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ENVIRONMENTAL PLANNING COMMISSION

NOTICE OF DECISION

Case Number: [PLAN-2026-00002](#) - Community Planning Area (CPA) Assessment Report

Hearing Date: 08-20-2026

Applicant: City of Albuquerque Planning Department

Case Description: City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Near North Valley Community Planning Area Assessment Report, an area generally between the following boundaries: extends between the Rio Grande to the west and I-25 to the east, as well as between I-40 to the south and Montaño Road to the north, 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). (F12-F16)(G11-G16)(H12-H15)

Staff Planner: Jude Miller

DECISION

On August 20, 2026, the Environmental Planning Commission (EPC) voted to forward a recommendation of ACCEPTANCE of Case # [PLAN-2026-00002](#) - Community Planning Area (CPA) Assessment Report, to City Council based on the following recommended Findings and Conditions of Approval.

FINDINGS

1. The request is for EPC review and recommendation regarding the Community Planning Area (CPA) Assessment Report for the Near North Valley CPA. The Near North Valley CPA is one of the twelve CPAs that the Comprehensive Plan established for the City.
2. The Near North Valley CPA is generally bound by I-25 to the east, the Rio Grande to the west, Montaño Road to the north, and I-40 to the south. The CPA consists of approximately 5,895 acres

3. The Near North Valley CPA Assessment Report is the product of a year-long planning effort that included extensive research and public engagement efforts. The CPA Assessments inform updates and amendments to the Comprehensive Plan and the IDO. The Assessment Report includes sections on existing projects and programs that match community priorities and a review of existing policies and regulations that support community priorities.
4. The EPC has an advisory role in the Community Planning Area (CPA) Assessments [Ref: IDO §14-16-6-2(E)(3)(f)] and is to review and comment regarding the CPA reports. The assessments shall be forwarded to the City Council for review and acceptance [Ref: IDO §14-16-6-3(E)(7)]. CPA assessments are intended to provide opportunities to generate community-based recommendations for new and/or revised policies for the Comprehensive Plan, new and/or revised regulations for the Integrated Development Ordinance (IDO), and new and/or revised projects or partnerships with implementing City Departments.
5. IDO §14-16-6-3(E)- Community Planning Area Assessments, establishes parameters for CPA assessments to inform updates and amendments to planning policies, zoning regulations, technical standards for infrastructure, and capital improvement priorities. The IDO requires that CPA assessment recommendations accepted by the City Council be included in updates to ranked plans and the IDO annual update at least every five years.
6. Though the CPA Assessments are intended to inform updates and amendments to the Comprehensive Plan and the IDO, the assessments themselves are not a Ranked plan in the City's Planning system. The Comprehensive Plan is the Rank 1 Plan, Facility Plans are Rank II Plans, and Rank III Plans consist of Master Plans and Resource Management Plans.
7. Council Bill No. R-22-42 (Enactment No. R-2022-061) rescinded R-20-27 and established a later start date for CPA assessments and adjusted the order of CPA assessments. (See attachment.) The COVID-19 public health emergency in the Spring of 2020 made in-person engagement inadvisable. The start date for the CPA assessments was changed from June 2020 to February 2021.
8. The Albuquerque City Charter, Albuquerque / Bernalillo County Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
9. The request is consistent with the Constitution of the State of New Mexico, which allows municipalities to adopt a charter to provide for maximum local self-government (see Article X, Section 6- Municipal Home Rule). The Near North Valley CPA Assessment process helps to formulate and shape Comprehensive Plan Goals and policies particular to the Near North Valley CPA. The resulting Goals and policies will be subsequently incorporated into the Comprehensive Plan as amendments.
10. The request is consistent with the following, relevant Articles of the City Charter:
 - A. Article I, Incorporation and Powers: Conducting the Community Planning Area (CPA) Assessment process, producing a report, and subsequently updating the

Comprehensive Plan to incorporate new Goals and policies, is an act of maximum local self-government that is consistent with the purpose of the Charter.

- B. Article IX, Environmental Protection: The CPA Assessment process, the CPA reports, and future related Comprehensive Plan updates will help protect and enhance quality of life for Albuquerque's citizens by helping to promote and maintain an aesthetic and humane urban environment and ensure the proper use and development of land. Commissions, Boards, and Committees will have up-to-date guidance to better administer City policy to benefit the residents.
- C. Article XVII, Planning- Sections 1 and 2: The acceptance of the CPA Assessment Reports, which inform future Comprehensive Plan updates, is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. Future updates will help inform the Mayor and the Council about community priorities that can tie into future Capital Improvement Plans.
11. The Area Profile of the Near North Valley CPA Assessment Report (Part 3) correlates to each chapter in the Comprehensive Plan. Each section within Part 3 identifies Actors, Plans, and Programs, discusses Assets and Opportunities identified through the community engagement process, and presents relevant metrics.
12. The Near North Valley CPA Assessment Report (Part 5) recommends nine new policies particular to the Near North Valley CPA. These new policies will be incorporated into the Comprehensive Plan, Chapter 4 Community Identity, Section 4.3.8 Near North Valley CPA Assessment Report. These policies are:
- 1) *Support infill projects that add households to support schools, neighborhood services, and public facilities.*
 - 2) *Encourage infill development that adds affordable housing for households at multiple income levels.*
 - 3) *Support cluster development and cottage development as appropriate infill housing types to enhance neighborhood character, create open space, and require buffering from existing development.*
 - 4) *Encourage mixed-use development along Main Street and Major Transit Corridors to support transit use within a pedestrian-friendly environment.*
 - 5) *Encourage affordable housing units within mixed-use development along Main Street and Major Transit Corridors.*
 - 6) *Expand microtransit service zones as an equitable way to connect Near North Valley residents to fixed transit service routes.*
 - 7) *Promote Green Stormwater Infrastructure along acequias, streets, and areas prone to flooding issues to improve conditions for wildlife, allow groundwater to recharge, and mitigate flooding.*
 - 8) *Support improved maintenance for parks and open spaces to encourage recreational uses and sustainability.*

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

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

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

13. IDO §14-16-6-3(E) (Community Planning Area Assessments) establishes parameters for how CPA Assessments are conducted. The request fulfills the seven criteria of Subsection 6-3(E), as follows:

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

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

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

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

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

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

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

Public engagement is a key component of the Near North Valley CPA assessment process. Staff conducted many engagement activities in the Near North Valley CPA. The planning team was invited to community meetings to present and facilitate activities, conducted outreach at neighborhood association meetings, engaged students at Albuquerque Public School events, and staffed booths at community events and

public locations or private businesses throughout the assessment process. Engagement included online surveys, social media, interactive PDFs on the website for comments, and virtual focus group meetings.

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

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

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

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

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

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

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

17. Planning staff received comments and edits from partnering agencies and City departments that were incorporated into the draft submitted to the EPC for review and recommendation.
18. Staff notes that the assessment report does not, on its own, carry any policy or regulatory authority and that the editing process involved coordination with partnering agencies and city departments in order to finalize the table and matrix. Any comments received related to potential regulatory language or that staff was not able to find a lead agency for were not able to be incorporated into the Near North Valley Assessment Report prior to submittal to EPC for review and recommendation.
19. Staff received agency comments from CABQ Metropolitan Redevelopment Agency, the Public Service Company of New Mexico, Albuquerque Public Schools, and Bernalillo County Planning & Development Services.
20. Next Steps: Pursuant to IDO §14-16-6-3(E)(7), the Planning Director/Staff will report the findings and recommendations from the assessment to the EPC for review and recommendation to the City Council. After EPC review and recommendation, the Assessment Report will be transmitted to the City Council for review and acceptance. Policies developed for the Near North Valley CPA assessment process will be incorporated into Policy 4.3.8 of the ABC Comprehensive Plan during a future update.
21. EPC recognizes the high level of coordination of Planning staff with multiple Departments and Agencies during the CPA Assessment process. EPC encourages implementing Departments and Agencies to commit to actions with performance measures that show tangible outcomes in support of community priorities.
22. EPC encourages the City to consider improvements to the CPA Assessment process in the next cycle to strengthen commitments from decision-makers and implementing Departments and Agencies to implement meaningful actions toward community priorities and tracking progress over time.

CONDITIONS OF APPROVAL

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.

APPEAL

It is not possible to appeal an EPC Recommendation to the City Council, since this is not a final decision. For more information regarding the appeal process, please refer to Section §14-16-6-4(U) of the Integrated Development Ordinance (IDO), Administration and Enforcement.

Sincerely,



for Alan Varela
Planning Director

AV/JM/MJ

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