



City of Albuquerque Environmental Planning Commission



Staff Report

HEARING DATE:	Thursday, August 20, 2026
CASE #:	PLAN-2026-00003
APPLICANT:	Urban Design & Development, Planning Department
APPLICATION:	Community Planning Area (CPA) Assessment Report for the North I-25 CPA
ADDRESS/LOCATION:	(See boundaries in summary below)
PROPERTY AREA:	Approximately 5,001 acres
EXISTING ZONING:	Varies
STAFF PLANNER:	Dennis Felipe Jr.
CASE SUMMARY:	The request is for an EPC review and recommendation regarding the North I-25 Community Planning Area (CPA) Assessment Report. The North I-25 CPA is generally bounded by Interstate 25 to the east, Edith Boulevard to the west, Albuquerque city limits to the north, and Montañño Road to the south. The Comprehensive Plan establishes 12 CPAs and outlines a process to engage the community and agency partners. The assessment report analyzes trends for each element of the Comp Plan and recommends actions to address community priorities heard through the public engagement process. Each assessment also recommends policies for Comp Plan Chapter 4: Community Identity. The North I-25 CPA Assessment Report is the eighth CPA report to be completed. The request is consistent with the intent of the City Charter and that it furthers a preponderance of applicable Comprehensive Plan Goals and policies. New policies that emerged from the CPA planning process are recommended to be included in Comprehensive Plan Chapter 4 Community Identity during a future update. Public engagement strategies offered a range of opportunities for input, discussion, and consensus-building. Hundreds of Near North Valley residents, business owners, service providers, and Neighborhood Association leaders participated in the development of this report
STAFF RECOMMENDATION:	That the EPC forward a recommendation that the City Council ACCEPTS Plan #2026-00003 based on Findings 1-17 & Recommended Conditions 1 & 2 within this report.

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ATTACHMENTS

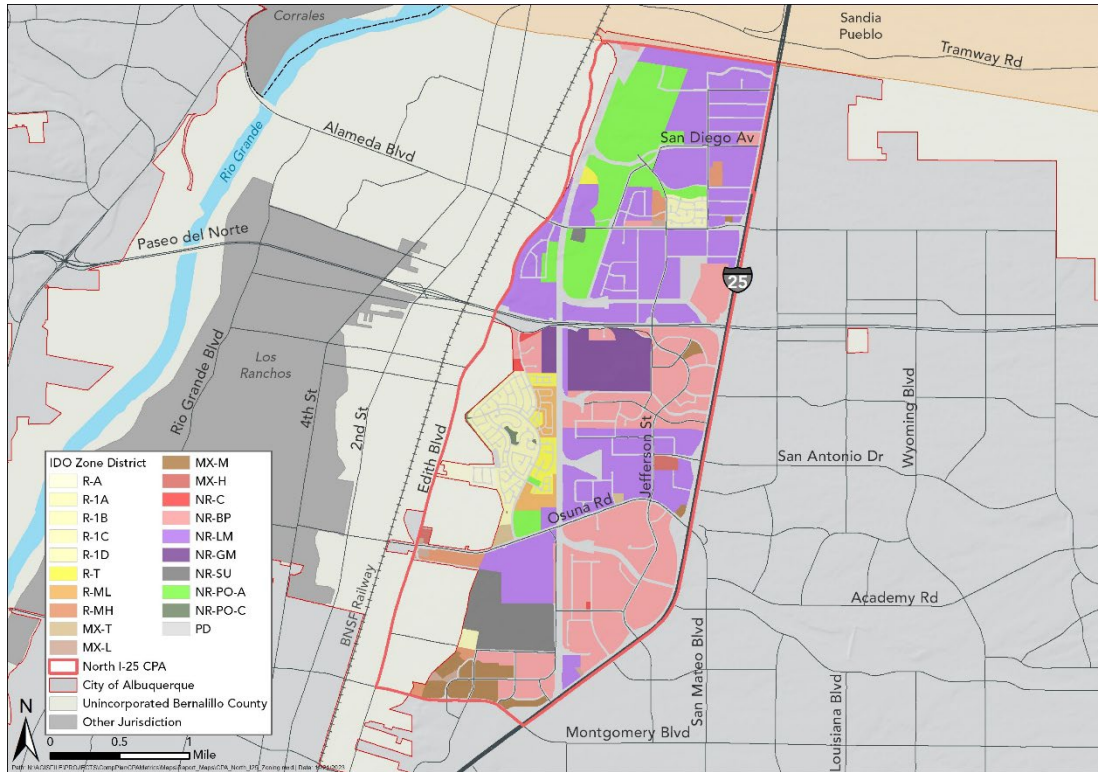
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I. Maps

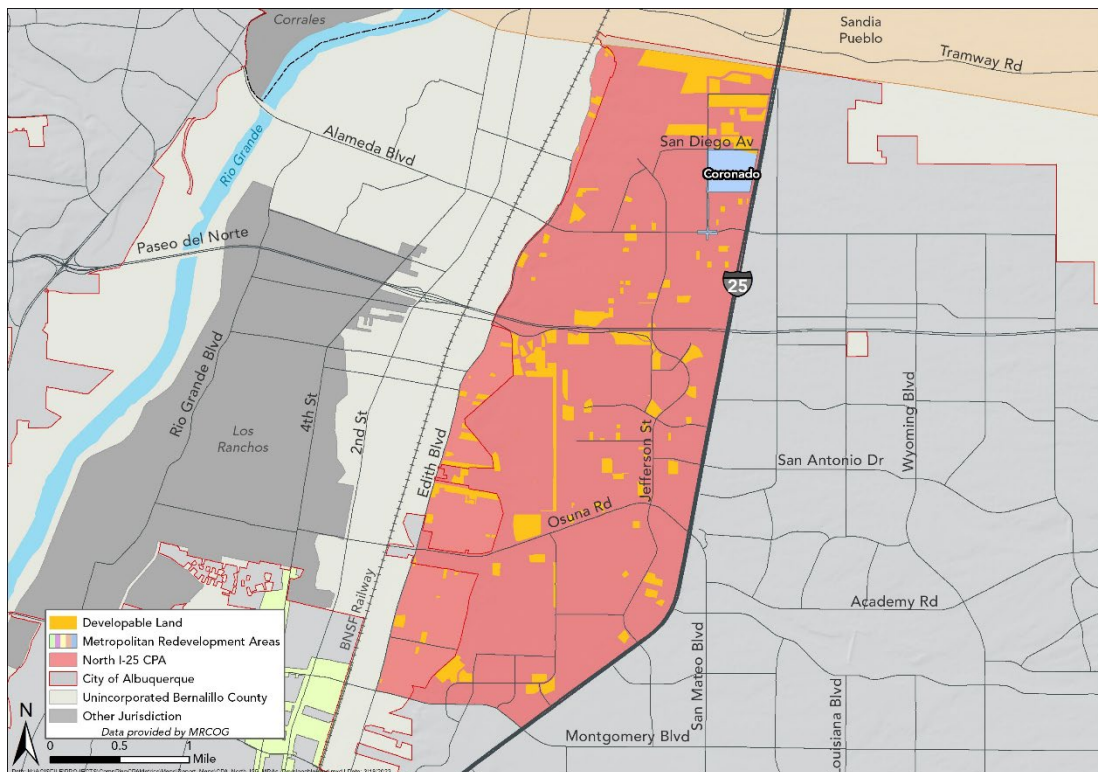
Aerial Map



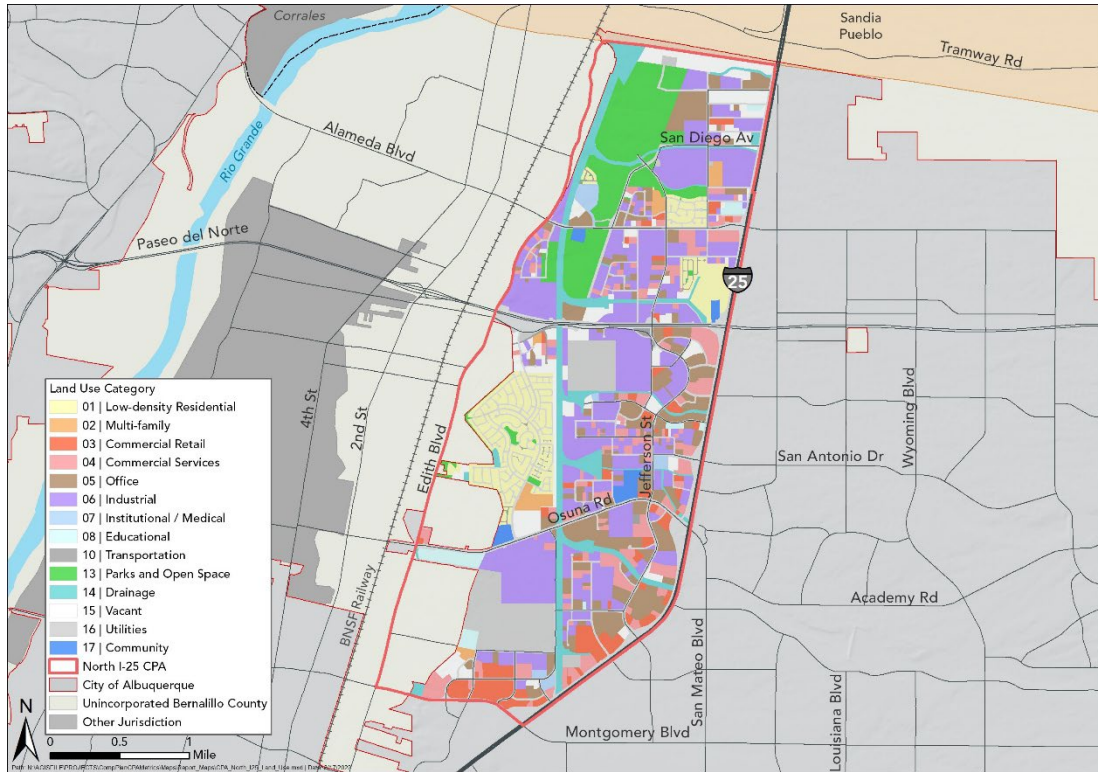
IDO Zoning Map



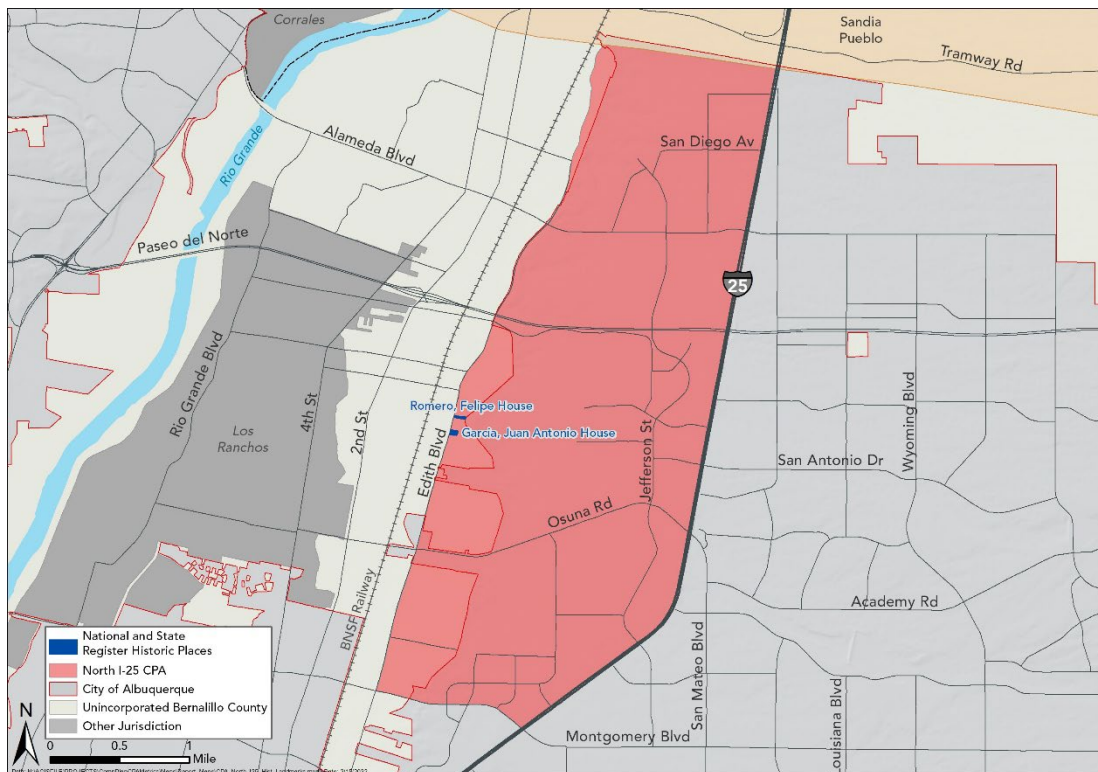
MRA & Developable Area Map



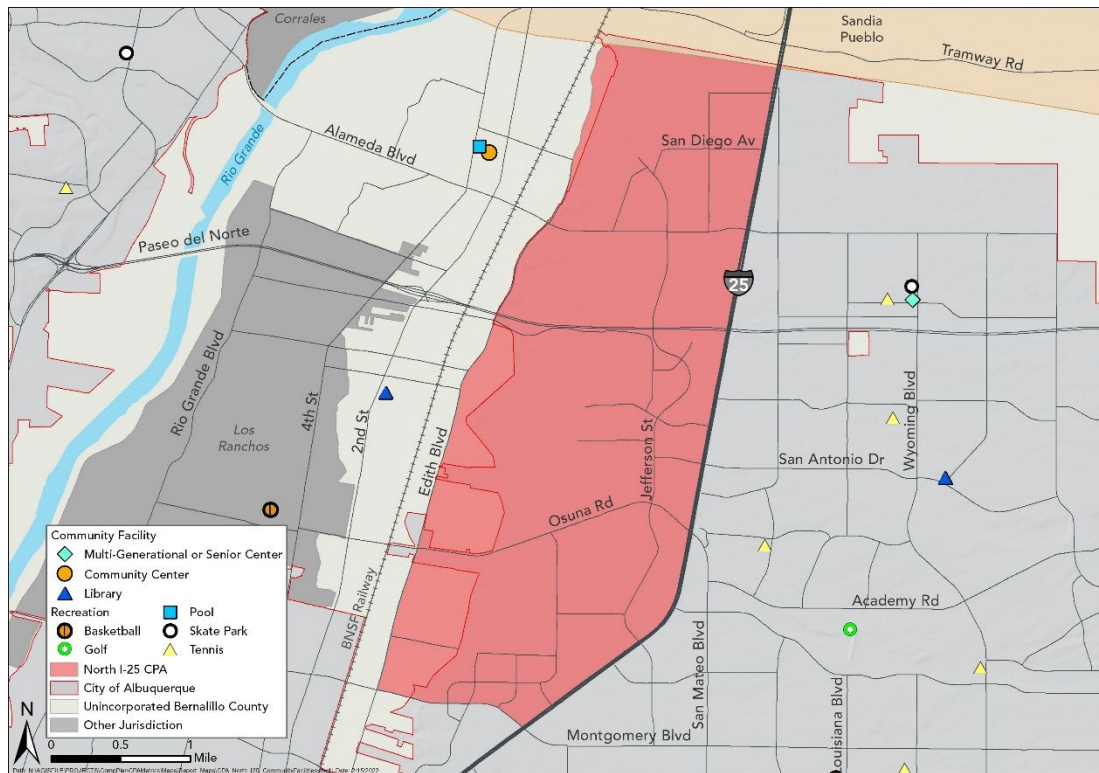
Land Use Map



History Map



Public Facilities / Community Services Map



II. Introduction

Request

The request is for EPC review and recommendation regarding the North I-25 Community Planning Area (CPA) Assessment Report. The North I-25 CPA Assessment Report is the product of a year-long planning effort that included extensive public engagement efforts.

The North I-25 CPA is one of the 12 Community Planning Areas (CPAs) that the Comprehensive Plan established in the City. The area is bounded generally by Interstate 25 to the east, Edith Boulevard to the west, city limits to the north, and Montañito Road to the south. The CPA consists of approximately 4,900 acres.

EPC Role

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

This is a legislative matter.

Background

CPA assessments are intended to provide opportunities to generate community-based recommendations for new and/or revised policies for the Comprehensive Plan, new and/or revised regulations for the Integrated Development Ordinance (IDO), and new and/or revised projects or partnerships with implementing City Departments and other partner organizations.

IDO § 14-16-6-3(E) (Community Planning Area Assessments) establishes parameters for CPA assessments to inform updates and amendments to planning policies, zoning regulations, technical standards for infrastructure, and capital improvement priorities. Recommendations in CPA assessments that are accepted by the City Council are proposed in updates to ranked plans and the IDO on an ongoing basis.

Though the CPA Assessments are intended to inform updates and amendments to the Comprehensive Plan and the IDO, the assessments themselves are not Ranked plans in the City's Planning system. The Comprehensive Plan is the Rank 1 Plan, Facility Plans are Rank II Plans, and Rank III Plans consist of Master Plans and Resource Management Plans.

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

Context

Stretching from Edith Boulevard to Interstate 25 and from Montañño Road to Sandia Pueblo, the North I-25 Community Planning Area spans parts of Albuquerque and unincorporated Bernalillo County. Serving as a northern gateway, it is mainly characterized by commercial and industrial zones, with few residential areas, functioning more as an employment hub than a residential community. Historically, this region was rural, irrigated by Pueblo peoples and later by Spanish and Anglo farmers through irrigation networks. Edith Boulevard, part of the historic Camino de Bernalillo, began as a wagon road near homesteads. Over time, agriculture was replaced by warehouses and factories, though some agricultural areas remain.

Today, North I-25 is a key economic area, hosting business parks such as Journal Center, North I-25, and Renaissance Centers, as well as industrial districts such as Alameda Business Park. Retail and service establishments are concentrated along Interstate 25, especially near the southeast border, with recent developments like Topgolf, located just south of the CPA, adding to the commercial diversity. Major roads, including Montañño and Osuna, connect the area to Interstate 25 and the rest of the city.

At the northwest edge, Balloon Fiesta Park and the Anderson-Abruzzo Balloon Museum host the annual Albuquerque International Balloon Fiesta, attracting visitors from around the world and stimulating the local economy. The area has seen new hotels and restaurants emerge around the park, while open fields remain for ballooning events,

maintaining a festive ambiance. Future expansion near the park is expected to bring more attractions.

Just west of Edith Boulevard, North Valley is a semi-rural region with farms and historic neighborhoods. Many residents have longstanding family ties, preserving traditions amid ongoing development. This contrast highlights Albuquerque's diverse north side, where historic farmland coexists with modern urban growth, creating a vibrant gateway that links the past to the future community.

III. Analysis of City Plans and Ordinances

State of New Mexico

The Constitution of the State of New Mexico allows municipalities to adopt a charter, the purpose of which is to provide for maximum local self-government (see Article X, Section 6 - Municipal Home Rule). The City of Albuquerque is a home-rule municipality and has the authority to adopt a comprehensive plan as granted under Chapter 3, Article 19, Section 9 NMSA 1978 (3-19-9 NMSA 1978) and by the City Charter.

The North I-25 Community Planning Area (CPA) Assessment process helps to formulate and shape Comprehensive Plan goals and policies particular to the North I-25 CPA. The resulting goals and policies will be subsequently incorporated into the Comprehensive Plan as amendments in a future update.

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

ARTICLE I, INCORPORATION AND POWERS

The municipal corporation now existing and known as the City of Albuquerque shall remain and continue to be a body corporate and may exercise all legislative powers and perform all functions not expressly denied by general law or charter. Unless otherwise provided in this Charter, the power of the city to legislate is permissive and not mandatory. If the city does not legislate, it may nevertheless act in the manner provided by law. The purpose of this Charter is to provide for maximum local self-government. A liberal construction shall be given to the powers granted by this Charter.

Conducting the North I-25 Community Planning Area (CPA) Assessment process, producing a report, and subsequently updating the Comprehensive Plan to incorporate new goals and policies is an act of maximum local self-government that is consistent with the purpose of the Charter.

ARTICLE IX, ENVIRONMENTAL PROTECTION

The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever

action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.

The CPA Assessment process, the CPA reports, and future related Comprehensive Plan updates will help protect and enhance quality of life for Albuquerque's citizens by helping to promote and maintain an aesthetic and humane urban environment and ensure the proper use and development of land. Commissions, Boards, and Committees will have up-to-date guidance to better administer City policy to benefit the residents.

Article XVII, Planning

Section 1. The Council is the city's ultimate planning and zoning authority, including the adoption and interpretation of the Comprehensive Plan and the Capital Improvement Plan. The Council is also the city's ultimate authority with respect to interpretation of adopted plans, ordinances, and individual cases.

Section 2. The Mayor or his designee shall formulate and submit to the Council the Capital Improvement Plans and shall oversee the implementation, enforcement, and administration of land use plans.

The acceptance of the CPA Assessment Reports, which inform future Comprehensive Plan updates, is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. Future updates will help inform the Mayor and the Council about community priorities that can tie into future Capital Improvement Plans.

Albuquerque / Bernalillo County Comprehensive Plan (Rank 1)

The City adopted the first Albuquerque-Bernalillo County Comprehensive Plan in 1975. The Plan was developed with assistance from residents in response to rapid growth after 1960. The Plan included policies and maps designating open space areas, six “metropolitan” areas, and urban centers. The Comprehensive Plan was updated substantially and adopted by City Council in March 2017. The ABC Comprehensive Plan is the state-mandated general plan for Albuquerque and Bernalillo County, providing a course of action for urban conservation and development and for environmental management.

Center & Corridor Designations

Section 5.2 in the CPA Assessment Report provides detailed descriptions of designated Centers and Corridors in the North I-25 CPA.

Centers in the North I-25 CPA:

- *Journal Center* **Employment Center**
- *North I-25* **Employment Center**
- *Renaissance* **Employment Center**

Corridors in the North I-25 CPA:

- **Premium Transit**
 - *Jefferson Street*
 - *El Pueblo Road*
 - *Pan American/Interstate 25 Ramp*
- **Major Transit Corridor**
 - *Montaño Road*
 - *San Mateo Boulevard*
- **Commuter Corridor**
 - *Alameda Boulevard*
 - *Interstate 25 Commuter Corridor*
 - *Paseo del Norte Boulevard*

Community Planning Areas and Comprehensive Plan Elements

Community Planning Areas (CPAs) were first developed during a city planning effort in 1995. This planning effort resulted in a map outlining distinct Community Identity areas that were adopted into the Comprehensive Plan in 2003. As of the 2017 ABC Comprehensive Plan Update, CPA boundaries were revised to better match U.S. Census Tracts, making it more efficient to gather demographic, employment, and commuting data and to track growth trends over time. The CPA assessment process serves as a type of wellness check based on the 10 elements of the Comprehensive Plan and is designed to accommodate all areas of the city, learning from each and extending the benefits to all. The North I-25 CPA Report meets the intent of the ABC Comprehensive Plan to develop new Goals and Policies based on community input and feedback.

Part 3. Area Profile of the North I-25 CPA Assessment Report correlates to each element in the Comprehensive Plan. Each section within Part 3 of the Assessment Report provides background on the current conditions, along with summaries of assets and opportunities for each element identified by the community.

3.1 COMMUNITY IDENTITY (COMP PLAN CHAPTER 4)

The North I-25 CPA's community identity is anchored by the Balloon Fiesta Park and serves as Albuquerque's northern gateway, with a central employment district predominantly zoned for industrial activity, a few small clusters of residential neighborhoods, and the site of the annual International Balloon Fiesta, all of which shape its character. Two key east-west roads, Paseo del Norte and Alameda Boulevard, serve this area, linking North I-25 to the west side and providing direct access to Interstate 25.

The North I-25 CPA has a history rooted in agriculture and, later, industry. With the opening of Albuquerque's first large industrial plant, marking the start of manufacturing and technology development along the corridor. The Journal Center business park had become a key employment hub, anchored by the Albuquerque Journal's headquarters and printing operations. Some original homes and farms

remain, reflecting the area's layered history. This blend of old and new continues to shape the community's identity.

Balloon Fiesta Park, located at the northwestern edge of the CPA, is a significant community asset. Comprising 360 acres, it houses the Anderson-Abruzzo International Balloon Museum and hosts the Albuquerque International Balloon Fiesta, which attracts millions of visitors from around the world each October. The Fiesta, the world's largest hot-air balloon event, is a major cultural and economic driver for the region, supporting nearby development, such as hotels and visitor-oriented services. The park also hosts concerts, festivals, and outdoor events year-round, providing space for community activities and recreation.

3.2 LAND USE (COMP PLAN CHAPTER 5)

The North I-25 CPA includes areas with a mix of industrial, commercial, and institutional land uses developed in an auto-oriented pattern. The land use pattern keeps heavy commercial and industrial uses separate from residential neighborhoods, prioritizing health and safety, while supporting functional connections between uses. As a result, the area has grown into one of New Mexico's key economic hubs, offering thousands of jobs and a wide range of services within a single district.

This part of the city primarily functions as a daytime district from 8 am to 5 pm, with limited evening activities aside from special events and a few entertainment venues. In recent years, the area has shifted toward new uses, including hotels and recreational facilities. Within this area, there are numerous business parks, industrial facilities, and commercial establishments, including big-box retail stores and corporate campuses. In contrast, residential development is limited in this CPA. Only a few large housing projects are within the city limits, partly because of efforts to keep industrial and commercial activities separate from residential neighborhoods. Just beyond the western edge of the CPA are semi-rural residential communities and agricultural lands in the North Valley and county areas. Undeveloped or vacant land in North I-25, not designated as Open Space, could support future development to expand housing and commercial services.

3.3 TRANSPORTATION (COMP PLAN CHAPTER 6)

Travelers and residents in the North I-25 CPA have several options for reaching their destinations, with the private car remaining the most common mode of transportation. The street network is well-developed and laid out mainly in a grid pattern, but crossing the Rio Grande can be challenging, as these regional commuter streets carry significant traffic and often experience delays during rush hours: Montañó Road, Paseo del Norte, and Alameda Boulevard. The North Diversion Channel and the New Mexico Rail Runner Express corridor limit east-west movement for residents and visitors. The area includes a variety of street types that support different modes of travel. In the North I-25 CPA, Paseo del Norte, and

Alameda Boulevard stand out as the primary arterials and play a vital role in maintaining mobility across the area. Interstate 25 (a limited-access freeway), Paseo del Norte, and Alameda Boulevard are designated as principal arterials and are managed by the New Mexico Department of Transportation (NMDOT). Other important principal arterials include Montañño Road and Osuna Road. Jefferson Street and Edith Boulevard are designated Minor Arterials.

At the time this report is being written, Interstate 25 is being widened and redesigned between Comanche Road and Montgomery Boulevard. Travelers on the west side can access the North I-25 CPA via Alameda Boulevard, Paseo del Norte, and Montañño Road, which all cross the Rio Grande. Montañño Road is particularly important because it connects to the Renaissance Employment Center in the southern part of the North I-25 CPA.

3.4 URBAN DESIGN (COMP PLAN CHAPTER 7)

Urban design in the North I-25 CPA is shaped primarily by industrial and commercial development patterns, with some residential neighborhoods located nearby. Because parts of the North I-25 CPA fall under the jurisdiction of both the City and Bernalillo County, coordinated planning between the two jurisdictions is important for effective urban design.

Today, the CPA's urban design reflects its role as a regional center for industry and commerce. Incremental improvements have enhanced accessibility and activity throughout the area. The streets and transportation networks are generally aligned with the land uses they serve, from the highways and main roads that handle heavy traffic to local streets that provide access within employment areas and nearby neighborhoods.

New projects and land-use plans are coordinated with ongoing transportation improvements so that development, whether related to Balloon Fiesta, daily commuting, or freight activity, integrates effectively with the infrastructure that serves it. The goal is for the North I-25 area to remain a key economic driver for Albuquerque while becoming a more connected, walkable, and vibrant part of the city.

3.5 ECONOMIC DEVELOPMENT (COMP PLAN CHAPTER 8)

Retail businesses accessible primarily by Interstate 25 freeway exits (i.e. Alameda Boulevard, Paseo del Norte, Osuna Road, etc.) serve as economic hubs. While businesses cluster along main roads, community members prefer more walkable, neighborhood-oriented commercial areas to improve access and promote economic sustainability.

Economists consider an area with a jobs-to-household ratio of 0.9 or higher a Jobs Supplier, whereas regions with a ratio below 0.9 are classified as Workforce Suppliers. The North I-25 CPA has the highest job-to-household ratio in the city, at

1.15 jobs per household. Between 2010 and 2021, the North I-25 CPA added around 10,000 new jobs, more than any other CPA during that time. By 2022, it had nearly 42,000 jobs, ranking just behind the Near Heights CPA, which had about 62,000 jobs.

Residents of North I-25 have a wide range of educational backgrounds, contributing to the area's diversity. About 10% haven't finished high school, while 23% hold a high school diploma or GED. About 21% have taken some college courses but have not completed a degree. Another 36% hold an associate's or bachelor's degree, and 11% hold a master's degree or higher.

The median household income within the North I-25 CPA was \$70,955 in 2022, reflecting a healthy 58% growth since 2010. Although these figures are slightly below the citywide median of \$75,225, they've grown faster than the city's overall income, which has increased 48% since 2010. Additionally, only about 6% of households in the area lived below the poverty line in 2022, significantly lower than the city's average of 16%.

Major roads, including Alameda Boulevard, Montañño Road, Osuna Road, Paseo del Norte, and Interstate 25, are not only vital for commuting but also support local commercial services and regional economic activity.

3.6 HOUSING (COMP PLAN CHAPTER 9)

The North I-25 CPA currently offers a limited mix of housing options because much of the land is occupied by business parks, industrial uses, and large retail centers. Since housing isn't the dominant land use, the population within the CPA is relatively low, with fewer than 10,000 residents. Low-density neighborhoods are scattered throughout the area.

While the North I-25 CPA has one of the smallest residential populations in the city by CPA area, its growth rate is outpacing the rest of Albuquerque. From 2010 to 2022, the population increased by 9% from 7,915 to 8,612, exceeding the citywide growth rate of 4%. As of 2022, the North I-25 CPA represented about 1.5% of Albuquerque's households.

Contrary to broader national and local trends, the average household size in North I-25 has increased for both homeowners and renters. For homeowners, the average household size rose from 2.31 in 2010 to 2.41 in 2022, slightly above the city's average of 2.33. Similarly, for renters, the average household size increased from 2.06 to 2.19 during this period.

Almost 40% of families in the North I-25 CPA have children under 18, which is slightly lower than the city's overall rate of 42%. Seniors represent 18% of the population in the CPA, very close to the city's 17%. Since 2010, the percentages of people under 18 and over 65 have increased by 2% and 4%, respectively. These data suggest that both young households and older adults are increasingly represented within the North I-25 CPA.

Most residents (59%) live in single-family detached houses, slightly below the city average of 62%. The remainder live in duplexes/townhomes (6%), small and medium-size apartments (7%), larger apartments with 20 or more units (8%), and mobile homes or other types (20%). Mobile homes are more prevalent in the North I-25 CPA than the citywide average of 4%, while other housing types are slightly below that average. Most residents of the North I-25 CPA (71%) own their homes, which aligns with the area's predominance of single-family housing. Between 2010 and 2022, owner-occupied units increased slightly from 69% to 71%, and renter-occupied units increased slightly from 25% to 26%. At the same time, the number of vacant units declined from 7% to 2%.

In 2022, the city saw average housing occupancy rates of 57% for owner-occupied homes, 37% for renter-occupied dwellings, and 6% for vacant homes. The median home value in the North I-25 CPA increased by 33% from 2010 to 2022, which is comparable to the citywide increase of 30%. Currently, the median home value is \$205,567, slightly lower than the city's overall median of \$259,695. For renters, the median rent rose 50% to \$1,205 per month, surpassing the citywide 43% increase, which brought the average rent to \$1,162 per month. The cost burden for owner-occupied households increased slightly from 24% to 28% between 2010 and 2022. Fewer renters were considered cost-burdened, dropping from 55% to 44%, even though median rents were higher than the city's average. When housing and transportation costs are combined, about 32% of households in North I-25 face these financial challenges, slightly below the city's overall rate of 34%. In 2020, the combined costs of housing and transportation accounted for 48% of household income, matching the citywide average. This indicates that housing affordability in North I-25 is generally similar to that in other parts of Albuquerque for both homeowners and renters. Even though fewer new housing units have been built in the North I-25 CPA, just 1% compared to 7% elsewhere, overall affordability remains comparable.

3.7 PARKS & OPEN SPACE (COMP PLAN CHAPTER 10)

The North I-25 CPA features a mix of large regional and community parks that provide a break from the more industrial and commercial areas for community members and visitors. These parks help protect land from development and enhance public enjoyment by offering recreational activities, gathering spaces, and environmental benefits. Given that the population within the North I-25 CPA is relatively small, parks in the area can support community cohesion and public health. In addition to traditional parks, the North I-25 CPA also features two Little League fields: East Dale and Alameda. Although classified as City parks, they are primarily accessible to the Little League organization that manages them.

3.8 HERITAGE CONSERVATION (COMP PLAN CHAPTER 11)

Despite modern urban growth, the cultural resources and traditions of earlier residents remain present throughout the area. Heritage conservation along Interstate 25 in the North requires recognizing these resources and preserving them as the area continues to evolve.

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

Infrastructure plays a vital role in creating safe, healthy, and well-served communities. The North I-25 CPA includes several community facilities, such as the Anderson Abruzzo Albuquerque International Balloon Museum and the Golf and Event Center at Balloon Fiesta Park. Currently, the North I-25 CPA does not have its own community center or library but is served by facilities nearby. Within a few miles in each direction from the edge of the CPA boundary are two community centers, two public swimming pools, a public library, a senior center, a sheriff's command center, and a police substation. These community spaces are important because they support social interaction and provide access to services, helping to build functional and inclusive communities.

The North I-25 CPA includes one Albuquerque Public Schools (APS) elementary school and several charter and private schools. Mission Avenue Elementary is a magnet school within Albuquerque Public Schools. Families can also choose from nearby schools like Sandia Preparatory School, Explore Academy, Cottonwood Classical, and Corrales International School. For middle and high school, students often attend Sandia Preparatory School, Explore Academy, Cottonwood Classical, or Health Leadership High School.

3.10 RESILIENCE AND SUSTAINABILITY (COMP PLAN CHAPTER 13)

The North I-25 CPA is primarily commercial, with warehouses and heavy industry, and includes a few small residential areas near landmarks such as the Journal Center office complex and Balloon Fiesta Park. These land uses shape how the area connects with its environment and highlight the need for resilience as the area looks to the future. Overall, North I-25 reflects a coordinated approach to economic development and environmental protection, which is central to Albuquerque's sustainability efforts.

Integrated Development Ordinance (IDO)

The North I-25 CPA Assessment Report summarizes overlay zones in Section 5.3.

Character Protection Overlay (CPO) Zones

North I-25 CPO-10

The North I-25 CPO-10 encompasses portions of the former North I-25 Sector Development Plan area. The overlay zone establishes supplemental standards related to building height, outdoor lighting, building design, and signage that apply in addition

to the underlying zoning districts. These regulations help keep building heights low next to the Balloon Fiesta Park for takeoff and landing, as well as preserving neighborhood character, maintaining compatibility with surrounding development, and reinforcing the area's established development pattern and scale.

IV. Community Planning Area Assessments

IDO §14-16-6-3(E) (Community Planning Area Assessments), describes the purposes of the CPA Assessments and establishes parameters for how they are conducted.

IDO §14-16-6-3(E) contains seven criteria regarding the CPA Assessments, as follows:

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

The North I-25 CPA is the eighth CPA process to be conducted, in accordance with Council Bill No. R-22-42.

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

The North I-25 CPA Assessment report includes performance measures established by the Comprehensive Plan for each chapter. Metrics for the North I-25 CPA are found in Appendix Parts 7.1 through 7.10 of the Assessment Report.

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

Part 3.1 of the North I-25 CPA Assessment Report (Community Identity) mentions the role each neighborhood plays. The engagement report (Appendix 8.1) identifies coordination with ONC and neighborhood associations as part of engagement, particularly with respect to Neighborhood Association meetings, Resource Fairs, and other outreach events.

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

Public engagement is a key component of the North I-25 CPA assessment process. Staff conducted many engagement activities in the North I-25 CPA. The planning team was invited to community meetings to present and facilitate activities, conducted outreach at Neighborhood Association meetings, engaged students at Albuquerque Public School, Charter School, and Private School events, and staffed booths at community events and public locations or private businesses throughout

the assessment process. Engagement included online surveys, social media, interactive PDFs on the website for comments, and virtual focus group meetings.

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

Parts 2.3 of the North I-25 CPA Assessment Report discusses the area's history and special places, ties to Puebloan ancestors, early agricultural settlements, and the role that the Albuquerque International Balloon Fiesta played in the greater area. The area's character is discussed in Section 3.8 Heritage Conservation. Capital needs are identified by topic as challenges that need to be addressed.

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

Any new policies particular to the North I-25 Community Planning Area are identified as part of the CPA Assessment process and will be incorporated in a future Comp Plan update in Chapter 4 Community Identity, Goal 4.3 City Community Planning Areas.

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

The North I-25 CPA Assessment report contains recommendations that will be provided to the EPC for review and recommendation to the City Council.

V. Public Engagement

Outreach Overview

The North I-25 CPA Assessment began in August 2025. The assessment process lasted approximately 1 year, during which the Long Range Planning Team with the Urban Design and Development Division gathered community input. Community engagement included surveys, in-person tabling at various businesses and events, community and neighborhood association meetings, and focus groups. There were several phases of engagement throughout the assessment process, each of which built upon the previous phase. Planning staff did outreach both online and in person at events and locations throughout North I-25 to encourage community participation.

In addition to the website and activity- specific advertising, the Planning Department mailing list promoted different engagement and review opportunities. Over 430 people received announcements at the beginning of the CPA process. By the final phase of the assessment, more than 160 people had signed up for area-specific updates. Additionally,

between 400 and 600 households received announcements about the Kick-off event, Priorities Survey, Phase 2 and 3 outreach, and the Phase 4 Open House through various social media outlets and email advertisements.

Phase 1 – Assets & Opportunities

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

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

Assets and Opportunities Activities – Phase I

Event Date	Location	Activity
9/4/2025	Vista Del Norte Park	Tabling
9/12/2025	Rudolfo Anaya North Valley Library	Presentation/Tabling
9/16/2025	Rudolfo Anaya North Valley Library	Tabling
9/18/2025	Explore Academy HS	Tabling
9/19/2025	Mission Avenue Elementary	Tabling
9/23/2025	Rudolfo Anaya North Valley Library	Tabling
9/26/2025	Oak Tree Café	Tabling
9/27/2025	Balloon Fiesta Park	Tabling
9/27/2025	Rio Grande Community Farms	Career Day
9/29/2025	CNM WTC	Tabling
9/30/2025	Rudolfo Anaya North Valley Library	Community Networking
10/1/2025	Roadrunner Food Pantry	Community Networking
10/3/2025	Oak Tree Café	Tabling
10/4/2025	Wildflower Park	Tabling
10/5/2025	Vista Del Norte Park	Tabling
10/10/2025	Trifecta Coffee	Tabling
10/16/2025	Oak Tree Café	Resource Fair
10/17/2025	Trifecta Coffee	Resource Fair
10/17/2025	7601 Jefferson St. NE Office Suite	Tabling
10/18/2025	Eastdale Little League	Presentation/Tabling
10/18/2025	Mission Avenue Elementary School	Tabling
10/20/2025	BernCo North Valley Area Command	Tabling
10/22/2025	Trifecta Coffee	Tabling
10/23/2025	Satellite Coffee	Tabling
10/24/2025	Oak Tree Café	Tabling

Event Date	Location	Activity
10/25/2025	Vista Del Norte Park	Tabling
10/25/2025	Girl Scouts of NM Office Parking Lot	Career Day
10/26/2025	Jimmy's Cafe	Tabling
10/27/2025	Explore Academy HS	Tabling
10/29/2025	Satellite Coffee	Tabling
10/30/2025	The Senary by Allaso (New Apartments)	Community Networking
10/31/2025	CNM WTC	Tabling
11/4/2025	Bernardo Trails Park	Tabling
11/5/2025	Paseo de Estrella Park	Tabling
11/7/2025	Bass Pro Shop	Tabling
11/12/2025	Air Dance	Community Event

Phase 2 – Loop Back and Confirm – Community Priorities

The Phase 2 survey for the North I-25 Community Planning Area gathered feedback from 40 respondents and yielded findings consistent with Phase 1 survey data. Residents prioritized protecting the area’s local culture and natural environment while highlighting needs around infrastructure upgrades, law enforcement, and support services for housing insecurity. Key takeaways across the survey’s questions included lack of public facilities, more housing, and easier access to transit. Additional activities included a Photography Workshop, an interactive improvisational performance, and a Resource Fair. Staff used the data gathered to inform Sections 4 and 5 of the report, and the input gathered through each effort led to the Planning Team drafting the following ‘deeper-dive’ topics that were discussed focus groups in Phase 3.

Outreach Tracker – Phase 2

Event Date	Event Name	Location
2/18/2026	Taylor Ranch Community Center	Tabling
3/23/2026	Sid Cutter Pilot's Pavilion	Presentation/Tabling
2/18/2026	Taylor Ranch Community Center	Tabling

Phase 3 - Focus Groups

The Planning Department hosted 3 focus groups to understand community priorities and explore potential actions to address them. Staff from City Departments, agencies, partners, and other institutions were present to answer questions about existing services and resources, as well as the feasibility of potential actions. These sessions explored ideas for policies, regulations, and projects for the North I-25 CPA. Each focus group was dedicated to a particular topic. Previous input, relevant data, and maps were presented

on an online application called Miro, a digital whiteboard used during the virtual meeting. The groups worked to develop feasible actions to recommend in the report. The Miro boards were posted on the CPA website for public review.

Focus Group Topic	Date
Balloon Fiesta Park + Economic Development	April 14, 2026, 1:00 PM – 4:00 PM
Housing, Security, & Public Safety	April 17, 2024 10:00 AM - 12:00 PM
Transportation, Infrastructure, & IDO Regulations	April 21, 2026 2:00 PM - 4:00 PM
Parks, Facilities, & Open Space	April 23, 2026 10:00 AM - 12:00 PM

Phase 4 – Final Assessment Report and Formal Action

The North I-25 CPA Assessment Report **Part 4. Projects and Programs** highlights existing programs that respond to community priorities that emerged from public engagement:

- 4.1 Balloon Fiesta Park Special Events
- 4.2 Parks, Youth, & Public Art
- 4.3 Economic Development & Housing
- 4.4. Transportation
- 4.5 Community Safety
- 4.6 Community Facilities

The North I-25 CPA Assessment Report **Part 5. Policy and Regulation Review** provides a review of policies and regulations that apply to the North I-25 CPA.

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

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

The North I-25 CPA Assessment Report Part 6 includes an Action Matrix that recommends actions to respond to community priorities identified during community engagement. The Action Matrix includes the location for the recommended action, the lead City department or agency, collaborators, measure of success, and completion timeframes.

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

The North I-25 CPA Assessment Report includes recommended policies to guide decision-making around land use once they are incorporated into the Comprehensive Plan. The Report also includes Actions with tangible measures of success that incorporate community assets. Actions can be achieved over time through coordination among the Area Planner, community members, organizations, and government partners.

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

VI. Implementation & Next Steps

ABC Comprehensive Plan, Chapter 14- Implementation Plan

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

This Chapter also includes a Policy Implementation Action Matrix (Section 14.4) that will be used to track progress toward policies for future Comp Plan updates. Table 14-3 contains actions from policies in each Comp Plan element chapter (ex. Land Use, Urban Design, etc.).

Policies for the North I-25 CPA

New Comprehensive Plan policies resulting from the North I-25 CPA engagement process will be incorporated into the Comprehensive Plan via resolution, as specified in IDO §14-16-6-3(E)(7). Chapter 4.3.8 of the Comprehensive Plan currently serves as a holding bin for these policies. Table 2 in Section 5.7 (Part 5: Policy and Regulation Review) of the CPA Assessment Report lists each recommended policy alongside its supporting rationale and related existing Comprehensive Plan policies.

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

1. *Encourage multimodal transportation options during special events at the Balloon Fiesta Park, using Transportation Demand Strategy policies, programs, and technologies.*
2. *Encourage multimodal transportation options for employees, customers, and visitors within Employment Centers and Activity Centers, such as ABQ Ride's Smart Business Partnership Program.*
3. *Support the coordination of temporary and permanent park-and-ride facilities among the City of Albuquerque, Village of Los Ranchos, Bernalillo County, and the Rio Metro Regional Transit District.*
4. *Foster ongoing beautification of parks, multimodal trails, and sidewalks in Centers and Corridors, such as public art, landscaping, and innovative demonstration projects.*
5. *Support the creation of an 18-hour district in Journal Center that generates activity throughout the day and evening.*
 - a. *Sub-policy 5a) Support development that adds mixed-income, high-density housing.*
 - b. *Sub-policy 5b) Support development that prioritizes employment opportunities.*
 - c. *Sub-policy 5c) Provide safe and convenient pedestrian and bicycle access to mobility to make Journal Center more walkable and multi-modal over time.*
6. *Support workforce development to increase workforce capacity and skills, such as the City's Job Training Albuquerque Program.*
7. *Promote private and public financing mechanisms to create higher-density housing, quality of life amenities, and to enhance the walkability and vitality of Centers and Corridors.*
8. *Expand affordable and accessible recreation programs for youth and young adults.*
9. *Encourage collaboration between charter and private schools and the City Municipal Development Department's Traffic Engineering Division to assist schools with adequate directional signage and speed enforcement.*
10. *Support collaboration among the City of Albuquerque, Bernalillo County, and the Village of Los Ranchos to improve multimodal and active transportation options along shared corridors in North I-25.*

Next Steps

The Planning Department has reported the findings and recommendations for the North I-25 CPA assessment to the EPC for review and recommendation to the City Council [IDO §14-16-6-3(E)(7)]. The Assessment Report will next be forwarded to the City Council for review and acceptance. Policies developed for the North I-25 CPA assessment process will be incorporated into Policy 4.3.8 of the ABC Comprehensive Plan during a future update.

VII. Public & Agency Concerns

Public Notice	Required?	Met?
Published Legal Ad	Yes	Yes, published 08/03/2026
Web Posting	Yes	Yes, posted 08/13/2026

Public Comments Received Prior to August 20, 2026 Public Hearing

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

Commenting Agencies

Agency review of the North I-25 CPA Report generated limited feedback, with most departments and partner agencies submitting no comments or indicating no adverse concerns. Notably, the ABCWUA and AMAFCA reported no issues, and the Solid Waste Management Department also had no adverse comments. The Public Service Company of New Mexico commented that the City's comprehensive, long-range planning efforts are commendable and provide useful data about current conditions, trends, and community needs. The Department of Municipal Development's Transportation Planning team provided extensive technical corrections and clarifications, such as updating plan names and links (Bikeway and Trail Facilities Plan), revising inaccurate descriptions of transportation programs (Vision Zero, ASE), ensuring proper terminology, and replacing outdated maps. They also stressed accuracy regarding jurisdiction over major corridors, program leadership roles, and the inclusion of data-driven approaches to micro-mobility management.

VIII. Conclusion

Recommendation

EPC forward a recommendation that the City Council ACCEPT PLAN-2026-00003, the North I-25 Community Planning Area (CPA) Assessment Report. The North I-25 CPA is generally bounded by Interstate 25 to the east, Edith Boulevard to the west, Albuquerque city limits to the north, and Montañño Road to the south, based on the following Findings and subject to the Conditions of Approval.

Findings, Community Planning Area Assessment

PLAN-2026-00003, August 20, 2026 – North I-25 CPA Assessment Report

1. The request is for EPC review and recommendation regarding the Community Planning Area (CPA) Assessment Report for the North I-25 CPA. The North I-25 CPA is one of the 12 Community Planning Areas (CPAs) that the Comprehensive Plan established in the City. .
2. The North I-25 CPA is generally bound by Interstate 25 to the east, Edith Boulevard to the west, Albuquerque city limits to the north, and Montañó Road to the south. The CPA consists of approximately 5,895 acres
3. The North I-25 CPA Assessment Report is the product of a year-long planning effort that included extensive research and public engagement efforts. The CPA Assessments inform updates and amendments to the Comprehensive Plan and the IDO. The Assessment Report includes sections on existing projects and programs that match community priorities and a review of existing policies and regulations that support community priorities
4. The EPC has an advisory role in the Community Planning Area (CPA) Assessments [Ref: IDO §14-16-6-2(E)(3)(f)] and is to review and comment regarding the CPA reports. The assessments shall be forwarded to the City Council for review and acceptance [Ref: IDO §14-16-6-3(E)(7)]. CPA assessments are intended to provide opportunities to generate community-based recommendations for new and/or revised policies for the Comprehensive Plan, new and/or revised regulations for the Integrated Development Ordinance (IDO), and new and/or revised projects or partnerships with implementing City Departments.
5. IDO §14-16-6-3(E)- Community Planning Area Assessments, establishes parameters for CPA assessments to inform updates and amendments to planning policies, zoning regulations, technical standards for infrastructure, and capital improvement priorities. The IDO requires that CPA assessment recommendations accepted by the City Council be included in updates to ranked plans and the IDO annual update at least every five years.
6. Though the CPA Assessments are intended to inform updates and amendments to the Comprehensive Plan and the IDO, the assessments themselves are not a Ranked plan in the City's Planning system. The Comprehensive Plan is the Rank 1 Plan, Facility Plans are Rank II Plans, and Rank III Plans consist of Master Plans and Resource Management Plans.
7. Council Bill No. R-22-42 (Enactment No. R-2022-061) rescinded R-20-27 and established a later start date for CPA assessments and adjusted the order of CPA assessments. (See attachment.) The COVID-19 public health emergency in the Spring of 2020 made in-person engagement inadvisable. The start date for the CPA assessments was changed from June 2020 to February 2021

8. The Albuquerque City Charter, Albuquerque / Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
9. The request is consistent with the Constitution of the State of New Mexico, which allows municipalities to adopt a charter to provide for maximum local self-government (see Article X, Section 6- Municipal Home Rule). The North I-25 CPA Assessment process helps to formulate and shape Comprehensive Plan Goals and policies particular to the North I-25 CPA. The resulting Goals and policies will be subsequently incorporated into the Comprehensive Plan as amendments.
10. The request is consistent with the following, relevant Articles of the City Charter:
 - A. Article I, Incorporation and Powers: Conducting the Community Planning Area (CPA) Assessment process, producing a report, and subsequently updating the Comprehensive Plan to incorporate new Goals and policies, is an act of maximum local self-government that is consistent with the purpose of the Charter.
 - B. Article IX, Environmental Protection: The CPA Assessment process, the CPA reports, and future related Comprehensive Plan updates will help protect and enhance quality of life for Albuquerque's citizens by helping to promote and maintain an aesthetic and humane urban environment and ensure the proper use and development of land. Commissions, Boards, and Committees will have up-to-date guidance to better administer City policy to benefit the residents.
 - C. Article XVII, Planning- Sections 1 and 2: The acceptance of the CPA Assessment Reports, which inform future Comprehensive Plan updates, is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. Future updates will help inform the Mayor and the Council about community priorities that can tie into future Capital Improvement Plans.
11. The Area Profile of the North I-25 CPA Assessment Report (Part 3) correlates to each chapter in the Comprehensive Plan. Each section within Part 3 identifies Actors, Plans, and Programs, discusses Assets and Opportunities identified through the community engagement process, and presents relevant metrics.
12. The North I-25 CPA Assessment Report (Part 5) recommends ten new policies particular to the North I-25 CPA. These new policies will be incorporated into the Comprehensive Plan, Chapter 4 Community Identity, Section 4.3.8 North I-25 CPA Assessment Report:
 - A. Policy 1: *Encourage multimodal transportation options during special events at the Balloon Fiesta Park, using Transportation Demand Strategy policies, programs, and technologies.*

- B. Policy 2: Encourage multimodal transportation options for employees, customers, and visitors within Employment Centers and Activity Centers, such as ABQ Ride's Smart Business Partnership Program.
 - C. Policy 3: Support the coordination of temporary and permanent park-and-ride facilities among the City of Albuquerque, Village of Los Ranchos, Bernalillo County, and the Rio Metro Regional Transit District.
 - D. Policy 4: Foster ongoing beautification of parks, multimodal trails, and sidewalks in Centers and Corridors, such as public art, landscaping, and innovative demonstration projects.
 - E. Policy 5: Support the creation of an 18-hour district in Journal Center that generates activity throughout the day and evening.
 - Sub-policy 5a) Support development that adds mixed-income, high-density housing.
 - Sub-policy 5b) Support development that prioritizes employment opportunities.
 - Sub-policy 5c) Provide safe and convenient pedestrian and bicycle access to mobility to make Journal Center more walkable and multi-modal over time.
 - F. Policy 6: Support workforce development to increase workforce capacity and skills, such as the City's Job Training Albuquerque Program.
 - G. Policy 7: Promote private and public financing mechanisms to create higher-density housing, quality of life amenities, and to enhance the walkability and vitality of Centers and Corridors.
 - H. Policy 8: Expand affordable and accessible recreation programs for youth and young adults.
 - I. Policy 9: Encourage collaboration between charter and private schools and the City Municipal Development Department's Traffic Engineering Division to assist schools with adequate directional signage and speed enforcement.
 - J. Policy 10: Support collaboration among the City of Albuquerque, Bernalillo County, and the Village of Los Ranchos to improve multimodal and active transportation options along shared corridors in North I-25.
13. IDO §14-16-6-3(E) (Community Planning Area Assessments) establishes parameters for how CPA Assessments are conducted. The request fulfills the seven criteria of Subsection 6-3(E), as follows:

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

The North I-25 CPA is the eight CPA process to be completed, in accordance with Council Bill No. R-22-42.

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

The North I-25 CPA Assessment report includes performance measures established by the Comprehensive Plan for each chapter. Metrics for the North I-25 CPA are found in Appendix Parts 7.1 through 7.10 of the Assessment Report (see 14.3.2- Comp Plan Metrics).

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

Part 3.1 of the North I-25 CPA Assessment Report (Community Identity) mentions the role each neighborhood plays. The engagement report (Appendix 8.1) identifies coordination with ONC and neighborhood associations as part of engagement, particularly with respect to neighborhood walks, Neighborhood Association meetings, neighborhood Block Parties and Resource Fairs.

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

Public engagement is a key component of the North I-25 CPA assessment process. Staff conducted many engagement activities in the North I-25 CPA. The planning team was invited to community meetings to present and facilitate activities, conducted outreach at neighborhood association meetings, engaged students at Charter, Private, and Albuquerque Public School events. Additionally, staffed booths at community events and public locations or private businesses throughout the assessment process. Engagement included online surveys, social media, interactive PDFs on the website for comments, and virtual focus group meetings.

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

Part 2.3 of the North I-25 CPA Assessment Report discusses the area's history and agricultural ties, the influence of the railroad in the 1800s, and history of the Balloon Fiesta Park and the Albuquerque Journal that is situated within the CPA boundary. *The area's character is discussed in Section 3.8 Heritage Conservation. Capital needs are identified by topic as challenges that need to be addressed.*

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

Any new policies particular to the North I-25 Community Planning Area are identified as part of the CPA Assessment process and will be incorporated in a future Comp Plan update in Chapter 4 Community Identity, Goal 4.3 City Community Planning Areas.

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

The North I-25 CPA Assessment report contains recommendations that will be provided to the EPC for review and recommendation to the City Council, which will review any associated legislation prepared by Staff as part of accepting the report.

14. Engaging the community is the cornerstone of the CPA assessment process, including community members, residents, businesses, and other agency partners. Public engagement strategies for the North I-25 CPA planning effort included a range of opportunities for input, discussion, and consensus-building. Hundreds of North I-25 area residents, business owners, service providers, and community leaders participated in the development of this report and contributed to its recommendations.
15. CPA assessments are intended to provide opportunities to generate community-based recommendations for new and/or revised policies for the Comprehensive Plan, new and/or revised regulations for the Integrated Development Ordinance (IDO), and new and/or revised projects or partnerships with implementing City Departments and other partner organizations.
16. The public was able to access and read the online report draft in detail. Planning staff received several public comments prior to finalizing the North I-25 Assessment Report draft that was submitted to the Environmental Planning Commission (EPC) for review and

recommendation. The majority of the public comments received were positive, mainly focused on typographical errors and clarifying content.

17. Planning staff received comments and edits from partnering agencies and City departments that were incorporated into the draft submitted to the EPC for review and recommendation.
18. Staff notes that the assessment report does not, on its own, carry any policy or regulatory authority and that the editing process involved coordination with partnering agencies and city departments in order to finalize the table and matrix. Any comments received related to potential regulatory language or that staff was not able to find a lead agency for were not able to be incorporated into the North I-25 Assessment Report prior to submittal to EPC for review and recommendation.
19. Staff received agency comments from CABQ Environmental Health, Bernalillo County Transportation, Albuquerque Bernalillo County water Utility Authority, AMAFCA, CABQ Metropolitan Redevelopment Agency, Public Service Company of New Mexico (PNM), CABQ Urban Forestry, and Albuquerque Public Schools (APS).
20. Next Steps: Pursuant to IDO §14-16-6-3(E)(7), the Planning Director/Staff will report the findings and recommendations from the assessment to the EPC for review and recommendation to the City Council. After EPC review and recommendation, the Assessment Report will be transmitted to the City Council for review and acceptance. Policies developed for the Near North Valley CPA assessment process will be incorporated into Policy 4.3.8 of the ABC Comprehensive Plan during a future update.

Recommended Conditions of Approval

Case#: PLAN-2026-00003 North I-25 CPA Assessment Report

1. Planning staff shall make any necessary clerical corrections to the document, including fixing typos, numbering, and cross references.
 2. Planning staff shall make any necessary editorial changes to the document, including minor text additions, revisions for clarity (without changing substantive content), adding cross references, reorganizing content for better clarity and consistency throughout, revisions to graphic content for clarity, and updating tables of contents.
-

Dennis Felipe Jr.

Dennis Felipe Jr.

Planner

Notice of Decision Distribution

Vicente Quevedo, Long Range Principal Planner, vquevedo@cabq.gov

District 4 Coalition of Neighborhood Associations Academy North NA, Vanessa Stranski,
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District 4 Coalition of Neighborhood Associations, Lorna Howerton,
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Vista Del Norte Alliance, Perry Chapman, PCHAPMAN2149@AOL.COM

North Valley Coalition, Elanor Walther, eawalth@comcast.net

North Valley Coalition, Peggy Norton, peggynorton@yahoo.com

Wildflower Area NA, Rebecca Hall, kbbh@hotmail.com

Wildflower Area NA, Glenn Garcia, ggarcia103@comcast.net

Vista Del Norte Alliance, James Souter, jamessouter@msn.com

North Edith Commercial Corridor Association, Michael Haederle, haederle@yahoo.com

North Edith Commercial Corridor Association, Evelyn Harris, grumpyeh46@comcast.net

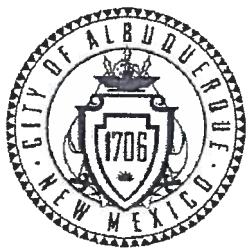
Legal, dking@cabq.gov

Legal, acon@cabq.gov

EPC file

IX. Attachments

A) BACKGROUND



City of Albuquerque

Office of the City Clerk

Timothy M. Keller, Mayor

Ethan Watson, City Clerk

Interoffice Memorandum

July 13, 2020

To: CITY COUNCIL

From: Camille Cordova, City Clerk Executive Assistant

Subject: BILL NO. R-20-27; ENACTMENT NO. R-2020-70

I hereby certify that on July 10, 2020, the Office of the City Clerk received Bill R-20-27 as signed by the president of the City Council, Patrick Davis. Enactment No. R-2020-070 was passed at the June 29, 2020 City Council meeting. Mayor Keller did not sign the approved Resolution within the 10 days allowed for his signature and did not exercise his veto power. Pursuant to the Albuquerque City Charter Article XI, Section 3, this Resolution is in full effect without Mayor's approval or signature. This memorandum shall be placed in the permanent file for Bill No. R-20-27.

Sincerely,

Ethan Watson
City Clerk

R-2020-070

CITY OF ALBUQUERQUE
CITY COUNCIL

INTEROFFICE MEMORANDUM

TO: Timothy M. Keller, Mayor

FROM: Stephanie M. Yara, Director of Council Services

SMY 7/1/20

SUBJECT: Transmittal of Legislation

Transmitted herewith is Bill No. R-20-27 Establishing The Order Of Community Planning Area Assessments For 2021-2025 And Establishing A Capacity Building Process For 2020 (Benton, Jones), which was passed at the Council meeting of June 29, 2020 by a vote of 9 FOR AND 0 AGAINST.

In accordance with the provisions of the City Charter, your action is respectfully requested.

SMY:mm
Attachment

CITY of ALBUQUERQUE

TWENTY FOURTH COUNCIL

COUNCIL BILL NO. R-20-27 ENACTMENT NO. R-2020-070

SPONSORED BY: Isaac Benton and Trudy E. Jones

1 RESOLUTION

2 ESTABLISHING THE ORDER OF COMMUNITY PLANNING AREA
3 ASSESSMENTS FOR 2021-2025 AND ESTABLISHING A CAPACITY BUILDING
4 PROCESS FOR 2020.

5 WHEREAS, in Spring 2020 a public health emergency was declared in New
6 Mexico that limited physical contact between people and limited the size of
7 gatherings of people; and

8 WHEREAS, this fundamentally changes how the Community Planning Area
9 (CPA) assessments will be conducted; and

10 WHEREAS, not all members of the public have access to or are
11 comfortable with online formats for engagement and information sharing; and

12 WHEREAS, the CPA assessment process is intended to be an open and
13 inclusive public process; and

14 WHEREAS, the original proposed start date for the CPA assessment was
15 June 2020; and

16 WHEREAS, this start date is revised to February 2021 in order to maximize
17 social distancing in this public health emergency; and

18 WHEREAS, the CPA assessment order shall be decided prior to the start
19 of each 5 year cycle; and

20 WHEREAS, the Albuquerque-Bernalillo County Comprehensive Plan (Comp
21 Plan) designates 12 Community Planning Areas (CPAs) within City
22 boundaries; and

23 WHEREAS, the Comp Plan establishes a 5-year cycle of long-range
24 planning with each CPA for 4 years and then updating the Comp Plan on the
25 5th year; and

[Bracketed/Underscored Material] - New
[Bracketed/Strikethrough Material] - Deletion

1 WHEREAS, the CPA assessments are intended to provide opportunities to
2 generate community-based recommendations for new or revised policies for
3 the Comp Plan, new or revised regulations for the Integrated Development
4 Ordinance, and new or revised projects or partnerships with implementing
5 City Departments; and

6 WHEREAS, CPA assessments will provide opportunities to explore content
7 from former Sector Development Plans and ensure that relevant content still
8 supported by the community is adequately carried over into the new land use
9 and zoning framework; and

10 WHEREAS, CPA assessments will provide opportunities for communities
11 that never had Sector Development Plans, or whose Sector Development
12 Plans were out of date, to have regular opportunities to engage in long-range
13 planning; and

14 WHEREAS, the Comp Plan directs the Planning Department to analyze the
15 need for planning in each CPA to recommend to City Council the order of
16 assessments based on objective data that can be compared across the 12
17 CPAs to determine which CPAs are experiencing high development pressure,
18 have limited access to services, and have residents that may have limited
19 access to resources and low indicators of wellbeing and opportunities for
20 positive change; and

21 WHEREAS, the Planning Department performed a needs analysis with data
22 from the American Community Survey (ACS) 2013-2017, which is the most
23 recent data available at the geography of the 12 CPAs, as well as relevant data
24 from City Departments, such as building permits, variances, buildings that
25 have been substandard for a year or more, park locations, and transit
26 stops/stations; and

27 WHEREAS, the Planning Department also considered logistical factors in
28 adjusting the order to optimize staffing and leverage community meeting
29 spaces; and

30 WHEREAS, the Integrated Development Ordinance (IDO) codifies the cycle
31 of CPA assessments in Subsection 14-16-6-3(E) and requires that
32 recommendations resulting from the assessments be forwarded to the

1 Environmental Planning Commission (EPC) for review and recommendation
2 and to City Council for review and acceptance; and

3 WHEREAS, the IDO requires that CPA assessment recommendations
4 accepted by City Council be included in updates to Ranked Plans and the
5 annual IDO update at least every 5 years; and

6 WHEREAS, the Comp Plan establishes that City Council make the final
7 determination of the order of the 12 CPA assessments.

8 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
9 ALBUQUERQUE:

10 SECTION 1. The City Council directs the Planning Department to conduct
11 the Community Planning Area assessments in the order shown in Exhibit X.
12 The order for the CPA Assessments is as follows:

- 13 • Year One (2021)
 - 14 1. Near Heights (February – May)
 - 15 2. Southwest Mesa (March – June)
 - 16 3. Central ABQ (August – November)
- 17 • Year Two (2022)
 - 18 4. West Mesa (February – May)
 - 19 5. Northwest Mesa (March – June)
 - 20 6. East Gateway (August – November)
- 21 • Year Three (2023)
 - 22 7. Near North Valley (February – May)
 - 23 8. North I-25 (March – June)
 - 24 9. Mid Heights (August – November)
- 25 • Year Four (2024)
 - 26 10. Foothills (February – May)
 - 27 11. North Albuquerque (March – June)
 - 28 12. Mesa del Sol (August – November)
- 29 • Year Five (2025) Comprehensive Plan Update

30 SECTION 2. The first cycle of CPA assessments shall begin in February
31 2021 and shall end in November in 2024. Planning staff shall focus on building
32 capacity and developing awareness within the 12 Community Planning Areas
33 in 2020, in preparation for the CPA assessments to begin in February 2021.

Capacity building will occur online, via telephone, and via mail, and will commence in person when it is deemed safe to do so.

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1 PASSED AND ADOPTED THIS 29th DAY OF June, 2020
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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

TWENTY FIFTH COUNCIL

COUNCIL BILL NO. R-22-42 ENACTMENT NO. R-2022-061

SPONSORED BY: Trudy Jones and Isaac Benton by request

1 RESOLUTION

2 RESCINDING R-20-27 AND ESTABLISHING THE ORDER OF COMMUNITY
3 PLANNING AREA ASSESSMENTS FOR 2022-2027.

4 WHEREAS, the Albuquerque-Bernalillo County Comprehensive Plan (Comp
5 Plan) designates 12 Community Planning Areas (CPAs) within City
6 boundaries; and

7 WHEREAS, the Comp Plan establishes a cycle of long-range planning
8 through assessments conducted with communities in each CPA and then
9 updating the Comp Plan at the end of the cycle based on recommendations in
10 the assessment reports; and

11 WHEREAS, the Integrated Development Ordinance (IDO) Subsection 14-16-
12 6-3(E) codifies a regular cycle of CPA assessments and requires that
13 recommendations resulting from the assessments be forwarded to the
14 Environmental Planning Commission (EPC) for review and recommendation
15 and to City Council for review and acceptance; and

16 WHEREAS, the IDO requires that CPA assessment recommendations
17 accepted by City Council be included in updates to Ranked Plans and the
18 annual IDO update; and

19 WHEREAS, the CPA assessments are intended to provide opportunities to
20 generate community-based recommendations for new or revised policies for
21 the Comp Plan, new or revised regulations for the Integrated Development
22 Ordinance (IDO), and new or revised projects or partnerships with
23 implementing City Departments; and

24 WHEREAS, CPA assessments are intended to provide opportunities to
25 explore content from former Sector Development Plans and ensure that

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1 relevant content still supported by the community is adequately carried over
2 into the new land use and zoning framework; and

3 WHEREAS, CPA assessments are intended to provide opportunities for
4 communities that never had Sector Development Plans, or whose Sector
5 Development Plans were out of date, to have regular opportunities to engage
6 in long-range planning; and

7 WHEREAS, the Comp Plan directs the Planning Department to analyze the
8 need for planning in each CPA to recommend to City Council the order of
9 assessments based on objective data that can be compared across the 12
10 CPAs to determine which CPAs are experiencing high development pressure,
11 have limited access to services, and have residents that may have limited
12 access to resources and low indicators of wellbeing and opportunities for
13 positive change; and

14 WHEREAS, in 2019 the Planning Department performed a needs analysis
15 with data for all 12 CPAs from the American Community Survey (ACS) 2013-
16 2017, as well as relevant data from City Departments, such as building
17 permits, variances, buildings that have been substandard for a year or more,
18 park locations, and transit stops/stations; and

19 WHEREAS, the City Council adopted R-20-27 to establish the order of CPA
20 assessments based on the needs analysis and recommendations for
21 adjustments from the Planning Department due to staffing and geographic
22 considerations; and

23 WHEREAS, in Spring 2020 a public health emergency was declared in New
24 Mexico that limited physical contact between people and limited the size of
25 gatherings of people; and

26 WHEREAS, the public health emergency declaration fundamentally
27 changed how the Community Planning Area (CPA) assessments could be
28 conducted; and

29 WHEREAS, best practices for equitable outreach to people who may not
30 typically engage in planning processes involves casual interactions about
31 their priorities in places where people are already gathered, which was not
32 safe or advisable during the pandemic; and

1 WHEREAS, not all members of the public have access to or are
2 comfortable with online formats for engagement and information sharing; and
3 WHEREAS, the CPA assessment process is intended to be an open and
4 inclusive public process; and
5 WHEREAS, City Council revised the original proposed start date for the
6 CPA assessment from June 2020 to February 2021 in order to maximize social
7 distancing in this public health emergency; and
8 WHEREAS, the Comp Plan establishes that the City Council makes the final
9 determination of the order of the 12 CPA assessments; and
10 WHEREAS, the CPA assessment order is to be decided prior to the start of
11 each CPA assessment cycle; and
12 WHEREAS, since 2020 the Planning Department, as with most employers
13 nationwide, has had changes in staffing and challenges in hiring; and
14 WHEREAS, Planning staff piloted CPA assessments in 2021 and found that
15 the proposed engagement schedule was too short to accommodate
16 meaningful participation by Neighborhood Associations, community
17 organizations, businesses, and other area stakeholders; and
18 WHEREAS, the CPA assessments require more time for feedback loops
19 with stakeholders to learn together, generate creative solutions, test the
20 feasibility and effectiveness of recommended actions, and ensure buy-in from
21 affected stakeholders; and
22 WHEREAS, the CPA assessments require more time to coordinate across
23 multiple City departments throughout public engagement efforts as well as to
24 generate the action plans that result from the assessment process; and
25 WHEREAS, the Planning Department has contracted with a consultant to
26 conduct the Central ABQ CPA assessment and intends to contract with a
27 separate consultant to conduct the Southwest Mesa assessments in 2022; and
28 WHEREAS, the Planning Department is proposing to lengthen the schedule
29 for each assessment, complete the first three assessments with the help of
30 consultant teams in 2022 to establish the process for the remaining
31 assessments, and conduct two assessments concurrently each year with
32 Planning staff for the remaining 9 assessments.

1 BE IT RESOLVED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
2 ALBUQUERQUE:

3 Section 1. RESCISSION. Rescind R-20-27 as adopted by the City Council.

4 Section 2. CPA ASSESSMENT ORDER. The City Council directs the
5 Planning Department to conduct the Community Planning Area assessments
6 in the following order based on the Priority Needs Analysis in Exhibit X:

7 Year One (2022)

8 1. Near Heights

9 2. Southwest Mesa

10 3. Central ABQ

11 Year Two (2023)

12 1. East Gateway

13 Year Three (2024)

14 1. West Mesa (March – December)

15 2. Northwest Mesa (March – December)

16 Year Four (2025)

17 1. I-25 (March – December)

18 2. Near North Valley (March – December)

19 Year Five (2026)

20 1. Foothills (March – December)

21 2. Mid Heights (March – December)

22 Year Six (2027)

23 1. North ABQ (March – December)

24 2. Mesa del Sol (March – December)

25 Section 3. COMP PLAN UPDATE. The City Council and the Planning
26 Department will work together to prepare an update to the Comprehensive
27 Plan in 2023 to reflect the changes to the CPA assessment cycle and other
28 targeted updates.

29 Section 4. IDO UPDATE. The City Council directs the Planning Department
30 to update the Integrated Development Ordinance Subsection 14-16-6-3(E)(1)
31 and (6) to reflect the changes to the CPA assessment cycle in the 2022 IDO
32 Annual Update.

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1 Section 5. SEVERABILITY. If any section, paragraph, sentence, clause,
2 word or phrase of this Resolution is for any reason held to be invalid or
3 unenforceable by any court of competent jurisdiction, such decision shall not
4 affect the validity of the remaining provisions of this Resolution. The Council
5 hereby declares that it would have passed this Resolution and each section,
6 paragraph, sentence, clause, word or phrase thereof irrespective of any
7 provision being declared unconstitutional or otherwise invalid.

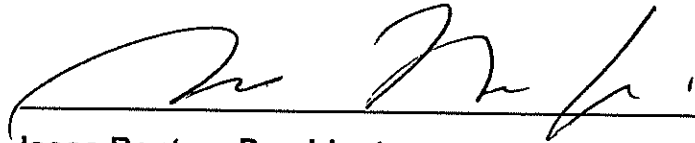
8 Section 6. COMPILATION. This resolution shall be incorporated in and
9 made part of the Revised Resolutions of Albuquerque, NM, 1994.

10 Section 7. EFFECTIVE DATE. This Resolution shall take effect five days
11 after publication by title and general summary.

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1 PASSED AND ADOPTED THIS 15th DAY OF August, 2022
2 BY A VOTE OF: 9 FOR 0 AGAINST.

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10 Isaac Benton, President
11 City Council
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15 APPROVED THIS 26 DAY OF August, 2022
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18 Bill No. R-22-42
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23 Timothy M. Keller, Mayor
24 City of Albuquerque
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27 ATTEST:

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30 Ethan Watson, City Clerk
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B) APPLICATION INFORMATION

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW Room 190

Albuquerque, NM 87102

Tel: (505) 924-3320



July 8, 2026

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

Dear Chair Halstead,

The City of Albuquerque's Planning Department is submitting the North I-25 Community Planning Area Assessment Report to the EPC for the Commission's review and recommendation. The report will then be transmitted to City Council for acceptance, as described in IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7).

The purpose of the CPA report is to document existing conditions, community priorities, and track the effectiveness of the Comprehensive Plan and IDO on a local level. To best serve all of Albuquerque's diverse communities and neighborhoods, the CPA assessment process is intended to ensure that all residents and areas benefit from long-range planning efforts, coordination, and problem-solving. The CPA assessment process seeks to develop positive relationships between the city and community members by focusing on actions that can lead to transformative changes in the community.

The Community Planning Area Assessment Reports occur on a regular schedule, focusing on specific geographic areas to ensure that special areas and local priorities are heard and incorporated into Comprehensive Plan policies and regulation through the Integrated Development Ordinance. The Planning Department has developed the eighth report, the North I-25 Community Planning Area Assessment Report, and is now submitting it for EPC's review and recommendation in August. A detailed staff analysis of the report will be submitted to the EPC, which will include an analysis of the criteria set forth in IDO Subsection 14-16-6-3(E).

This report describes the history, special places, character, and capital needs of North I-25. The first section describes the purpose and process. The second section covers important context, including the history of the area, and the demographics of its residents. Existing conditions organized according to the broad categories formed by Comprehensive Plan elements are reviewed in section three. This section also incorporates metrics as proposed by the Comprehensive Plan. All metrics tracked over time by the Planning Department are displayed in the appendices. Section four describes projects and programs currently underway or planned in the area, or desired by the community, while section five provides a review of policy and regulations as applied in North I-25, as well as proposed policies for the area. An action plan makes up section six.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT

URBAN DESIGN & DEVELOPMENT DIVISION

600 2nd Street NW Room 190

Albuquerque, NM 87102

Tel: (505) 924-3320

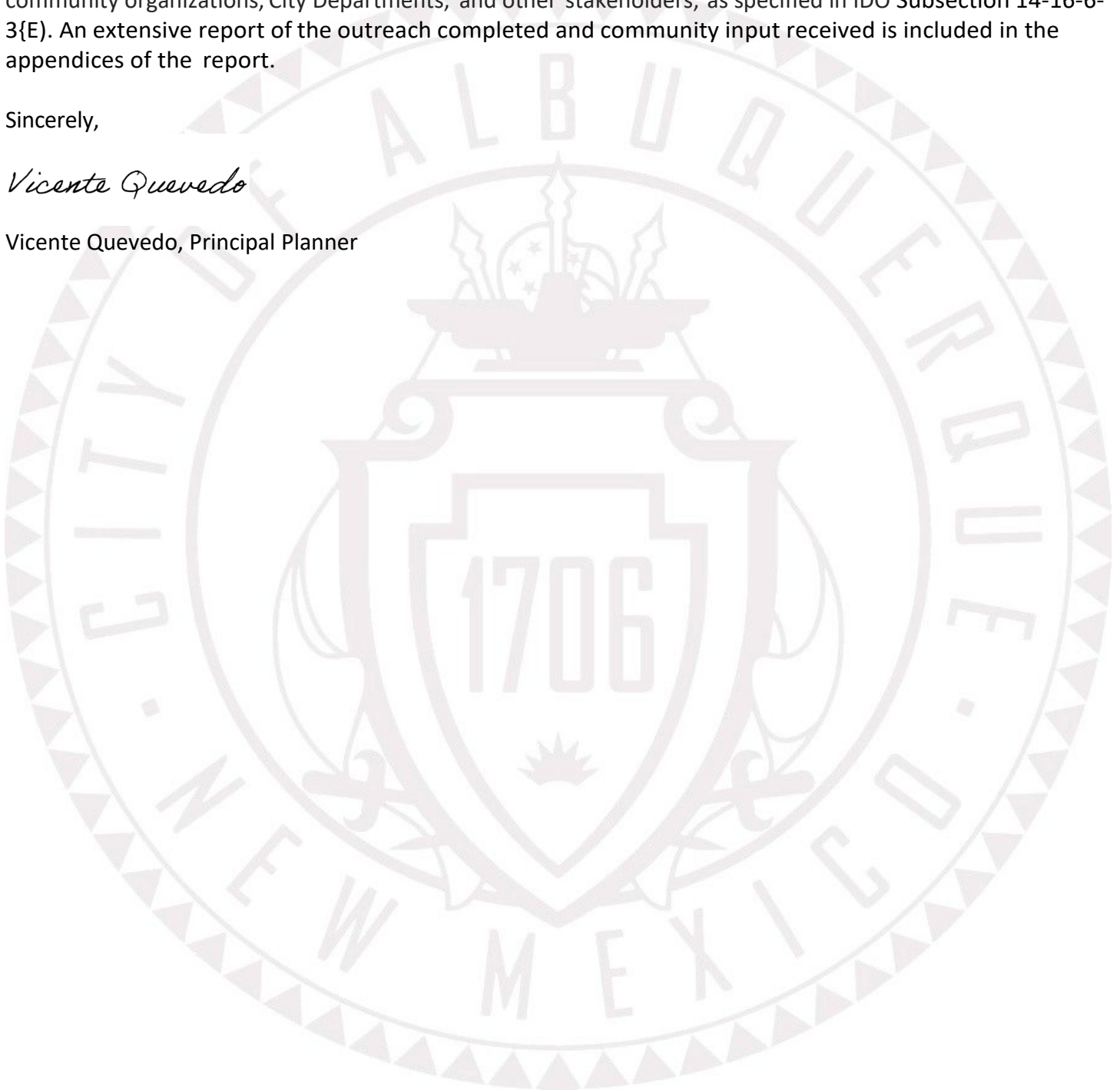


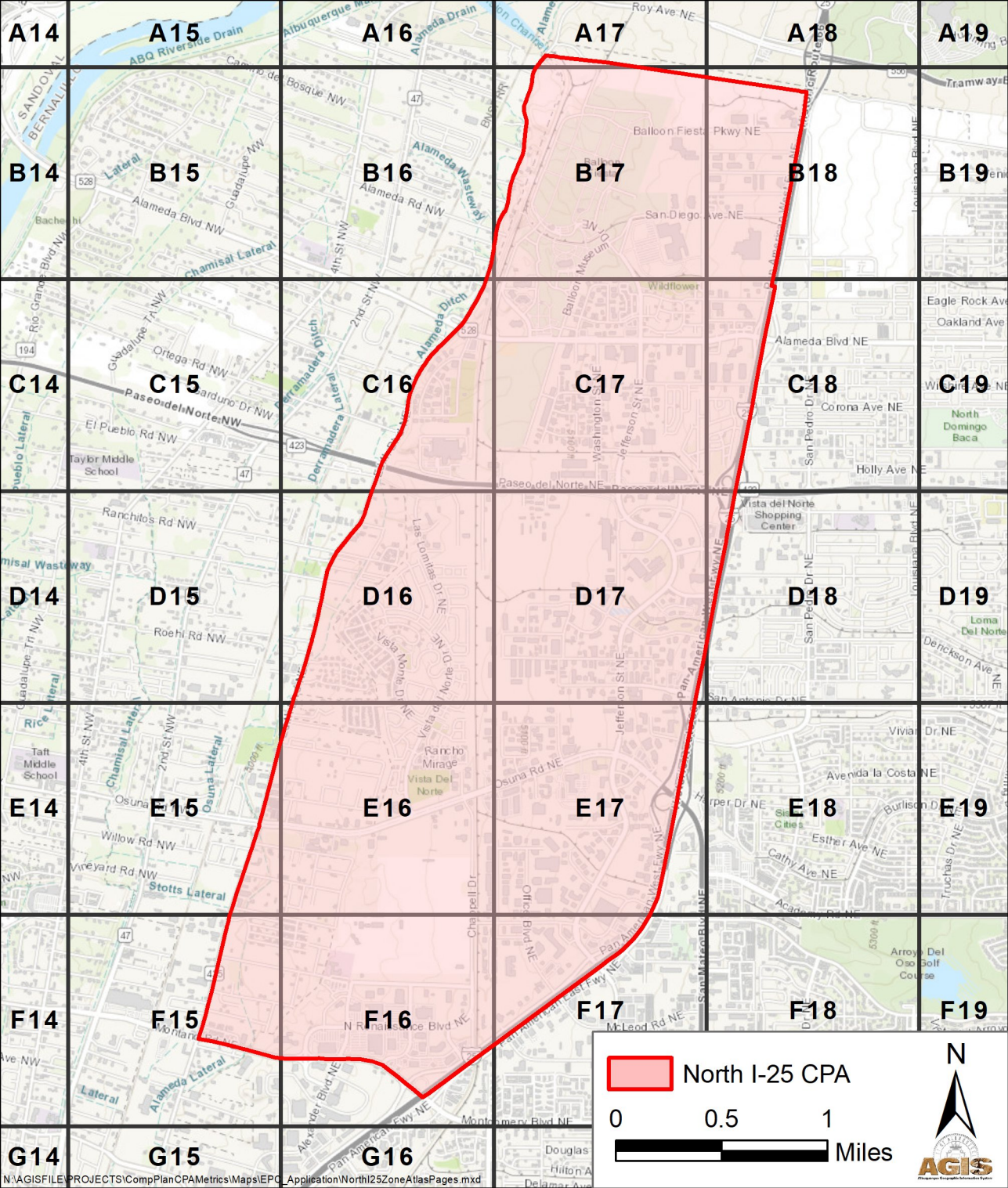
This report incorporates input from community members, business owners, Neighborhood Associations, community organizations, City Departments, and other stakeholders, as specified in IDO Subsection 14-16-6-3(E). An extensive report of the outreach completed and community input received is included in the appendices of the report.

Sincerely,

Vicente Quevedo

Vicente Quevedo, Principal Planner





C) PUBLIC NOTICE

This Message Is From an External Sender
This message came from outside your organization.

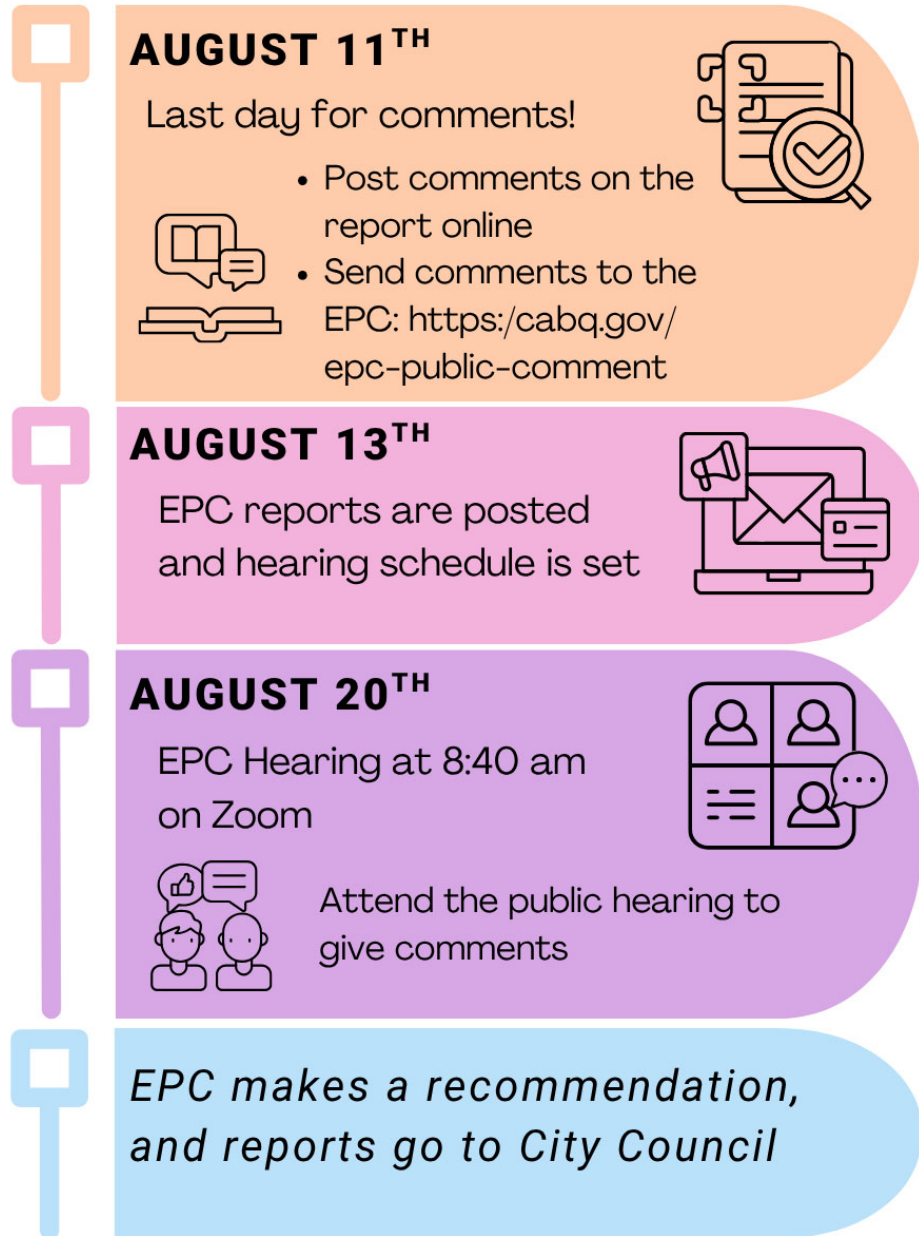
[Report Suspicious](#)



Near North Valley & North I-25 CPA Update



Application Timeline for EPC



The Near North Valley and North I-25 Community Planning Area (CPA) reports will be submitted to the Environmental Planning Commission (EPC) on **Thursday, July 9th**, for an August Public Hearing. Community members are still encouraged to review the draft reports and submit comments through the CPA website. You can review the draft sections and stay updated on the [CPA website](#) or by clicking the buttons below.

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

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



North I-25 Draft Report



Near North Valley Draft Report

Thank you for an awesome Open House!

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



[See Open House Comments](#)

More to Come...

EPC Hearing

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



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



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

Contact:

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

[View email in browser](#)

City of Albuquerque · PO Box 1293 · One Civic Plaza Nw 11th Floor · Albuquerque, NM 87103-1293 · USA
[update your preferences](#) or [unsubscribe](#)

D) AGENCY COMMENTS

PLANNING DEPARTMENT

Long Range Planning

Not Applicable.

Hydrology

No comment received.

Transportation Development Services

(text)

Zoning / Code Enforcement

No comment received.

OTHER CITY OF ALBUQUERQUE DEPARTMENTS / OFFICES

Aviation Department

No comment received.

Department of Environmental Health

No Comment at this time.

Department of Municipal Development

(text)

Metropolitan Redevelopment Agency

The Metropolitan Redevelopment Agency (MRA) supports the North I-25 Community Planning Area Assessment Report, specifically Action Item number 3, which names MRA as a lead agency. MRA is committed to reviewing and updating MRA plans to ensure they reflect current goals and needs of the community.

Office of Neighborhood Coordination

(text)

Parks and Recreation – Urban Forestry

4.2.2 CITYWIDE TREE CANOPY PROGRAMS Paragraph 1 - Coordinate with Urban Forestry on language about Tree Alliance. Paragraph 2 - Urban Forestry is not considered a Division at this time.

Police Department/Planning

No comment received.

Solid Waste Department

No comment received.

Transit Department

No comment received.

OTHER AGENCIES

Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

No objections.

Albuquerque Public Schools (APS)

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

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

Albuquerque Metropolitan Arroyo Flood Control (AMAFCA)

AMAFCA has no adverse comments to the EPC Plan Request.

Bernalillo County

Bernalillo County Transportation Planning is coordinating with the City of Albuquerque on regional trail projects, such as the Alameda Drain Trail and El Camino Real. Additionally, we are collaborating on 4th/Route 66 improvements. We look forward to participating further with the North I-25 CPA.

Kirtland Air Force Base (KAFB)

No comment received.

Middle Rio Grande Conservancy District (MRGCD)

No comment received.

Mid-Region Council of Governments (MRCOG)

No comment received.

Mid-Region Metropolitan Planning Organization (MRMPO)

No comment received.

National Park Service (NPS) / Petroglyph National Monument

No comment received.

New Mexico Gas Company

No comment received.

New Mexico Department of Transportation (NMDOT)

No comment received.

Public Service Company of New Mexico (PNM)

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

3.10 Resilience & Sustainability

3.10.1 Actors, Plans, & Programs

Public Service Company of New Mexico (PNM | Public Service Company of New Mexico)

Save Energy & Money for Your Home (Save Energy & Money)

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

4.3 Economic Development & Housing

Economic development efforts, Housing affordability, and the expansion of housing options are cost sensitive to utility service connections. Electric utility land use standards and allowances should be kept amenable to accommodate timely and affordable service provision.



PNM Comments
Environmental Planning Commission
Hearing Date: 20 August 2026

PLAN-2026-00003
Community Planning
Area (CPA) Assessment
Report

City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the North I-25 Community Planning Area Assessment Report, an area generally between the following boundaries: Edith Boulevard to Interstate 25 and from Montaño Road to Sandia Pueblo, the North I-25, to the EPC for review and comment pursuant to IDO Subsections 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7). (A-17)(B16-B18)(C16-C18)(D16-D18)(E15-E17)(F15-F17)
Staff Planner: Dj Felipe

PNM Comments
PLN-2026-00003

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

3.10 Resilience & Sustainability

3.10.1 Actors, Plans, & Programs

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

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

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

4.3 Economic Development & Housing

Economic development efforts, Housing affordability, and the expansion of housing options are cost sensitive to utility service connections. Electric utility land use standards and allowances should be kept amenable to accommodate timely and affordable service provision.
