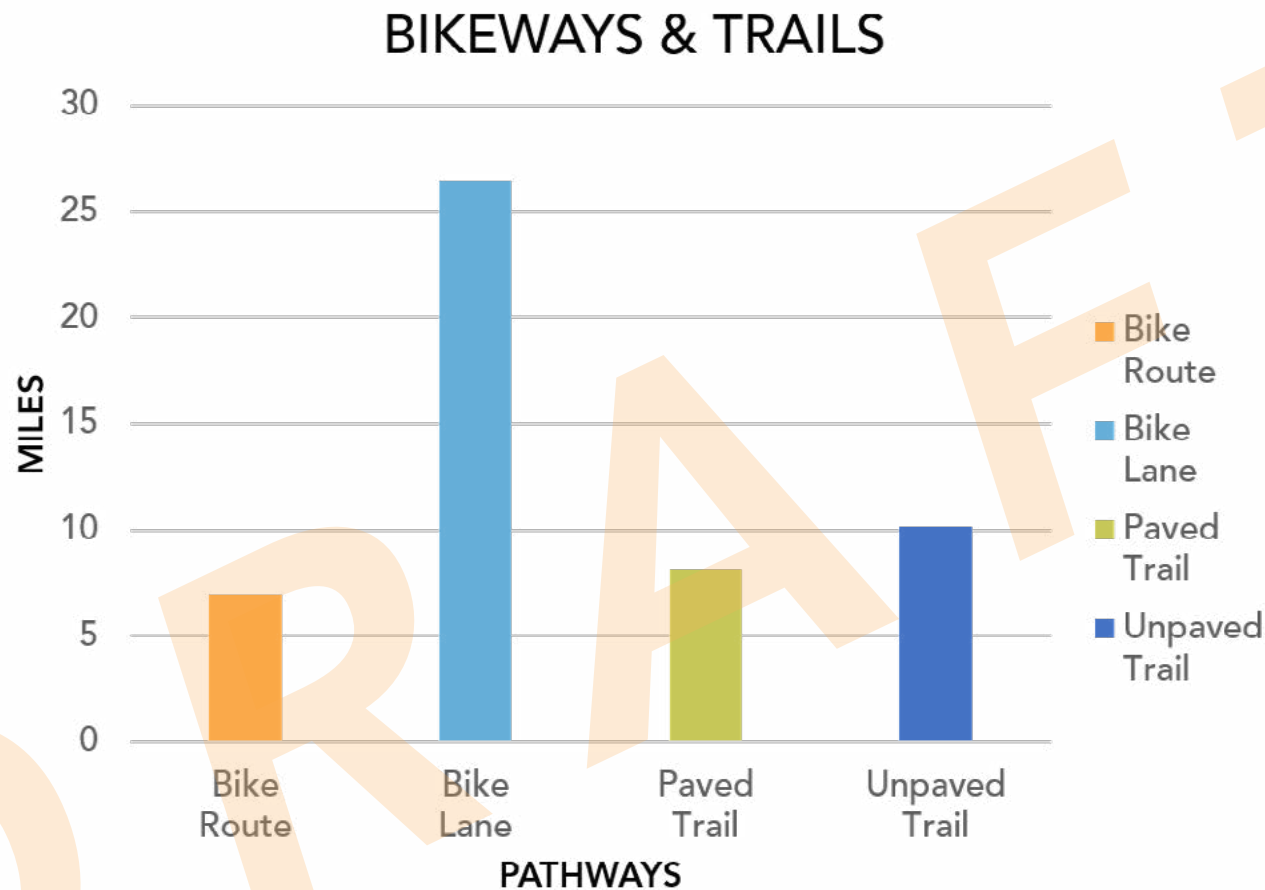
7.3 Transportation Metrics



How the Near North Valley CPA Commutes to Work



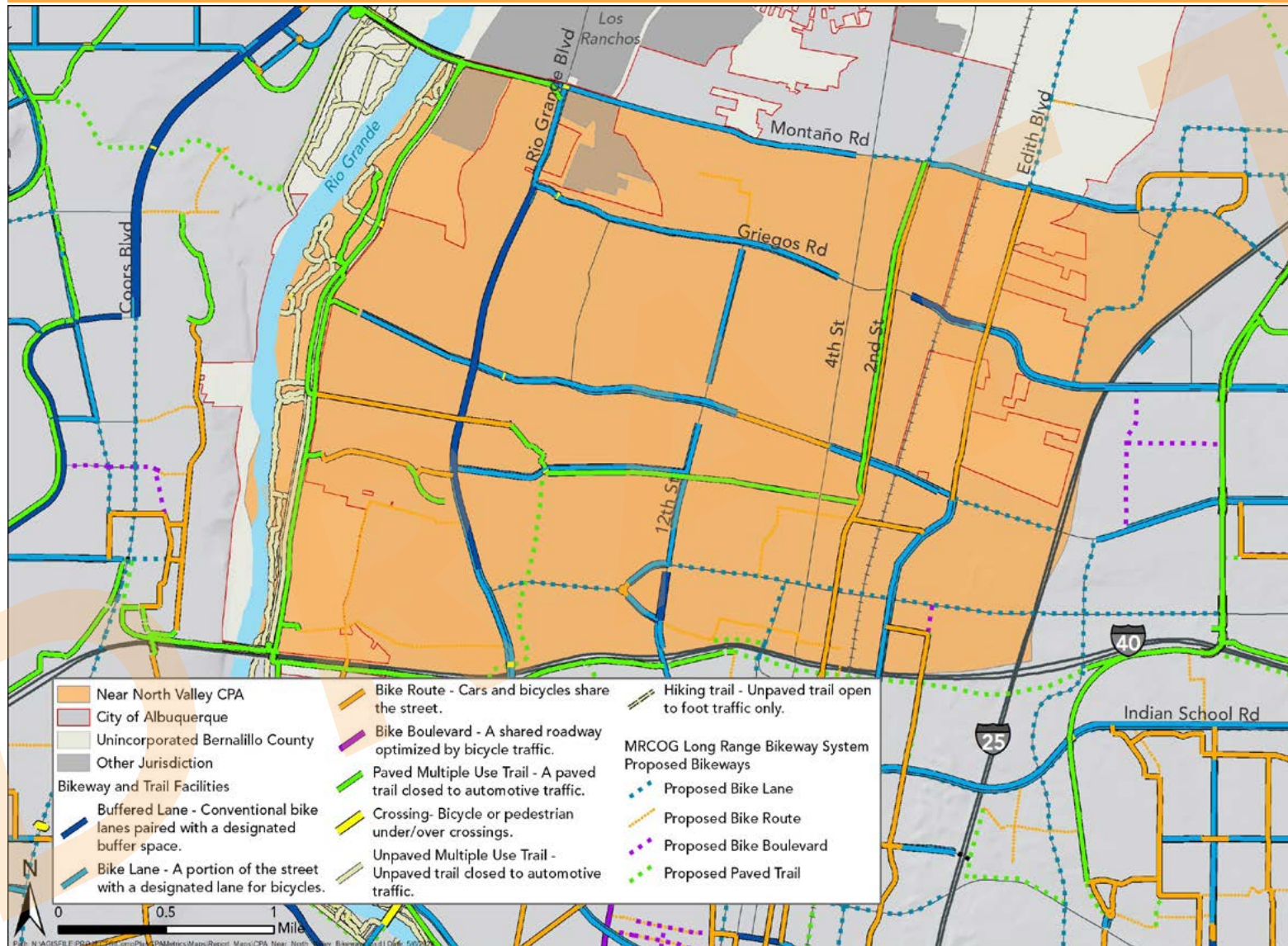
Of the Near North Valley CPA Commuters, 76.2% of commuters drove by themselves to get to work every day in 2018, and another 10.3% carpoled with others. That same year, 5.5% of people worked from home and 4.8% took the bus or walked.



The bike network in the Near North Valley CPA is largely made up of on-street bike facilities, with some multi-use paths connecting this area to other facilities in the city. This CPA has about 66 miles of bike lane, 17 miles of paved trail, 25 miles of bike lane, and 7 miles of bike routes.

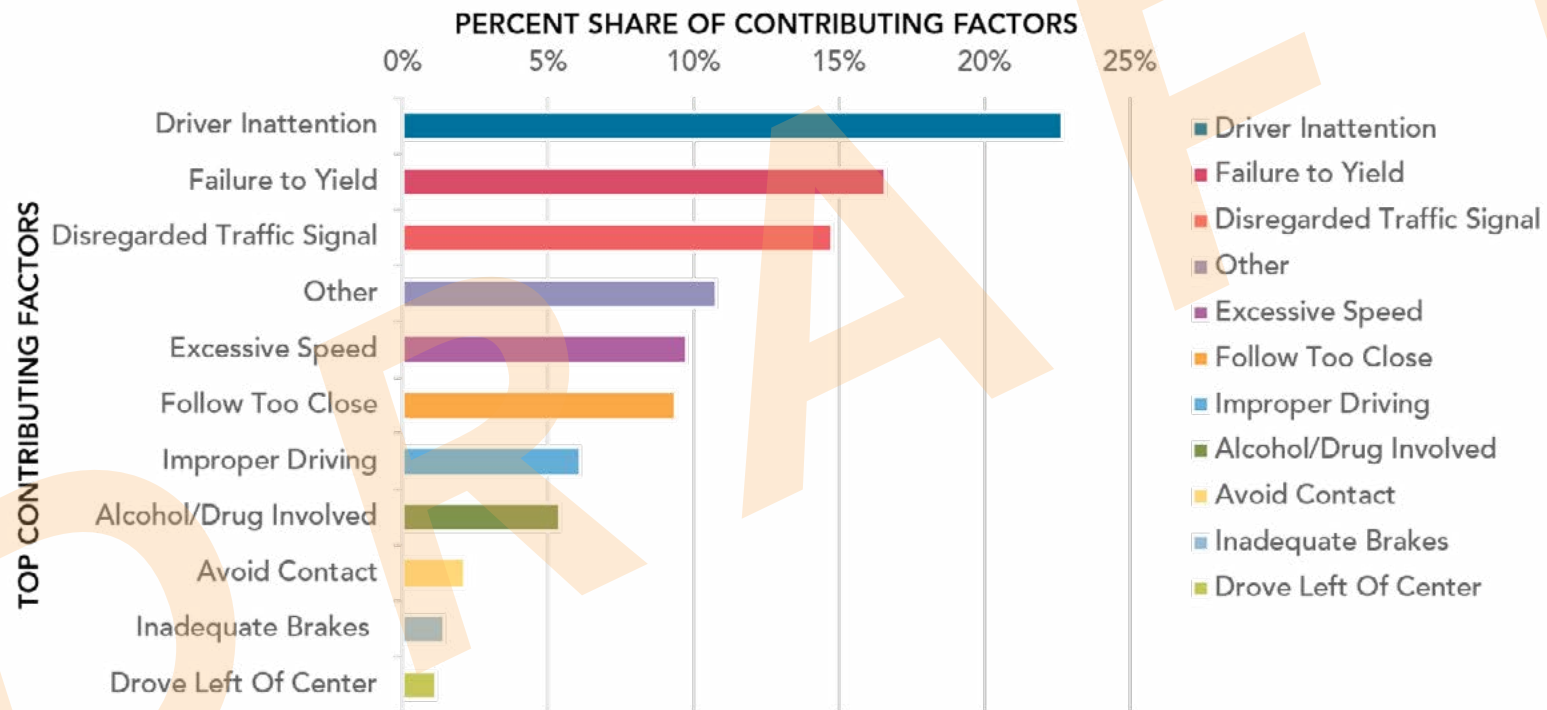


FIGURE 18. BIKEWAYS AND TRAILS IN THE NEAR NORTH VALLEY





TOP CONTRIBUTING FACTORS FOR FATAL & INJURY CRASHES



A vast majority of car crashes within Albuquerque are due to driver inattention and error. The Vision Zero Initiative addresses traffic safety in the city. Visit cabq.gov/visionzero for more information, including the High Fatal and Injury Network (HFIN) for the Albuquerque Area.



FIGURE 19. TRANSIT IN THE NEAR NORTH VALLEY

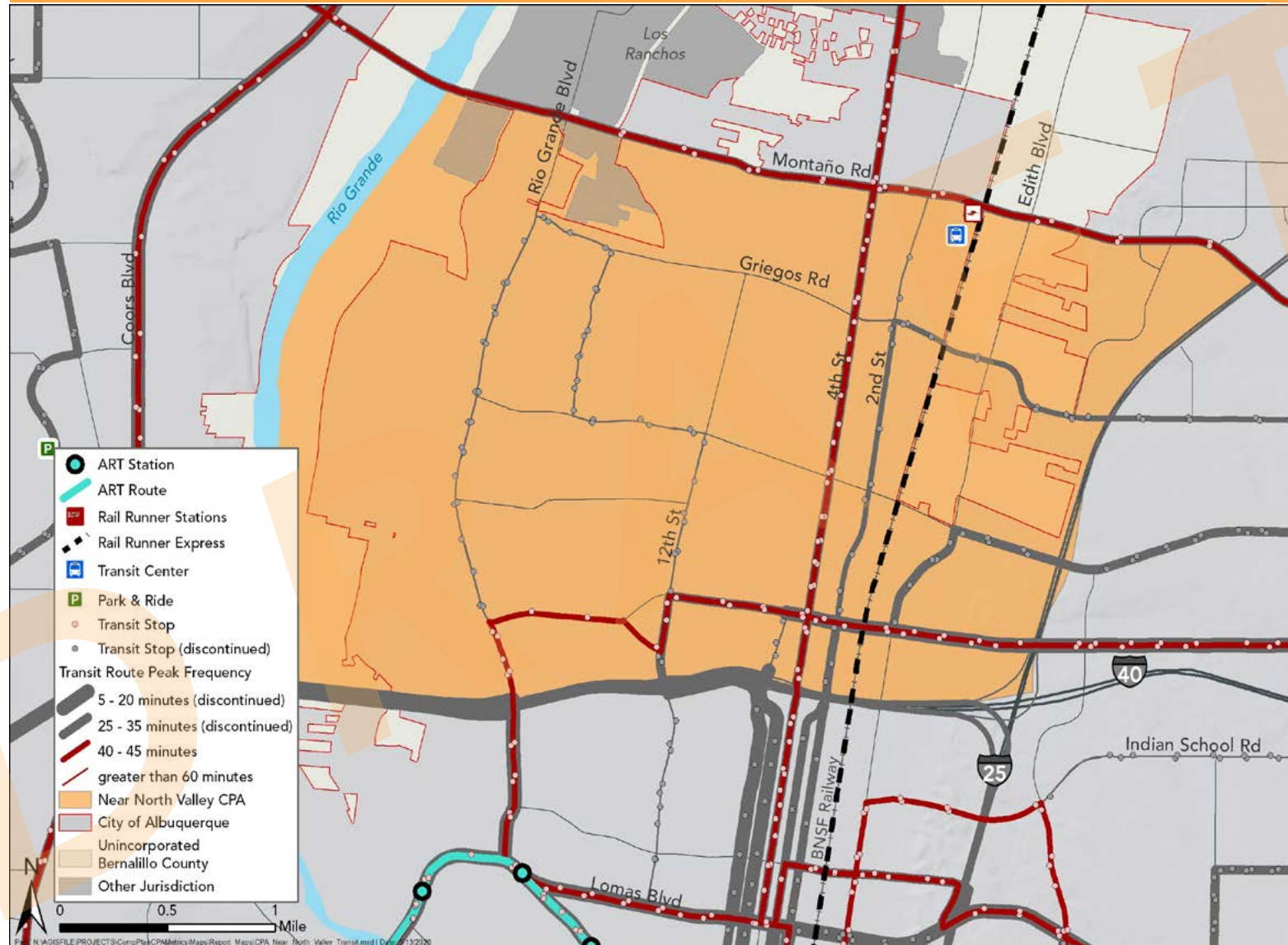
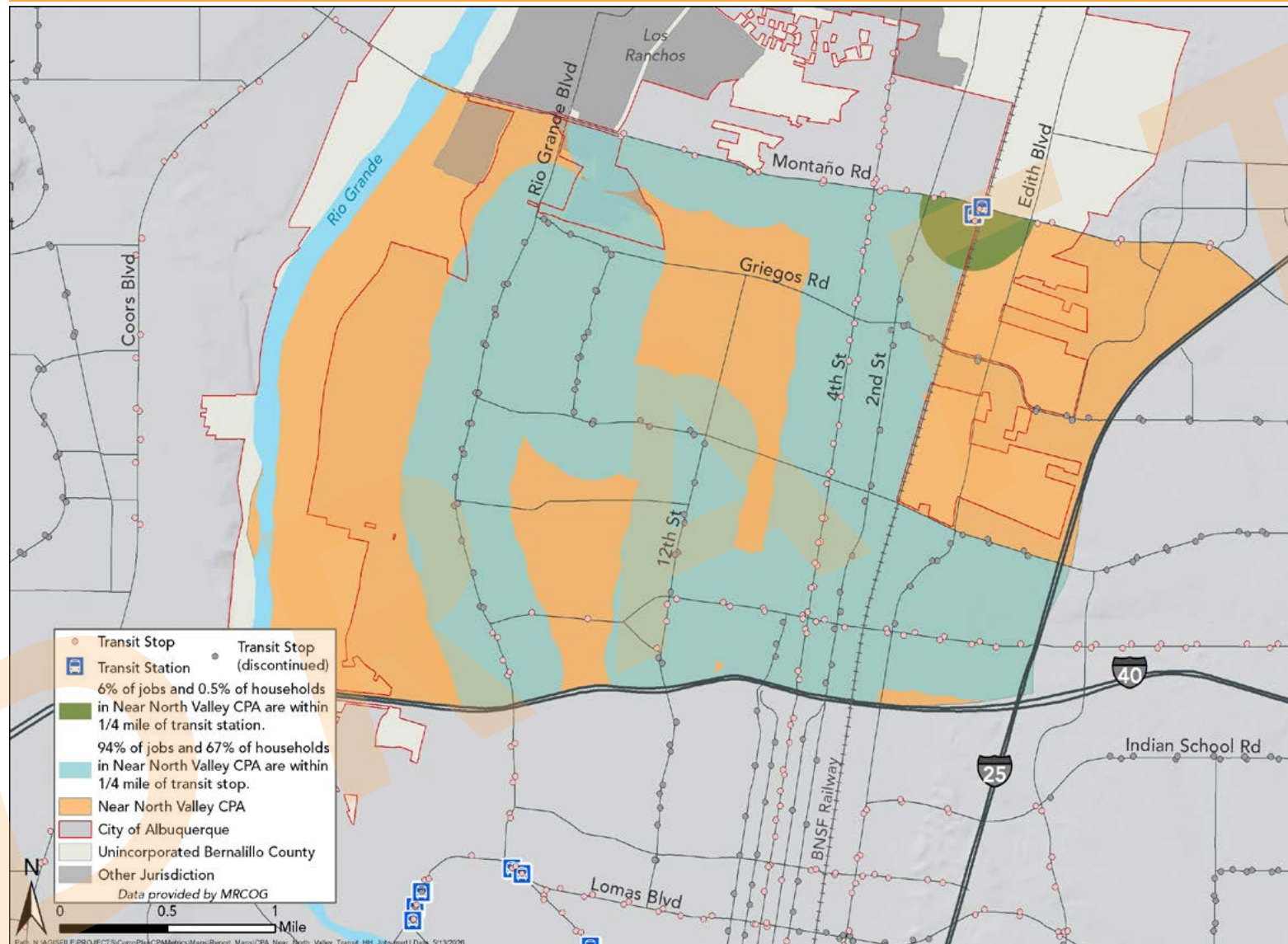



FIGURE 20. HOUSEHOLDS AND JOBS WITHIN 1/4 MILE OF TRANSIT IN THE NEAR NORTH VALLEY


The proximity of transit services to residential and commercial areas impacts the efficiency of the transit network, making this an important factor for transit users. As of 2019, in the Near North Valley, 66% of households and 94% of jobs are within a ¼ mile, or 10-minute walk, of a transit stop that has high-frequency rapid transit service. A majority of these transit stops are no longer in service as of 2025.



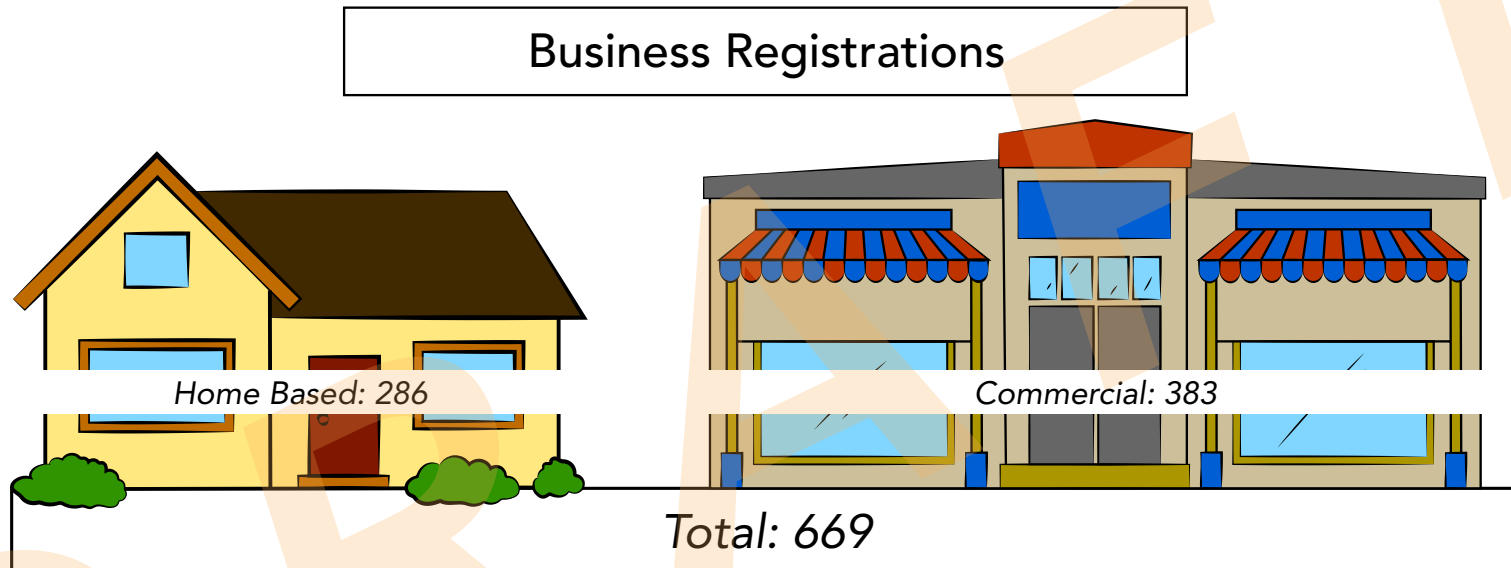
7.4 Urban Design Metrics

The map displays a grid of 60 numbered points in the Near North Valley area. The points are numbered 0 through 60, with some points having colored circles (green, blue, yellow, pink) around them. The map includes labels for 'Los Poblanos Fields', 'Near North Valley', and 'Rio Grande'. The points are distributed across the area, with some points having higher numbers (e.g., 61, 66) and others having lower numbers (e.g., 0, 4). The map also shows various roads and geographical features.

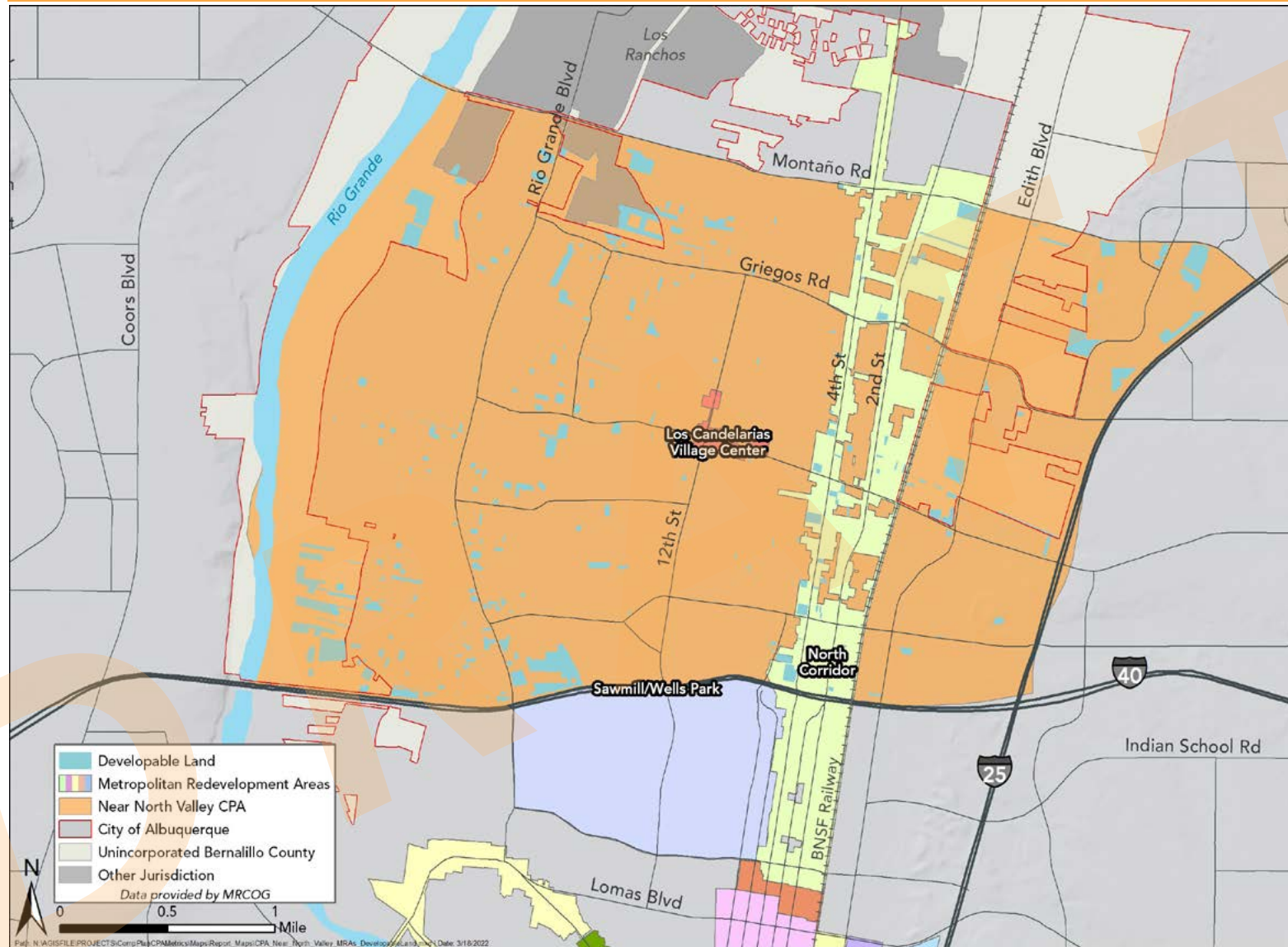
142 Near North Valley Community Planning Area Assessment



7.5 Economic Development Metrics



There are a number of different ways that the City can help support economic development. The City Economic Development Department, Chambers of Commerce, and local economic development groups support entrepreneurs, provide incubator space, and promote local areas as places to live, work, and play. The CABQ Small Business Office was established in 2019 to help entrepreneurs start, expand, or relocate their business in Albuquerque, New Mexico. See this [Economic Development Incentives map](#) for more information about some of these resources.


FIGURE 22. DEVELOPABLE LAND & METROPOLITAN REDEVELOPMENT AREAS IN THE NEAR NORTH VALLEY


The Metropolitan Redevelopment Agency (MRA) partners with neighborhoods, businesses, developers, and community organizations to support projects that strengthen Albuquerque's existing communities. MRA supports housing, infrastructure, economic development, and revitalization projects within designated Metropolitan Redevelopment Areas across the city. These efforts include housing and commercial redevelopment, infrastructure improvements, public-private partnerships, and long-term planning initiatives shaped by community input. This map shows the boundaries of designated MRAs in the Near North Valley, along with the developable land located in this CPA.

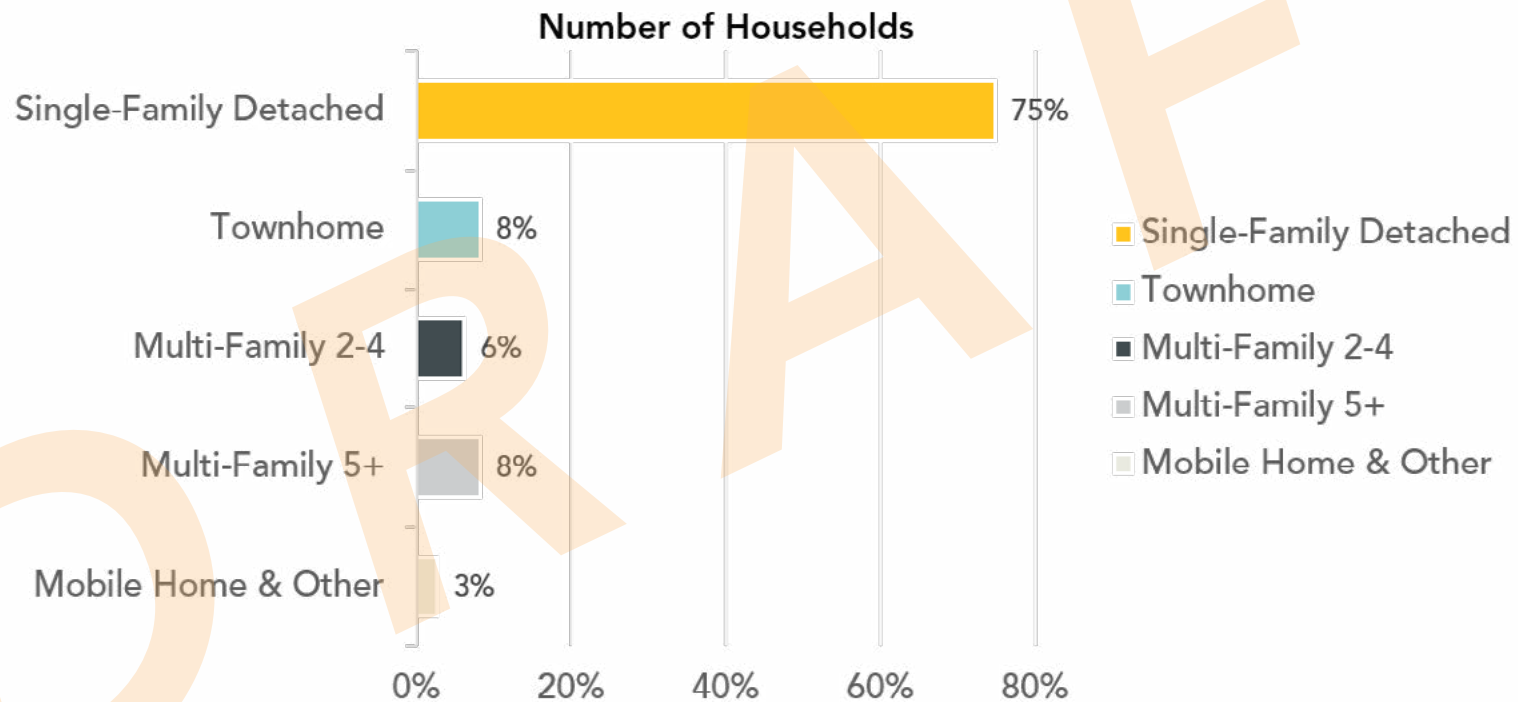


7.6 Housing Metrics



Total Households: 10,888

HOUSING MIX





Percentage of households below poverty:

17.8%

Jobs to Housing Ratio:

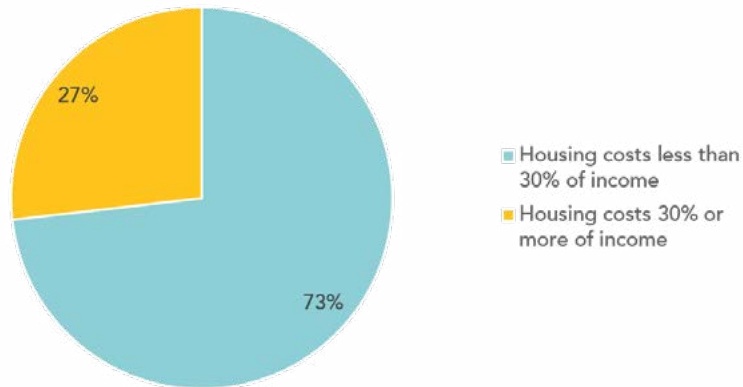
0.82

Average Household Size:

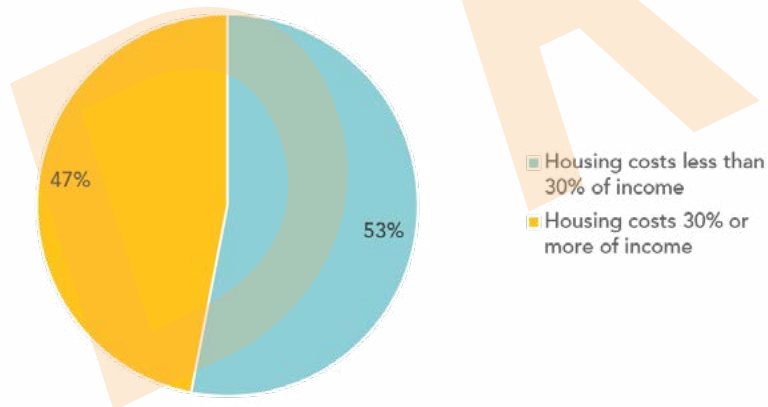
2.39



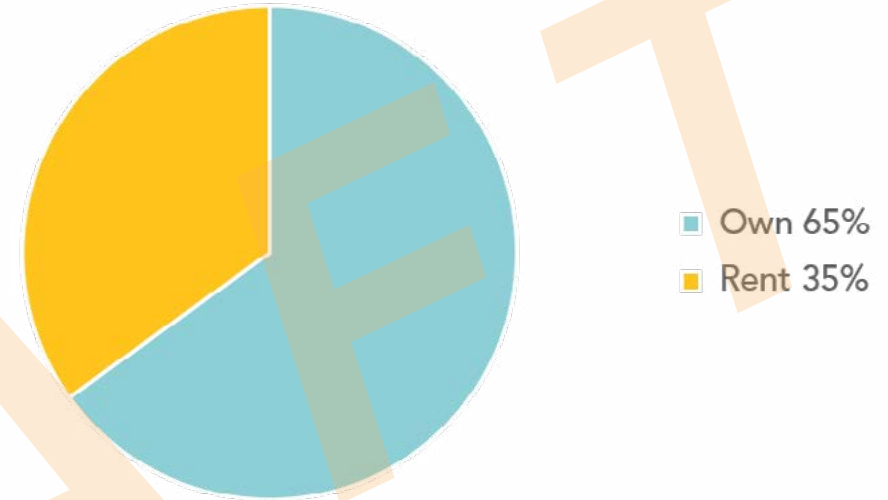
Housing Affordability for Owners



Housing Affordability for Renters



Households Renting vs Owning



In the Near North Valley, there are at least

3 housing developments

& 334 housing units managed by the MFA

Housing affordability is typically measured by the percentage of income that a household spends on housing. Households that spend more than 30% of their household income on housing are typically considered to be cost burdened.

Based on this threshold, 27% of homeowners and 47% of renters in the Near North Valley are cost burdened.

Most people at 65% own the homes in which they live in the Near North Valley, with renters occupying about 35% of the housing.



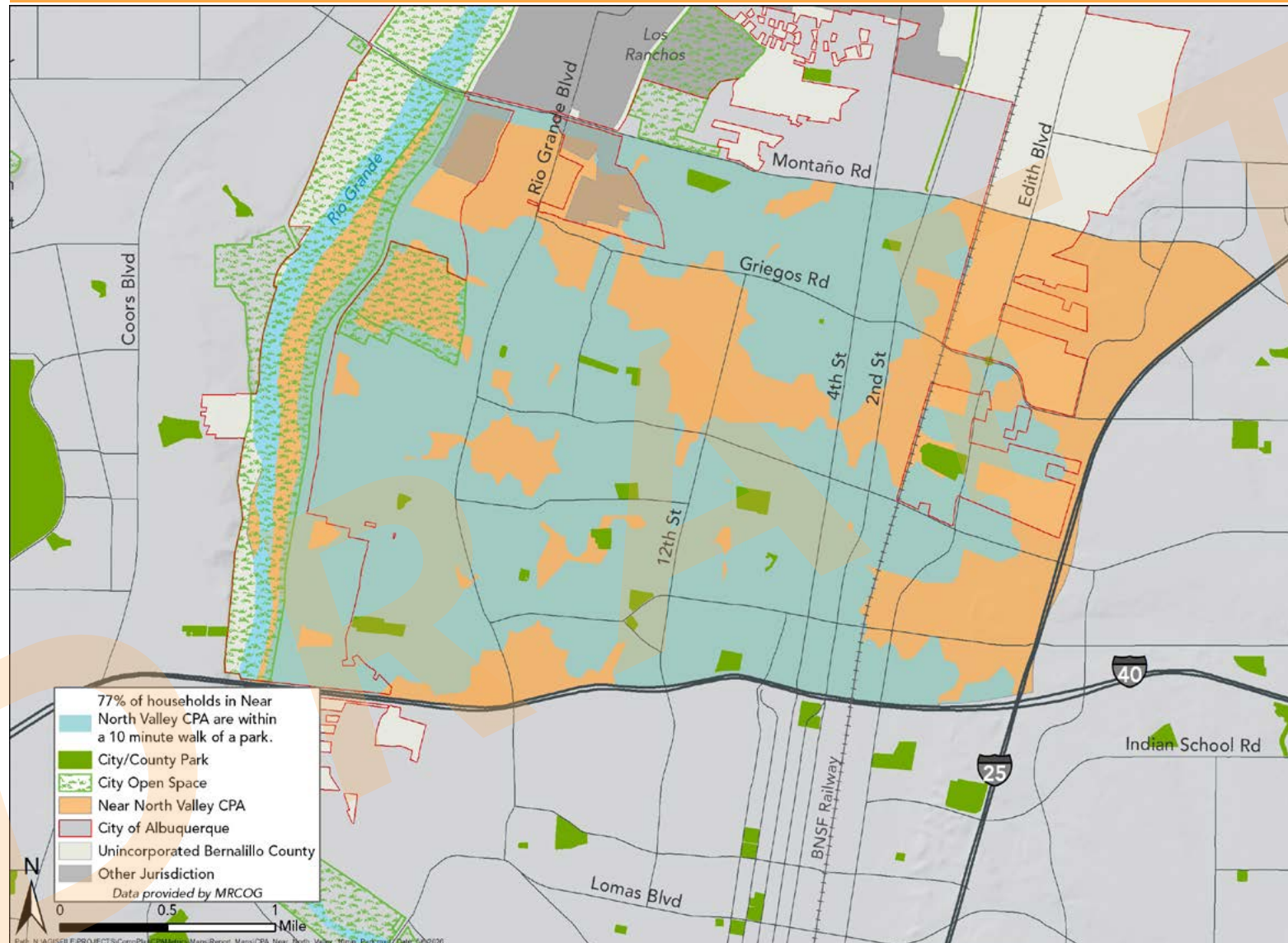
7.7 Parks & Open Space Metrics



Percent of Total Area that is Park Land:

0.82%

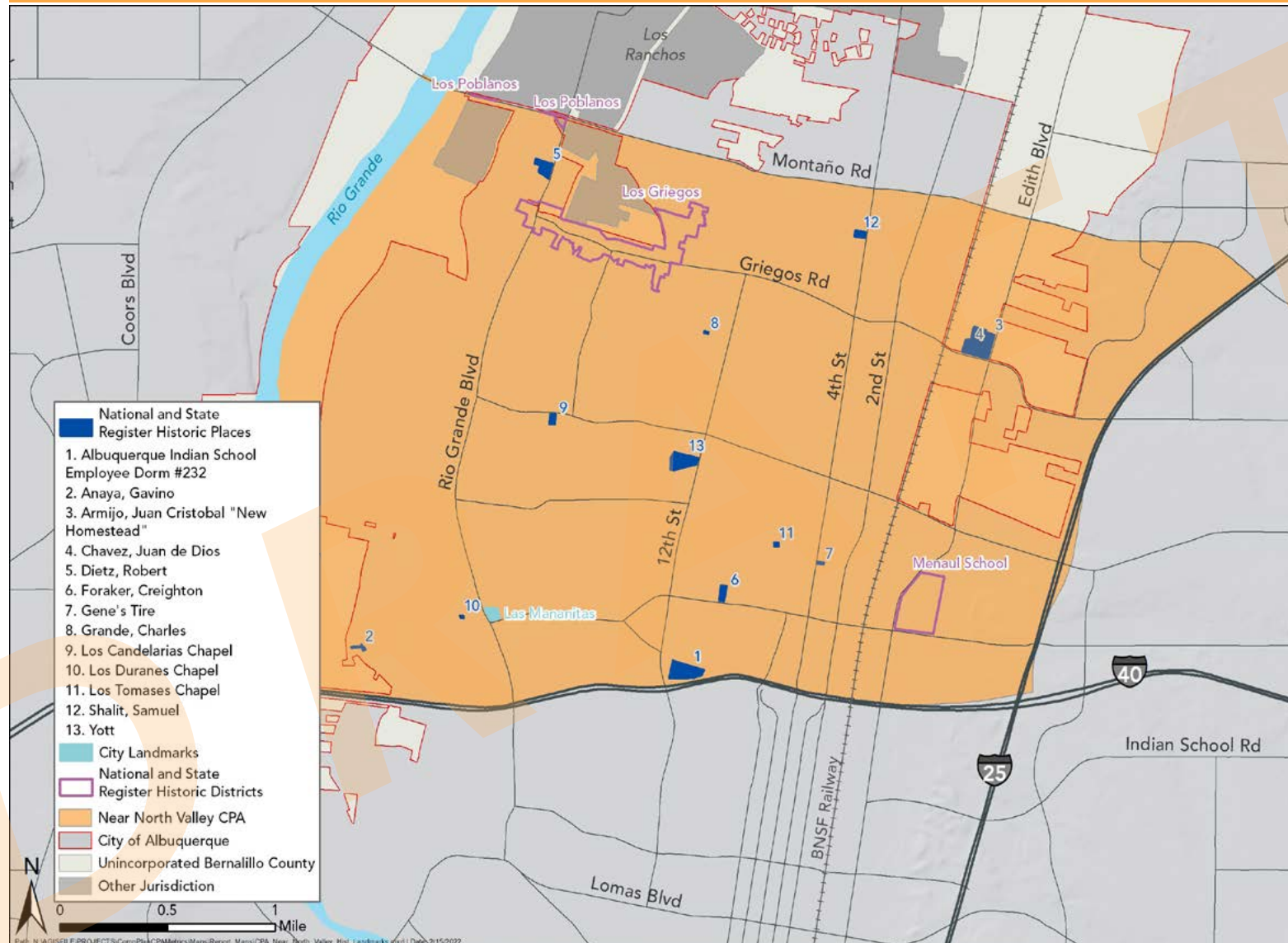
Park land acreage per capita:
2 acres of park land per 1,000 residents. There are approximately
19.5 acres of open space per 1,000 residents in the Near North Valley CPA


FIGURE 23. HOUSEHOLDS WITHIN A 10 MINUTE WALK OF A PARK


According to our 2019 baseline, 75% of households in the Near North Valley CPA are within a 10-minute walk to a park. A more in depth 2021 report released by the Trust for Public Land found that 90% of households within Albuquerque are within a 10-minute walk to a park.



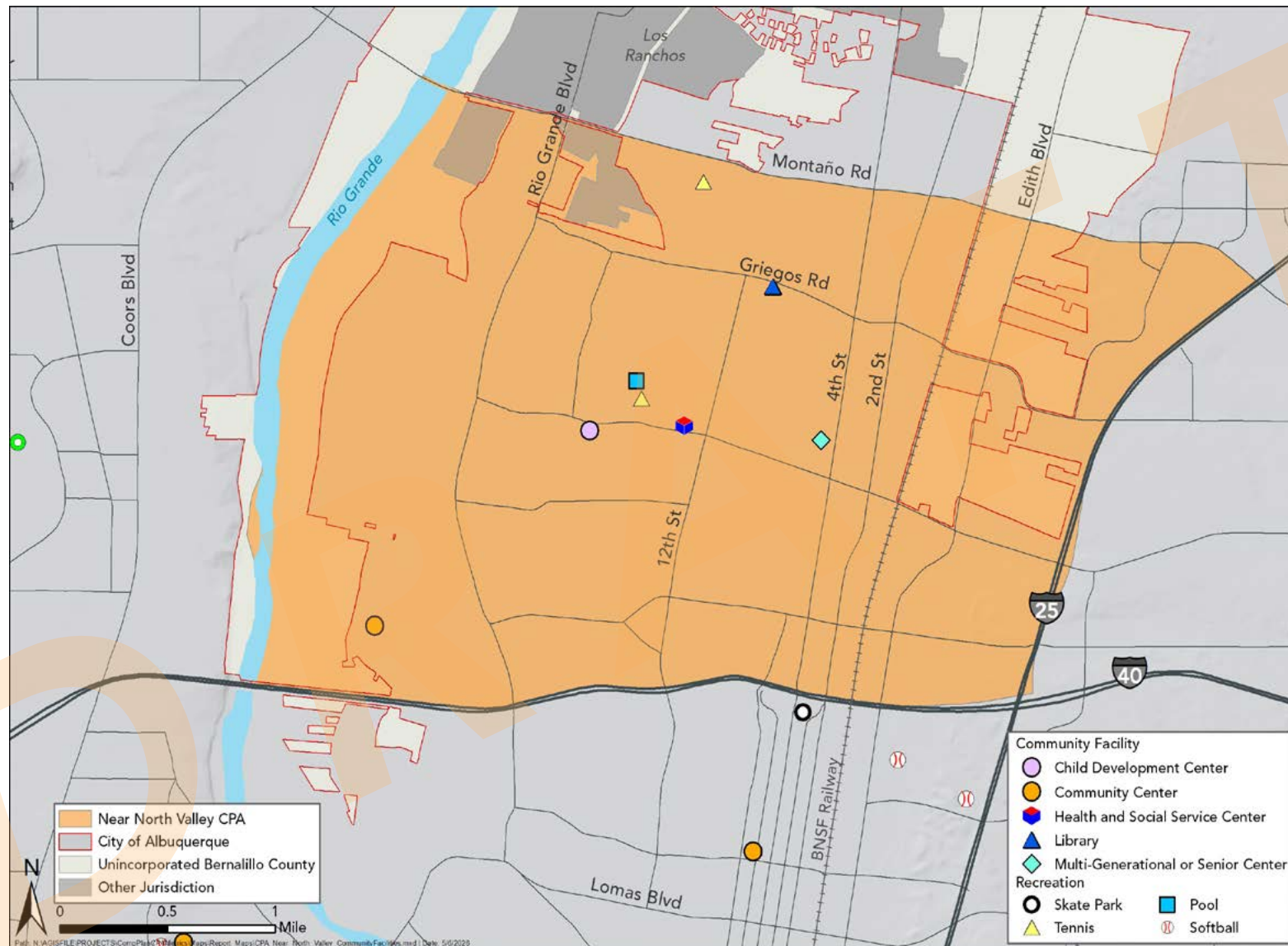
7.8 Heritage Conservation Metrics


FIGURE 24. REGISTERED HISTORIC BUILDINGS, LANDMARKS, AND DISTRICTS


Albuquerque has a rich history - landmarks and historic places highlight key physical characteristics and important cultural resources in each CPA. This map shows historic assets within the CPA boundary.



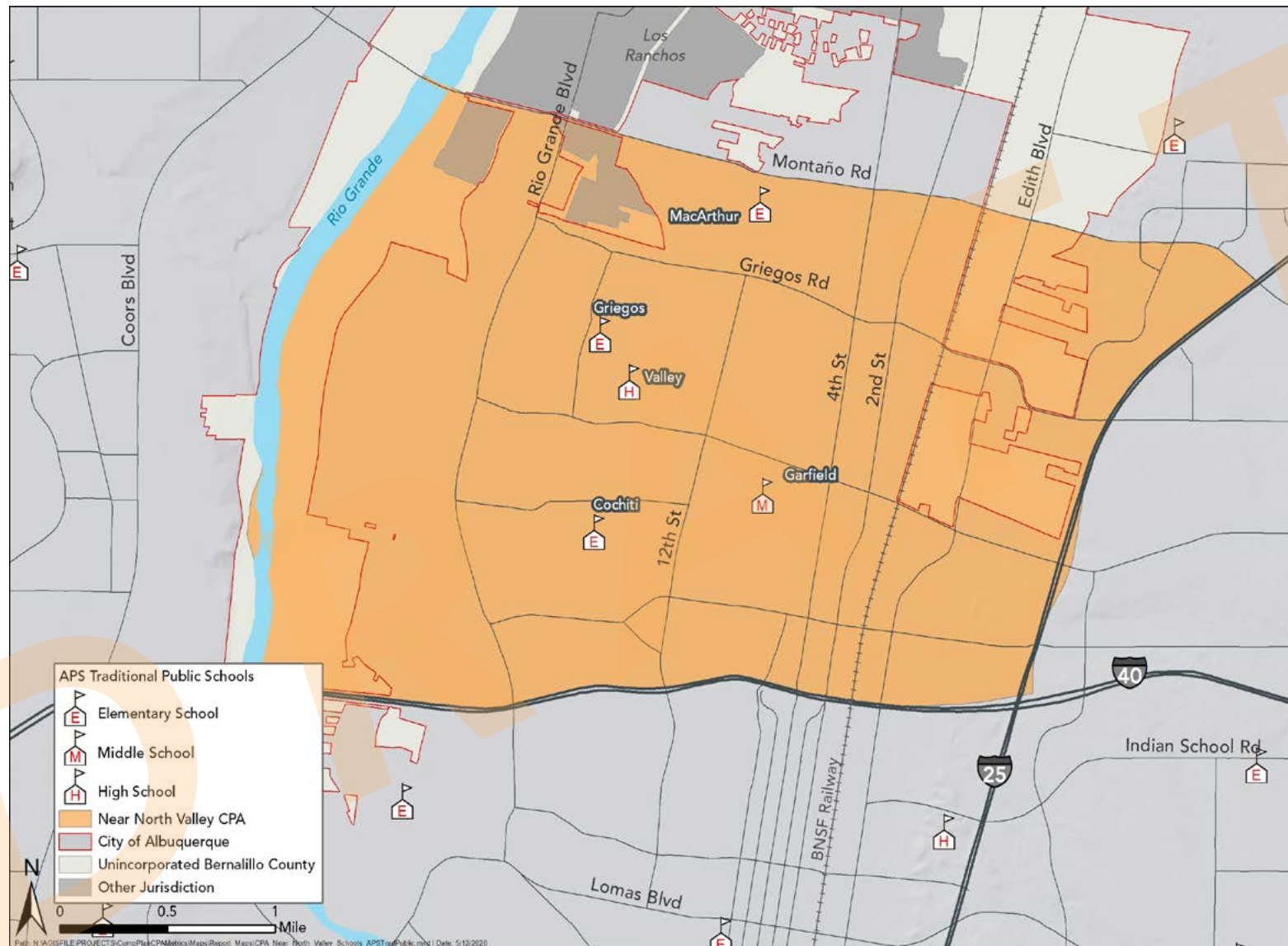
7.9 Infrastructure, Community Facilities & Services Metrics


FIGURE 25. HOUSEHOLDS WITHIN 10 MINUTE WALK OF COMMUNITY FACILITIES


The facilities and services that serve a community impact quality of life and access to resources and community benefits. The Near North Valley CPA has a mix of community centers multigenerational centers, libraries, and other community and recreation facilities distributed throughout the CPA.



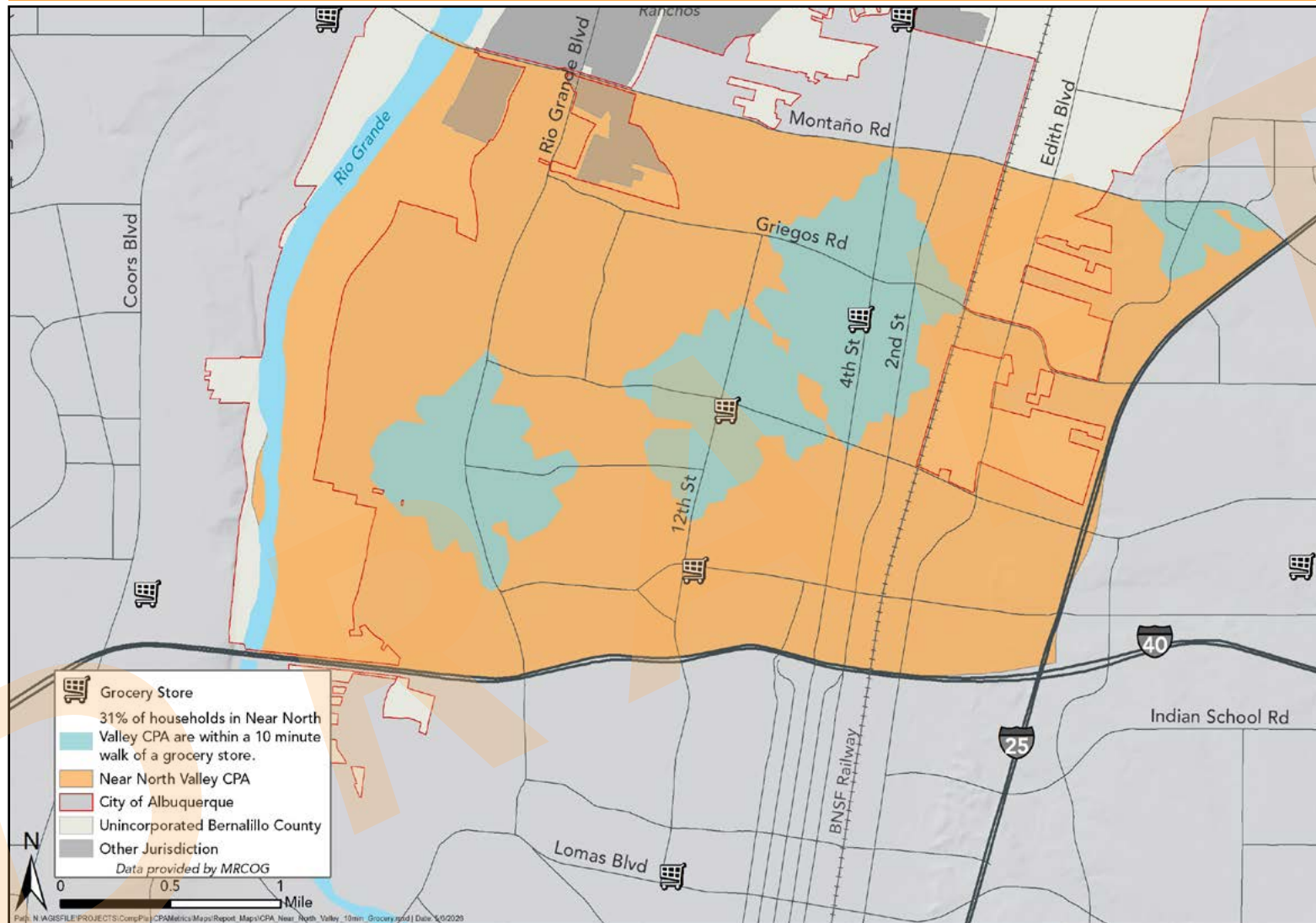
FIGURE 26. APS TRADITIONAL PUBLIC SCHOOLS



There are a total of 3 elementary schools, 1 middle school, and 1 high schools within the CPA. 43.35% of dwelling units within a 10 minute walk of a public school.



7.10 Resilience & Sustainability Metrics

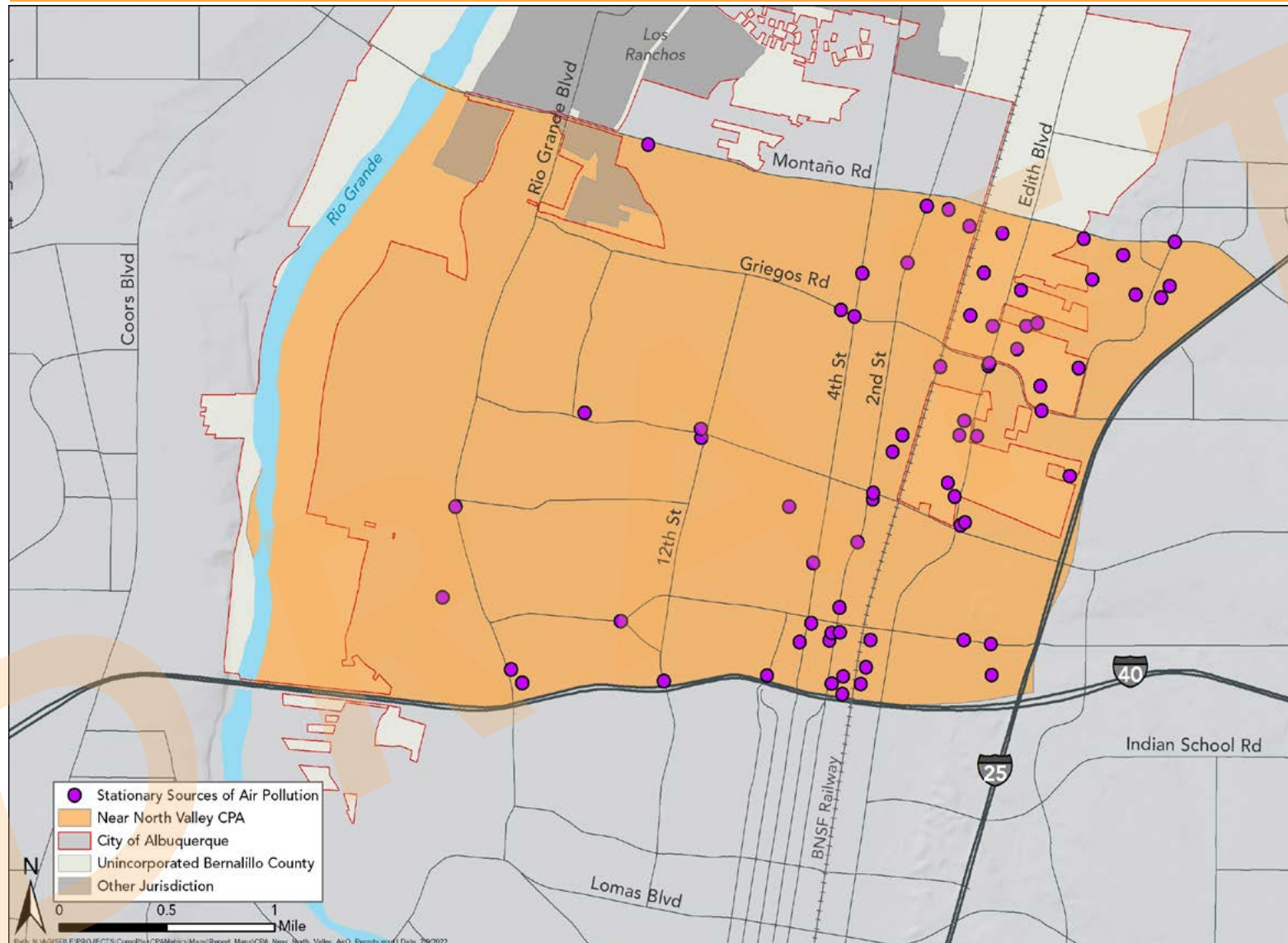

FIGURE 27. HOUSEHOLDS WITHIN 10 MINUTE WALK OF GROCERY STORE


Availability and access to grocery stores is a critical component in creating a sustainable and resilient built environment. Almost thirty-two percent (31.5%) of the households in this CPA are within a 10 minute walk of a grocery store. Proximity to food retail directly impacts travel mode and shopping routines, particularly for households without access to a vehicle.

Note: The map icons reflects a grocery store's updated location further east on 12th Street, though the underlying 10-minute walkshed layer reflects prior dataset conditions.



FIGURE 28. SOURCES OF AIR POLLUTION



The City tracks air quality permits, which represent stationary sources of air pollution, including factories, refineries, boilers, and power plants, that emit a variety of air pollutants. This is one indicator of potential community health risks. There are many other factors that may impact overall community health that are explored through the CPA assessment process.



PART 8. PUBLIC ENGAGEMENT APPENDICES





8.1 The Public Engagement Process

8.1.1 INTRO TO THE PUBLIC ENGAGEMENT PROCESS

The Near North Valley Community Planning Area (CPA) Assessment began in August of 2025. The assessment process lasted approximately a year, during which the Long Range Team gathered community input from the public about a variety of topics. Community engagement methods included surveys, in-person tabling at various businesses and events, community and neighborhood association meetings, and focus groups. There are several phases of engagement throughout an assessment process, each of which builds 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.



Caption: March 2026 Resource Fair



Caption: Tabling at Goodrich Park

Engagement Methods

- Surveys
- Tabling
- Focus groups
- Community meetings
- Public Events
- Online tools (Miro boards, project website, interactive maps)
- CPA mailing list
- Social media
- Flyers
- City department communications

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 who signed up for area-specific updates, which were sent throughout the process received updated information and event announcements. 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. People can join our email list and view previous newsletters [here](#).



Caption: September 2025 Kick-off Event



8.1.2 ONGOING INPUT OPPORTUNITIES

Anyone can provide input and feedback for a CPA assessment process at any time, through on-going, city-wide surveys, and independently led self-guided activities found on the project website. Planning staff engages in ongoing review and analysis of public comments.

Between June 2023 and April 2026, the Pre-Assessment Survey received approximately 253 responses from Near North Valley residents. Those results are located in Section 1.4 of this report.

Responses to the Pre-Assessment Survey are viewable online [here](https://cpa.abq-zone.com/ongoing-engagement). Respondents most commonly shared concerns surrounding housing and homelessness and issues surrounding traffic safety.

Each of these on-going opportunities were available and regularly reviewed by staff throughout the first phase of the CPA Assessment. In the fall of 2025, the formal assessment process moved to engaging local residents on additional Comprehensive Plan elements such as Community Identity, Parks & Open Space, Urban Design, and Heritage Conservation, etc.



8.1.3 PHASE I: ASSETS AND OPPORTUNITIES

The Near North Valley Assessment officially kicked off in August of 2025, and was held simultaneously with a kickoff for the North I-25 CPA Assessment. The in-person kickoff event and subsequent events introduced the process to the public, and garnered input on Assets & Opportunities within the CPA.



Caption: Assets & opportunities Input



Caption: Face Painter at an outreach event at Bookworks



As part of Phase I, the Long Range Planning Team also attended other community events and tabled at various locations throughout the community, to reach a broader audience in the area. All assets and opportunities posted by community members are viewable [here](#). At tabling events, it was not always possible to collect demographic information, although the opportunity to do so was always made available. However, we can share the locations where outreach was conducted by Planning Staff:

Outreach locations

- Los Duranes Community Center
- Thomas Village Annual Meeting
- Near North Valley Neighborhood Association Annual Meeting
- Matthew Meadows Park
- Los Griegos Library
- Rio Grande Community Farm
- Calle Cuarta Ribbon Cutting
- North Valley Senior Center
- Sunday Service Motor Company
- Garfield Middle School
- Valley High School
- ECHO Food Bank.
- Trifecta Coffee
- Los Griegos Annual Meeting
- Bookworks
- North 4th Arts Center
- Goodrich Park



Caption: High Desert Playback Collage Activity at the kick-off event.

8.1.4 PHASE II: SPECIAL TOPICS

After analyzing hundreds of Phase I comments, the Planning Team identified several topics and themes that required more clarification and input from local residents. Below are a few examples of engagement efforts conducting during Phase II of the assessment process.

Phase 2 Public Events

- Los Duranes Community Center - Arts Hub Photo Workshop
- Air Dance - Arts Hub Public Engagement Session
- Nahalat Shalom - High desert Playback Performance
- Garfield Middle School Community School Resource Fair

8.1.5 PHASE II: COMMUNITY IDENTITY & CULTURAL CONNECTIONS

The Long Range team wanted to understand how people of all ages felt connected to their neighborhood and the broader area. To that end, the team collaborated with High Desert Playback theater to engage community members, and asked them to think how we make decisions about the future of the North Valley in a way that reflects history while making room for meaningful change. They elicited residents young and old to tell their stories, and share their hopes and dreams. High Desert Playback (HDP) Theatre are improvisational performers who use movement, music, and ritual to help tell the stories people shared. They partnered with the Long Range team for the purpose of community outreach, engagement, dialogue, planning and evaluation, and celebration. HDP facilitated two performance sessions as part of Phase II outreach efforts.



Caption: High Desert Playback theater event.



Caption: Garfield Middle School Resource Fair

The Long Range team also partnered with local non-profit Arts Hub to solicit more feedback from the community. The project was entitled "Candid Communities". An in-person photography workshop was held in October 2025 to build capacity around digital photography and provide more information about the project. Members of the public were asked to take photos of their community according to three prompts and upload them to an online



Caption: Tabling at Los Griegos Library.

survey- Show us where you like to spend time with friends/family outside of your home in your community, Show us somewhere or something you would like to protect or preserve in your community, and Show us what is missing in your community. After the survey closed, Arts Hub conducted analysis of the photos and provided a summary of the results that is included as part of this report (see Part 9 - Agency Partner Reports).



Caption: Arts Hub Public engagement session at AirDance New Mexico

To garner further feedback from the community during Phase II, the Long Range team partnered with various city departments and local businesses to host a Resource Fair at Garfield Middle School. During the Resource Fair, planning staff shared information with community members about specific needs and concerns gathered from Phase I data and provided information about upcoming focus group sessions.

8.1.6 PHASE III: FOCUS GROUPS

CPA Focus Group sessions are conversations between community residents and representatives of various city departments and agencies, organized specifically around priorities and issues derived from analyzing outreach and engagement data. The Planning Department hosted 3 focus groups to further understand the community's needs and concerns. Staff from City Departments, agencies, partners, and other institutions were present to answer questions about services and resources the community had prioritized during engagement efforts. Another goal of the Focus Group portion of the process is to develop actions and policy recommendations for the assessment report. About 10 community members attended across all 3 focus groups hosted. Below is a list of city departments, agencies and partners that served as subject matter experts, followed by a breakdown of the themes discussed at each Focus Group session.



Agencies and Partners

- Albuquerque Community Safety (ACS)
- Albuquerque Police Department (APD)
- CABQ Parks and Recreation Department
- CABQ Department of Municipal Development (DMD)
- CABQ Youth & Family Services Department
- CABQ Arts & Culture Department
- CABQ Transit Department
- CABQ Solid Waste Department
- Open Space Division
- CABQ Planning Department of Urban Design & Development
- CABQ Department of Economic Development
- CABQ Health, Housing, & Homelessness
- Mid-Region Council of Governments
- Village of Los Ranchos Planning & Zoning
- Bernalillo County Planning Department
- Bernalillo County Parks and Open Space
- Bernalillo County Transportation Planning

» Housing, Security, and Public Safety

On April 17th, 2026, we teamed up with the North I-25 CPA for our first focus group to discuss community identity within the context of the North Valley. This CPA Focus Group webinar centered on Housing, Security, and Public Safety projects and programs within both the Near North Valley and North I-25 Community Planning Area



Caption: Neighborhood Ice Cream social at Alvarado Gardens.

(CPA) boundaries. The presentations from the Long-Range CPA team and other City of Albuquerque departments were organized based on input collected from residents in the communities across both planning areas, gathered a few months earlier. The goal of this session was to inform policy recommendations and action items for the CPA Assessment Report, based on public engagement data. To see the public comments and meeting notes, go to the [Miro board here](#).

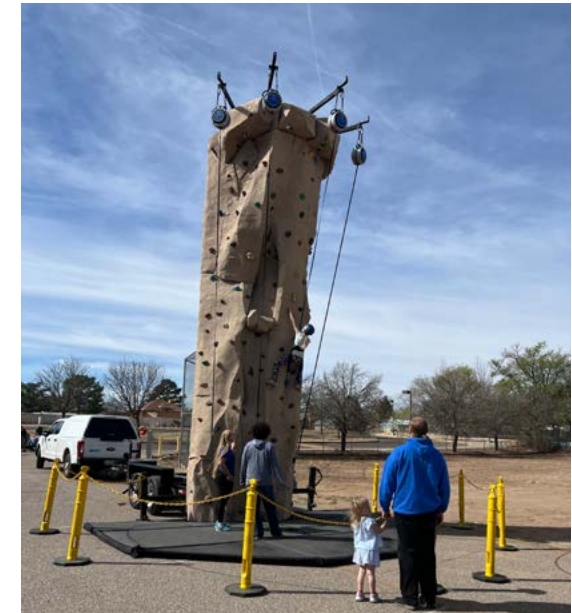
» Transportation, Infrastructure, and IDO Regulations

Focus Group 2, held on April 21st, 2026, This CPA Focus Group webinar centered on Transportation, Infrastructure, and IDO Regulations projects and programs within both the Near North Valley and North I-25 Community Planning Area (CPA) boundaries. The presentations from the Long-Range

CPA team and other City of Albuquerque departments were organized based on input collected from residents across both planning areas, gathered a few months earlier. The goal of this session was to inform policy recommendations and action items for the CPA Assessment Report, based on public engagement data. To see the public comments and meeting notes, go to the [Miro board here](#).

» Parks, Facilities, and Open Space

Our final focus group, held on April 23rd, 2026, shared growing frustrations about traffic, This CPA Focus Group webinar centered on Parks, Facilities, and Open Space projects and programs within both the Near North



Caption: Parks and Recreation's Climbing Wall at the Garfield Middle School Resource Fair.



Valley and North I-25 Community Planning Area (CPA) boundaries. The presentations from the Long-Range CPA team and other City of Albuquerque departments were organized based on input collected from residents across both planning areas, gathered a few months earlier. The goal of this session was to inform policy recommendations and action items for the CPA Assessment Report, based on public engagement data. To see the public comments and meeting notes, go to the [Miro board here](#).

8.1.7 PHASE IV: ACTIONS AND POLICIES

Following the focus groups, the Long Range team planned an Open House on June 24th at Los Duranes Community Center for both the Near North Valley CPA and the North I-25 CPA to gauge the community's support for proposed policies and actions. The Near North Valley CPA Assessment Report includes recommended Policies that will guide decision-making around land use and protections, housing development, public facilities, and improvements to infrastructure that will be incorporated into the Comprehensive Plan over time. The Report also includes Actions which are tangible measures that build upon community assets. Actions are achieved through coordination with community members, organizations,

and governmental partners. We received feedback in the form of written comments, and conversations. This feedback was incorporated to the best of the teams ability into the report document presented to the Environmental Planning Commission (EPC).



Caption: Near North Valley community members discuss draft actions and policies.



Caption: Painting activity at the June 2026 Open house.



Caption: Paletas at the June 2026 Open house.



Caption: Live music at the June 2026 Open house.



Caption: Gathering comments on Actions and policies