



# Environmental Planning Commission

Agenda Number: 05  
Project Number: PR-2022-007736  
Case #: SI-2022-01931  
December 15, 2022

## Supplemental Staff Report

**Applicant** City of Albuquerque Planning Department

**Request** EPC Review and Comment regarding the Community Planning Area (CPA) Assessment Report for the Near Heights CPA

**Location** Generally east of Interstate 25, west of Wyoming Blvd., south of Interstate 40, and north of KAFB, approximately 12,000 acres

### Staff Recommendation

*That PR-2022-007736/SI-2022-01931 be forwarded to the City Council for acceptance based on the findings beginning on Page 4.*

**Staff Planner**  
*Catalina Lehner, AICP- Principal Planner*

### Summary of Analysis

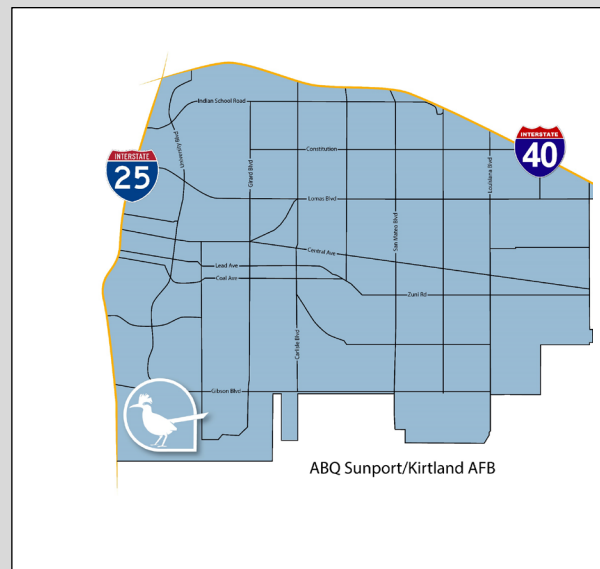
The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Near Heights CPA, located generally east of I-25 to Wyoming Blvd., south of I-40 and north of KAFB. The Near Heights CPA Assessment Report is the first CPA report to be completed for the first of 12 CPAs in the City.

The request was continued for approximately a month at the November 10, 2022 special EPC hearing to allow for additional public testimony and EPC review and comment.

During the continuance period, Staff received a few additional comments and worked on addressing them, incorporated minor edits into the document, and improved image resolution quality.

Staff recommends that the EPC forward the Near Heights CPA Assessment report to the City Council for acceptance.

Near Heights Area Map



## ***I. OVERVIEW***

The request for EPC review and comment regarding the Near Heights Community Planning Area (CPA) Assessment Report was continued at the November 20, 2022 special hearing for approximately a month, to the December 15, 2022 regular EPC hearing. This allowed additional time for public comment and to ensure that interested parties were able to provide testimony.

During the continuance period, Staff promoted the report and the EPC hearing through the CPA website ([cpa.abc-zone.com/near-heights](http://cpa.abc-zone.com/near-heights)) and through the Near Heights mailing list.

Maps, images, and some text were also updated in the document. Specifically:

- Siesta Hills had been erroneously included in a list of neighborhoods in the International District on pages 14 and 19, it was deleted.
- The Bikeway and Trails Facilities and Registered Historic Buildings, Landmarks, and Districts maps were both updated for accuracy.
- Images and captions throughout the report were clarified.
- The introduction to section 6 was updated to reflect work that had been done.
- Partner Organizations were listed in Section 7
- Technical edits.

Changes were based on both staff review and comments received before compiling this staff report.

### ***EPC Role***

→Please refer to p. 3 of the November 10, 2022 Staff report.

### ***Background***

→Please refer to p. 3 of the November 10, 2022 Staff report.

## ***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND REGULATIONS***

→Please refer to p. 4 of the November 10, 2022 Staff report for the policy analysis.

## ***III. INTEGRATED DEVELOPMENT ORDINANCE (IDO)***

→Please refer to p. 10 of the November 10, 2022 Staff report for a discussion of the CPA Assessment criteria.

## ***IV. NEAR HEIGHTS ISSUES BY COMP PLAN CHAPTER***

→ For a summary discussion of CPA report chapters that correspond to Comprehensive Plan chapters 4 through 13, please refer to p. 12 of the November 10, 2022 Staff report.

## ***V. IMPLEMENTATION & NEXT STEPS***

→Please refer to p. 14 of the November 10, 2022 Staff report for a summary discussion of Comprehensive Plan Chapters 14 -Implementation Plan and CPA Report Chapter 4 – Projects and Programs.

## ***VI. PUBLIC ENGAGEMENT***

→For an overview of outreach, assets and opportunities, focus groups, and topics, please refer to p. 15 of the November 10, 2022 Staff report.

### ***Updates***

During the continuance period, content on the Near Heights webpages was updated. Two newsletters were sent to the Near Heights mailing list, which is distributed to 872 contacts.

## ***VII. CONCLUSION***

The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Near Heights CPA, the product of a two-year planning effort that included extensive research and public engagement efforts.

The Near Heights Area is located generally east of I-25 to Wyoming Blvd., south of I-40 and north of KAFB. The EPC's role is to forward a recommendation to the City Council.

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 will be included in Comprehensive Plan Chapter 4.3

Staff recommends that the request be forwarded to the City Council for acceptance.

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***RECOMMENDED FINDINGS – PR-2022-007736, December 15, 2022- Near Heights CPA Assessment Report***

1. The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Near Heights CPA. The Near Heights CPA is one of the twelve CPAs established by the Comprehensive Plan for the City.
2. The Near Heights area is bounded by Interstate 40 on the north, Kirtland Air Force Base on the south, Wyoming Blvd. on the east, and Interstate 25 on the west, and consists of approximately 12,000 acres.
3. CPA assessments are intended to provide opportunities to generate community-based recommendations for new or revised policies for the Comprehensive Plan, new or revised regulations for the Integrated Development Ordinance (IDO), and new or revised projects or partnerships with implementing City Departments.
4. IDO 14-16-6-3(E)- Community Planning Area Assessments, establishes parameters for CPA assessments. 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.
5. 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 14-16-6-2(E)(7)].
6. The Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. 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 Heights CPA Assessment process helps to formulate and shape Comprehensive Plan Goals and policies particular to the Near Heights Area, which will be subsequently incorporated into the Comprehensive Plan as amendments.
8. 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) Assessments, 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 promoting and maintaining an aesthetic and humane urban environment. Commissions, Boards, and Committees will have up-to-date guidance to better administer City policy to benefit the residents.

C. Article XVII, Planning: 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.

9. The request furthers the following, applicable Goals and policies from Chapter 4: Community Identity:

A. Goal 4.1 - Character: Enhance, protect, and preserve distinct communities.

One purpose of the CPA Assessment Reports is to contribute and reinforce the distinct characteristics of communities. Identification of assets and opportunities will result in development of goals and projects that will help enhance and protect such communities.

B. Policy 4.1.4 - Neighborhoods: Enhance, protect, and preserve neighborhoods and traditional communities as key to our long-term health and vitality.

The cornerstone of the CPA assessment process is community engagement of neighborhoods and communities, in this case, in the Near Heights area. Developing an understanding of what is important to them will help to create recommendations for projects to enhance, protect, and preserve the neighborhoods in the long-term.

C. Goal 4.2: Process: Engage communities to identify and plan for their distinct character and needs.

A primary goal of the CPA assessment process is to engage communities through mechanisms such as open houses, walking tours, and meetings, so that residents can identify assets and opportunities, priorities, and plan for their needs based on their distinct character.

D. Policy 4.2.1 - Community Planning Areas: Use Community Planning Areas to track conditions and progress toward implementation of the community vision over time and organize planning efforts to identify distinct community character.

The Near Heights CPA Assessment Report contains metrics for each chapter/subject area in the Comprehensive Plan. The metrics will be used to track progress toward implementation of the community vision over time. The Actions in the report will provide another set of benchmarks.

E. Goal 4.3- City Community Planning Areas: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas. The CPA assessment process aims to discover the characteristics and features that contribute to an area's distinct identity through engagement with community members, who identify local needs and challenges. Prioritizing programs and projects to meet these needs, while protecting and enhancing the area's natural and cultural characteristics, is a key component of the CPA process.

- F. Policy 4.3.1- CPA Assessments: Identify the character-defining elements, priorities for capital investment, and potential programs and partnerships for each CPA through the ongoing, long-range planning assessment.

The Near Heights CPA Assessment Report identifies the character-defining elements of three distinct sub-areas: International District, University Neighborhoods, and Nob Hill. This long-range planning process discusses potential programs and partnerships, as well as capital investment, for the Near Heights Area.

10. The request furthers Goal 5.7 - Implementation Processes of Chapter 5 – Land Use, which is to employ procedures and processes to effectively and equitably implement the Comprehensive Plan. A key component of the CPA assessment process, the cornerstone of which is community engagement, is to equitably implement the Comprehensive Plan by employing procedures to promote equitable participation in the process and ensuring that under-represented community members are included. Comprehensive Plan Goals and policies can be effectively connected to the community through an active and extensive engagement process, in which the community takes the lead at identifying assets and opportunities.
11. The request furthers the following Goal and policy pair from Chapter 6: Transportation:
- A. Goal 6.8 – Context: Provide transportation investments that are responsive to context and natural setting.
- Transportation was a main topic throughout the Near Heights CPA process and was identified by the community as a priority. The CPA process is intended to set the stage for future transportation investments that are responsive to the area’s context.
- B. Policy 6.8.2 - Community Planning Areas: Provide transportation investments that are responsive to the distinct needs of each neighborhood and sub-area.
- The Near Heights CPA assessment report identifies transportation needs based on the distinct needs of neighborhoods and sub-areas, as identified by the community. The report points to investment in north-south transit, increased frequency, maintaining free fares, and improving the pedestrian and bicycle environment, particularly when crossing Central Ave.
12. The request furthers the following Goal and policy pair from Chapter 8: Economic Development:
- A. Goal 8.1-Placemaking: Create places where business and talent will stay and thrive.
- The CPA assessment process works with residents and businesses in a given area to identify opportunities and begin to find ways to address them, which will contribute to creating vibrant and distinct places where business and talent can stay and thrive.
- B. Policy 8.1.4 -Leverage Assets: Enhance and market the region’s unique characteristics internally and to outside businesses and individuals in order to compete with other regions.

The Near Heights is a large regionally-significant area. Assets that make the Near Heights unique, and opportunities for improvements, are identified in the CPA assessment report. Engagement with the community and future improvements suggested via this process will support and enhance the area and help make it more competitive internally and to outside businesses.

13. The request furthers Goal 10.1- Facilities & Access, from Chapter 10: Parks & Open Space, which is to provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly. The Near Heights contains many parks that are a well-loved and important asset for the community. Parks provide open space and active recreation opportunities to meet residents' needs and have mature trees, a valued natural resource. The CPA Assessment report identifies the amenities parks provide, notes the challenges they face, and aims to facilitate their improvement.
14. The request furthers the following, applicable Goals and policies from Chapter 11: Heritage Conservation:
  - A. Policy 11.1.4- Local Heritage: Keep local traditions and heritage alive and cultivate neighborhoods and rural areas as safe and excellent places to live and raise families.

The CPA assessment process engages the community to learn about what is important to them, including assets that make the area an excellent place to live. Local traditions and heritage unite communities, provide a common foundation, and make them distinct; they are an important part of the planning process for these reasons.

- B. Goal 11.2- Historic Assets: Preserve and enhance significant historic districts and buildings to reflect our past as we move into the future and to strengthen our sense of identity.

Historic assets are a defining feature of the Near Heights Area, which contains seven historic districts, Route 66, and many buildings that contribute to the area's character and reflect its past. Preserving and enhancing Near Heights historic assets will help strengthen the area's sense of identity moving into the future.

- C. Policy 11.2.2- Historic Registration: Promote the preservation of historic buildings and districts determined to be of significant local, State, and/or National historical interest.

The Near Heights CPA Assessment report lists 39 buildings of significant historical interest that are on the National and State Registers of Historic Places; the planning efforts seek to promote and preserve them.

- D. Policy 11.2.3- Distinct Built Environments: Preserve and enhance the social, cultural, and historical features that contribute to the identities of distinct communities, neighborhoods, and districts.

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The CPA Assessment process engages the community to learn about the social, cultural, and historic features important to residents that contribute to the identity of an Area. The Near Heights unique local businesses, proximity to large institutions, cultural diversity, and historic assets should be preserved and enhanced so they can continue to contribute to the distinctness of neighborhoods and districts. The request furthers Policy 11.2.3- Distinct Built Environments.

- E. Policy 11.5.1- Arts Promotion: Coordinate and promote the arts and the cultural sector as key assets in a vital economy; major contributors to quality of life and healthy communities; and the heart of high-quality, special places that contribute to the identity of distinct communities.

Key assets in the Near Heights Area in the arts and culture sector are cultural and linguistic diversity, murals and artwork, and two higher education institutions. These assets are major contributors to quality of life that help create special places that contribute to the identity of this distinct community. The request furthers Policy 11.5.1- Arts Promotion.

15. The request furthers Goal 12.1- Infrastructure from Chapter 12- Resilience & Sustainability, which is to plan coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth. The Near Heights CPA Report identifies physical and social infrastructure, which includes facilities such as community centers and libraries, and provides a process through which existing and future infrastructure can be planned and coordinated in order to support the existing community and address challenges.
16. The request furthers Policy 13.5.4- Environmental Justice from Chapter 13: Resilience & Sustainability, which is to recognize and work to address adverse environmental impacts that are experienced disproportionately by underrepresented and at-risk communities, in order to help improve the health outcomes of their residents over time. The CPA Assessment process is one avenue to address past harms and engage communities equitably. Engaging community members, especially those that have been underrepresented, to ensure they have a say in the future of their neighborhoods will help improve residents' lives over time and make the Near Heights a more vibrant place to live, work, and play.
17. The Near Heights CPA Assessment Report (Part 4) introduces seven new policies, and several new sub-policies, particular to the Near Heights Area. These new policies and sub-policies will be incorporated into the Comprehensive Plan, Chapter 4- Community Identity, Section 4.3.7- Near Heights.
18. The Area Profile of the Near Heights 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 Challenges identified through the community engagement process, and presents relevant metrics.



19. 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 at least once every 5 years.

The Near Heights CPA is the first CPA scheduled to be conducted in year 1 (2022), 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 Heights CPA Assessment report uses performance measures established by the Comprehensive Plan for each chapter (see 14.3.2- Comp Plan Metrics). Metrics for the Near Heights CPA are found in Part 7: Appendices of the 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.

Chapter 3 of the Near Heights Assessment Report mentions ONC involvement, particularly with respect to neighborhood sign programs and association websites. ONC also helped promote events throughout the engagement process. Figure 9 shows the boundaries of the 34 neighborhood organizations in the Near Heights Area.

- 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 Heights CPA assessment process, which included a variety of visits and interactions (ex. open houses, walking tours, meetings) with stakeholders such as residents, property owners, businesses, neighborhood associations, and business associations.

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

Chapter 2 of the Near Heights Assessment Report discusses the area's history and special places, such as the first residential subdivisions east of UNM constructed in the 1920s and 30s and Nob Hill. The area's character is discussed in Chapter 3- Community Identity; the International District, University Neighborhoods, and Nob Hill Highland are included. Capital needs are identified by topic area as challenges that need to be addressed.

- F. 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

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to the Rank 1 ABC Comp Plan, as amended; Rank 2 Facility Plans; Rank 3 Plans; the IDO; or the DPM. See also Subsection 14-16-6- 4(D)(4) for the annual IDO update process.

Any new Goals and policies particular to the Near Heights Area have been identified as part of this CPA Assessment process. After the appropriate update process, these will be included in Comprehensive Plan Chapter 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. Staff shall prepare resolutions and/or ordinances to accompany the assessment that will implement the findings and recommendations of the assessment for the consideration of the City Council. City Council shall review for adoption any associated resolutions and/or ordinances.

The Near Heights 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.

20. The cornerstone of the CPA assessment process is engagement of community members, residents, businesses, and other stakeholders. Public engagement strategies for the Near Heights CPA planning effort included a range of opportunities for input, discussion, and consensus-building. Hundreds of Near Heights residents, business owners, service providers, and community leaders participated in the development of this report and contributed toward the recommendations it contains.
21. As of the writing of the Staff report, Staff received one written comment. The individual expressed overall support for the request, and offered a recommendation regarding Projects and Programs 4.10- Albuquerque Rapid Transit. Two more comments were received, but after the 48-hour rule for the November 10, 2022 hearing. One person requested clarification of the neighborhoods that comprise the International District, and another expressed general support for the Assessment Report.

***RECOMMENDATION - PR-2022-007736, December 15, 2022***

**That PR-2022-007736/SI-2022-01931, the Near Heights CPA Assessment Report, be forwarded to the City Council for acceptance based on the preceding findings.**

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*Catalina Lehner*

***Catalina Lehner, AICP  
Principal Planner***

**From:** [Charlie Bennett](#)  
**To:** [City of Albuquerque Planning Department](#); [Lehner, Catalina L.](#)  
**Cc:** [Siesta Hills](#); [Nancy Bearce](#); [peter belletto](#); [Khadijah Bottom](#); [Enrique Cardiel](#); [Mayor Keller](#); [Tim Newell](#); [landry54](#); [Davis, Pat](#); [Rey Garduño](#); [Office of Neighborhood Coordination](#); [Paul Sanchez](#); [Marian Jordan](#); [President FWNA](#); [Varela, Alan M.](#); [Aranda, James M.](#); [Wolfley, Jolene](#)  
**Subject:** EPC Hearing comments deadline and 5 I.D. n"hoods  
**Date:** Tuesday, November 8, 2022 12:55:40 PM  
**Attachments:** [BernCo Intl Proclamation 02-09.pdf](#)  
[SJM 24- 09 International Districting Naming.pdf](#)  
[ABO R-09-203 International District.pdf](#)

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[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Re: Deadlines:

"Clarifying materials submitted before 9 am on Tuesday, November 8 will be forwarded to the EPC for consideration at the hearing."

Dear sirs & madams:

As has been historically the case, I have received this notification at 10:17 AM, 11/08/2022, after the deadline for written comments could be considered.

I do hope that this slight does not display any intent.

Regardless and for your consideration, the neighborhoods comprising the International District should be clarified and corrected to reflect the wishes of the neighborhoods who participated in the City Council District 6 Coalition of Neighborhood Associations nine months of meetings that drafted the resolutions and memorials in 2008 that defined ABQ's International District. As evidenced by the attached documents, ABQ's International District is comprised of La Mesa Neighborhood, Trumbull Village, Elder Homestead Neighborhood, South San Pedro Neighborhood and Fair West Neighborhood. The elected neighborhood representatives to the Siesta Hills Neighborhood at that time chose to exclude their neighborhood from the International District. That request was respected by those neighborhoods that decided to collaborate in the rebranding of their collective community. It is and was the purview of our state and local policy makers, rather than that of any local administrative division, to recognize/memorialize ABQ's International District.

Until such time that the Siesta Hills Neighborhood requests inclusion in the International District to the appropriate policy makers and amendments are made to past recognitions, their request to be excluded should be respected by this City's Planning Department and further references to such should cease since it perpetuates misinformation. Thank you.

Yours in community,  
Charles Bennett  
La Mesa  
505-331-4517



# CITY OF ALBUQUERQUE

## City Council

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Dear Chair MacEachen and Environmental Planning Commissioners,

The Council Services Planning Staff, on behalf of Councilor Pat Davis would like to submit the following recommendations as additions to the Near Heights CPA Assessment Report, Project #2022-007736.

A policy should be added in regards to the San Mateo Commercial corridor. The southern portion of the San Mateo corridor has two major public investments proposed, the Gateway Center and the new Albuquerque Community Services office. In addition, this corridor runs through two different MR areas, the Near Heights MR area and the Central/ Highland/ Upper Nob Hill MR area. The area has a history of small businesses, however it has seen a significant decline in recent years and a focus on revitalization of this area is needed. The policy could read as follows:

*On the page containing Section 4.16.2 Kathryn & San Mateo add a policy block stating: **Support development along the corridor that honors the historic small-businesses, revitalizes vacant parcels, attracts tourists and surrounding community members, while also supporting families in the area.***

This policy is very similar to the existing policy within the CPA Report on pg. 78 for the San Pedro corridor. We believe that this area-specific policy is in line with existing Comprehensive plan policies, such as Goal 7.3 Sense of Place that states “Reinforce sense of place through context-sensitive design of development and streetscapes,” under the Urban Design Section. Under the Economic Development Section of the Comprehensive Plan, Goal 8.1 Placemaking, also states “Create places where business and talent will stay and thrive.”

In conjunction with the recommendation of a policy for revitalization of the San Mateo corridor, **the Kathryn & San Mateo site should be included on the Potential Opportunity Sites list on pg. 91 of the CPA Report.** While the City has draft plans for the southern portion of the site, there is enough acreage under city ownership at this location for additional development opportunities.

One of the guiding principles under the Economic Development element of the Comprehensive Plan is “Public-private partnerships foster entrepreneurship and initiatives to incubate new businesses.” With the city’s ownership of this land, there is great potential for the City to support and further catalytic development for the area. Also, with the site’s proximity to multiple transit lines and in a walkable area of Albuquerque, the site could be a prime location for affordable housing. Within the Housing section of the Comprehensive Plan, Policy 9.7.1 states “Housing coordination: Coordinate with affordable housing non-profits, developers, advocates, service providers, and other stakeholders to leverage available funds and planning efforts to address affordable housing, homelessness, and services for vulnerable populations.”

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The policies in the Near Heights CPA Assessment will be incorporated into the next Comprehensive Plan update, therefore it is important to ensure that the CPA document include these two proposed changes.

Sincerely,  
Councilor Pat Davis

## **Nob Hill Neighborhood Association Review of CPA Draft, 2022-08**

NH Sector Plan of 2007 had maximum size for letters on signs. Did not get into IDO. Needs to be put in CPO-8

**A Road Safety Audit** was recently performed for Lead and Coal. This should be included as an appendix and distilled to discuss possible measures.

**A Pedestrian Study** is in the final stages. Same comment.

**2.3, History, p.12;** “In the 1920s a small...”. This is within the 1906 University Heights platted by Col. D.K.B. Sellers. That should be referenced as in the paragraph below.

**3.8.2, p.41, also p.95.** In Feb 2022 two new historic districts were registered in the NM Register; 1925 Granada Heights and 1945 Broadmoor Addition.

3.8.2, p,39, district name is Monte Vista and College View.

3.8.2, p. 41. Aztec Auto Court/Lodge was demolished about 2015. CPO-8 also includes characteristic buildings. That should be noted.

3.8.2. It should be noted that there exist several mapped areas in residential zone districts where setbacks of second story additions, carports, front yard walls are regulated by the IDO.

It should be noted that most subdivisions in the near heights were built out in a period of 5 to 15 years and were designed according to architectural principles of the time. During the period of development of the near heights the architectural custom called for open front yards, generally without walls. In cases where walls were built in the near heights they were limited to 3 feet maximum height. This was so for two reasons.

After the coming of the railroad in 1880 most residents were most familiar with the residential layout of American towns which featured open front yards. This was often reflected in protective covenants. Typical of those are the covenants of Monte Vista which stated: \*\*\*\*\*

Second, when CABQ adopted its first zoning ordinance in 1955 it codified this design principle: Fences and walls may not exceed six (6) feet in height along side and rear property lines and may not exceed three (3) feet in height within the required front yard setback. ...The front yard setback shall be at least fifty (50) feet front the centerline of the street or at least twenty (20) feet from an established or future street line, whichever is greater....

3.8.2. It should be noted that the IDO regulates walls in front yards as a means of preserving historic streetscapes and eyes on the street.

13, p.93. Parks. A more fine grained analysis would be appropriate. The boundaries of NHNA, Lomas, Washington, Garfield, and Girard are a “park desert”. The only land available for park development there are the center of Monte Vista Blvd. and the Arlote triangle. Quality of life would be enhanced if these were developed as parks.

When you develop part 4 and 5 please reference our input of 2021-06-05 attached.

NHNA input of 2021-06-05

## **1. TRANSIT**

- a. Solve excessive speeding and accidents on Lead and Coal at long last. We would like to see a re-envisioning of the corridor. Seriously consider the following options:
  - 1) Reduce speed limits to 25 mph. This will not cause people to lose that much time in transit and is much quieter than 30 mph.
  - 2) Make Lead and Coal a safety corridor.
  - 3) Put crosswalks at every major intersection.

- 4) Step up the Neighborhood Traffic Management Program to manage speed on north south streets between Girard and Washington.
  - 5) Explore reducing Lead and Coal to one lane each with additional park space or changing them to 2-ways.
  - 6) Substantially increase awareness of speeding and traffic signals using conspicuous personnel to monitor and record speeding.
  - 7) Bring back the speeding vans and red light camera fine program. Change state law so the fine money goes to CABQ.
- b. Repair and replace sidewalks that do not meet the requirements of ADA including where sidewalks cross alleys
  - c. Increase bike parking - bike corrals and bike racks provide convenient parking options for shops and restaurants.
  - d. Improve challenging intersections for bicycles, like Copper/Campus and Carlisle, a wide intersection with many risks for conflict. It would help to narrow the intersection or consider a roundabout.
  - e. Improve bike boulevard, lane, and route markings and signage - especially those that connect to other parts of town and support the use of bikes as transportation.
  - f. Continue bike lanes on Washington south of Central to connect people to the Silver Avenue Bicycle Boulevard and to the bike lanes on Zuni which connect to our neighbors in the International District.
  - g. ART divides our commercial district into north and south sides. We need more opportunities to safely cross Central Ave.
  - h. UNM has historically developed campus with little consideration of surrounding neighborhoods and CABQ; for example coordinating with neighborhood associations and CABQ on traffic and the road and transit system. Could UNM be specifically named as an accountable partner in the CPA Assessment report?
  - i. Post pandemic, more people will work from home at least part time. This will change traffic patterns and, in particular, the traditional morning commute. CABQ should assess transit including public transit to accommodate this change.
  - j. CABQ should perform strategic planning for parking in Nob Hill.



## 2. ZONING

- a. The IDO requires façade articulation and glazing on buildings facing Central Ave. but leaves open the potential for highly visible and expansive walls with zero aesthetic value on the other sides of buildings. This creates ugly eyesores for the residents that live in the neighborhood and interact with the buildings daily. We support extending façade articulation, variation, and fenestration on the front facade called for in CPO-8 to all facades of buildings in CPO-8.
- b. Within 1,320 ft. of a Main Street Corridor accessory dwelling units (ADUs) are now permissive. This covers about 80% of NHNA boundaries. Since Central Ave does not run true east-west this means that one neighbor can do it and the neighbor next door can't. Look at modifying those boundaries to correspond to east-west cross streets instead of the 1.320 ft. rule.
- c. The transition between residential and mixed use zoning should be examined on a block-by-block basis in Nob Hill. In some areas the zoning allows adequate transitions, but in others the boundary is sharp.
- d. The IDO annual update process, compared to the pre-IDO process, is better due to its predictability and transparency. While there are good reasons for the City Council to make changes throughout the process Council should reinforce transparency and public trust in the process by publicizing late stage amendments on topics that were not under consideration at earlier stages.
- e. CPO-8; IDO says: "Each ground floor façade facing Central Ave. shall.....be built to function as or appear as storefronts." Current IDO annual update redline deletes this and says: "Place the primary pedestrian entrance at sidewalk grade at or within 20 ft. of the front or street-side lot line." There are residential properties on Central, and this use is not objectionable. However, the facades/streetscape along the

Central corridor in Nob Hill were historically commercial, creating its unique character and are an asset to the larger community even if new uses are residential. Large residential projects should maximize commercial uses on the street-level facade, such as leasing offices, recreation and meeting rooms, and space leased to third-party service and restaurant businesses. Smaller residential projects without public or common spaces should still maximize commercial appearance of street-level facade. We want to preserve our historic commercial character. We support removing “appear as storefronts” which creates the false-front “jewel boxes.”

- f. CPO-8, IDO says: “Each ground floor façade facing Central Ave. shall.....contain a minimum of 60 percent of its surfaces in transparent windows and/or doors as measured to include the first 12 ft. of building height above the sidewalk with the lower edge of window sills no higher than 30” above finished floor.” The current annual update redline does not change this. We support keeping the first 12 ft. for one story buildings and reducing the standard to the first 10 ft. of the first floor on multi story buildings.
  - g. The IDO 2020 annual update redline does not propose changes to allowed building heights in CPO-8 that we are aware of. We would strongly oppose any increase of allowable building heights in CPO-8 and desire this position to be on record in the CPA Assessment Report.
  - h. It is our position that high density cannabis zones will not enhance the welfare of our community and may exacerbate an already strained public safety environment in Nob Hill. Furthermore, a high-density cannabis zone would threaten the existing positive image of Nob Hill as a place to shop and dine in a historic setting.
- 1) We support limiting the number of cannabis businesses within a specific commercial district, requiring a new business within 1,000 feet of an established business to obtain a conditional use permit.

- 2) We support zoning requirements that increase the distance between cannabis businesses and schools, day cares, residences, and houses of worship beyond the 300 ft. in the original legislation. This could require action by the legislature.
- 3) We oppose any high-density cannabis zone within Nob Hill.

### **3. HERITAGE CONSERVATION**

- a. Explore listing of 1916 University Heights, 1925 Granada Heights, and 1945 Broadmoor Addition in the NM Register of Cultural Places.
- b. Design and install sign toppers on street signs to identify listed historic districts.
- c. Explore one or more Historic Protection Overlay Zones in the residential neighborhoods.
- d. Engage DeAnza Motor Court and Zuni Pueblo to establish culturally appropriate interpreted educational viewing opportunities of the Tony Edaake murals.

#### **4. PUBLIC SAFETY/SOCIAL SERVICES**

- a. We wish to prevent establishment of a club scene in Nob Hill because it creates enormous public safety risks.
- b. It is our position that high density cannabis zones will not enhance the welfare of our community and may exacerbate an already strained public safety environment in Nob Hill. Furthermore, a high-density cannabis zone would threaten the existing positive image of Nob Hill as a place to shop and dine in a historic setting. We wish to prevent high density concentration of cannabis businesses in Nob Hill akin to Denver's Green Mile Cannabis Zone.
  - 1) We support limiting the number of cannabis businesses within a specific commercial district, requiring a new business within 1,000 feet of an established business to obtain a conditional use permit.
  - 2) We support zoning requirements that increase the distance between cannabis businesses and schools, day cares, residences, and houses of worship beyond the 300 ft. in the original legislation. This could require action by the legislature.
  - 3) We oppose any high-density cannabis zone within Nob Hill.
- c. Help residents and neighborhoods expand Neighborhood Watch participation
- d. We need serious improvement in enforcing speeding and running traffic signals with automated camera ticketing.
- e. To assist people experiencing homelessness while minimizing negative impacts on communities build multiple small gateway type centers accessible to transport service only as at ABQ Opportunity Center; no walk in. Spread the centers around the city.

#### **5. PARKS/GREEN SPACE/TREES**

- a. Help neighborhoods restore senescent tree canopies.
- b. Develop green space, shaded oases, and pocket parks along Central Ave.

- c. Develop a “Central Park” green space in Nob Hill with grass and trees that people can enjoy.
- d. Develop deliberate greenery on Central to replace the trees we’ve lost
- e. For ART improve landscaping of the barren medians with trees.
- f. East of Carlisle on Central plant more trees on the sidewalks
- g. Develop Monte Vista Blvd as a classic boulevard with treed grassed median. This would provide safe walking and green space which is so rare in our area as well as shade.
- h. Develop small green spaces with trees in stray triangles like Amherst Dr NE and Marquette NE as well as at Solano SE and Silver SE. Use these spaces for public art.
- i. The public is slowly finding out via conflict that while official policy towards dogs in public places, including parks, has not changed, the level of enforcement and prosecution has increased. The same is true for the public use of (shared) park space on APS property. At the very least, the parks and rec dept. should engage in a publicity campaign informing the public that these policies are being taken much more seriously than they were in the past. Better would be to increase the number of off-leash dog parks, and local parks, throughout the city.

## **6. ECONOMIC DEVELOPMENT**

- a. Create incentives akin to opportunity zones in Nob Hill; tax breaks to local businesses and creative mixed use developments.
- b. Incent professional spaces, retail, and entertainment in Nob Hill
- c. Incent retail to maintain longer hours.
- d. Explore a business improvement district again.

**From:** Susan Page ABQ <[susanpageabq@gmail.com](mailto:susanpageabq@gmail.com)>

**Sent:** Tuesday, November 1, 2022 4:27 PM

**To:** City of Albuquerque Planning Department <[abcto@cabq.gov](mailto:abcto@cabq.gov)>

**Cc:** Lehner, Catalina L. <[CLEhner@cabq.gov](mailto:CLEhner@cabq.gov)>; Fiebelkorn, Tammy <[tfiebelkorn@cabq.gov](mailto:tfiebelkorn@cabq.gov)>

**Subject:** Near Heights CPA Comment in Support

[EXTERNAL] Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

Attn: EPC Chair Timothy MacEachen

I am writing to support one recommendation in particular in the Near Heights CPA Report, Number 4.10 which recommends development of additional north/south transit routes in this part of town. I have been a bus rider in Albuquerque since I was 11 years old in 1967. Because of some medical issues, I am unable to drive and am back to riding the bus. I live near Carlisle and Indian School, so when I need to go downtown or somewhere off Montgomery NE, I am very impressed with the current quality of service and the convenience of the no fare service. Combined with the "Where's My Bus" App, I am finding riding the bus to be a reasonable substitute for driving my car during a time when it is not safe for me to do so. I can further attest to the professionalism of the drivers and the good behavior of all passengers I have ridden with.

However, the bus system we have now in this part of town is essentially the same one we had 55 years ago. As a driver, the vast majority of my trips took me over to Central, either to UNM, Nob Hill or further east to access places like the new International District Library. There is no way to access those places via transit without either riding downtown or walking from Lomas to Central on Carlisle or across the UNM campus. I would be happy to make that walk, but my physical condition and my busy schedule do not allow me to add a mile walk to every round trip.

There is no north/south service between San Mateo and University, with the exception of the bus I ride most often, Montgomery-Carlisle, which turns west at Lomas. That is a span of over two miles of dense residential and commercial development, which is also minimally served with east/west service by two commuter routes between Menaul and Lomas, another span of about two miles. Adding north/south service on Girard, Carlisle, and Washington, perhaps with a route that also loops on Indian School or Constitution, the roads served only with very limited commuter routes. would extend service to a large number of potential riders. Residents who have chosen to live in the Near Heights would be encouraged to use transit, keeping cars off the road, limiting the need for parking lots and, ultimately, encouraging aging in place. Maybe some kind of circulator service around the University area that extends as far north as Menaul and as far south as Lead and Coal to include the neighborhoods there could add a "missing link" to the ABQ Ride transit network. Maybe the City could work in concert with UNM and CNM to share service in this area.

I have been on subcommittees for the Bernalillo County Behavioral Health Initiative since it began and have been impressed to see the many ways that Initiative has braided funding from many sources for the first time in history. Let's build on that cooperation to provide transit service to the Near Heights area! It would get more remote residents of the area back onto Central to see the improvements there and bring more residents onto the UNM campus, a real jewel in this area, as well as over to Expo New Mexico for events. Implementing it as an early part of the new Area Plan would give the City the opportunity to sell this service to our redeveloping area at a time when larger plans will take a while to come on board.

I was very happy to see this recommendation in the final report, because I attended as many meetings as I could and made this recommendation every time. I will be on vacation at the time of your meeting which is why I am writing this comment. I am retired from the District Attorney's Office and would be happy to volunteer my time in any way that would help implement this recommendation. Thank you for considering this comment and I hope you will make this recommendation a priority. I can be reached at [susanpageabq@gmail.com](mailto:susanpageabq@gmail.com) and 505-217-6507.

*Susan E. Page*  
1831 Solano Dr NE 87110

**From:** [P. Davis Willson](#)  
**To:** [Lehner, Catalina L.](#); [City of Albuquerque Planning Department](#)  
**Cc:** [Bolen, Rebecca A.](#); [Renz-Whitmore, Mikaela J.](#)  
**Subject:** Near Heights CPA Assessment Reports - Comments  
**Date:** Tuesday, November 8, 2022 10:31:17 AM

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**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

I received an email this morning at 10:17 am, letting me know that any clarifying materials I wanted to submit to the EPC for Thursday's meeting needed to be submitted **before 9 am today** to be forwarded to EPC for consideration at the hearing.

I am sorry I missed that deadline and would just like to let EPC and Chair MacEachen know I support the Near Heights CPA Report—especially 5.8 WALLS 7 FENCES (page 98).

Patricia Willson

Victory Hills NA: President  
District 6 Coalition: Treasurer  
Inter-Coalition Council Representative