

CITY OF ALBUQUERQUE

NEAR HEIGHTS COMMUNITY PLANNING AREA ASSESSMENT



As Accepted By City Council on XX/XX 20XX



IMPROVING PLACE FROM PLANNING TO ZONING



ONE
ALBUQUE
RQUE



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

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

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



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PART 1. INTRODUCTION





1. INTRODUCTION

The Near Heights Community Planning Area (CPA) is centrally located in Albuquerque, spanning the area between I-25 and Wyoming Boulevard, and between I-40 and the ABQ Sunport/Kirtland Air Force Base (See Figure 1). It is home to the University of New Mexico (UNM), Central New Mexico Community College (CNM), ExpoNM Fairgrounds, and the Albuquerque Sunport. Nob Hill, the International District, and the Mile-Hi District are some of the distinct areas found in this CPA.

1.1 Overview

The City of Albuquerque's CPA assessment process works with residents and businesses in each area to notice what is working or not working in that part of town and talk about how to enhance what is going right.

The CPA assessments are one way for the City to address historic harms and engage communities equitably. The CPA assessments are a cyclical process facilitated by the Planning Department, which may not produce comprehensive solutions during the first round. We acknowledge that this is an evolving strategy to ensure that community members have a say in the future of their neighborhoods.

1.2 Purpose

To best serve all of Albuquerque's diverse communities and neighborhoods, the CPA assessment process 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.

Other City departments and agencies have been a part of the process, and addressed relevant questions, issues, and opportunities. The process is also designed to help ensure that best practices are implemented throughout the city and that plans complement and inform each other so that all communities benefit from planning efforts.

1.3 CPA Process

Community Planning Areas were first developed during a City planning effort in 1995. People were given maps of the metropolitan region and asked to identify their house, their neighborhood, and their community. The resulting map outlined 10 distinct Community Identity Areas, which were adopted into the Comp Plan in 2003, the same time the Centers and Corridors framework was added.



Caption: San Pedro Walk Audit (4/17/21)



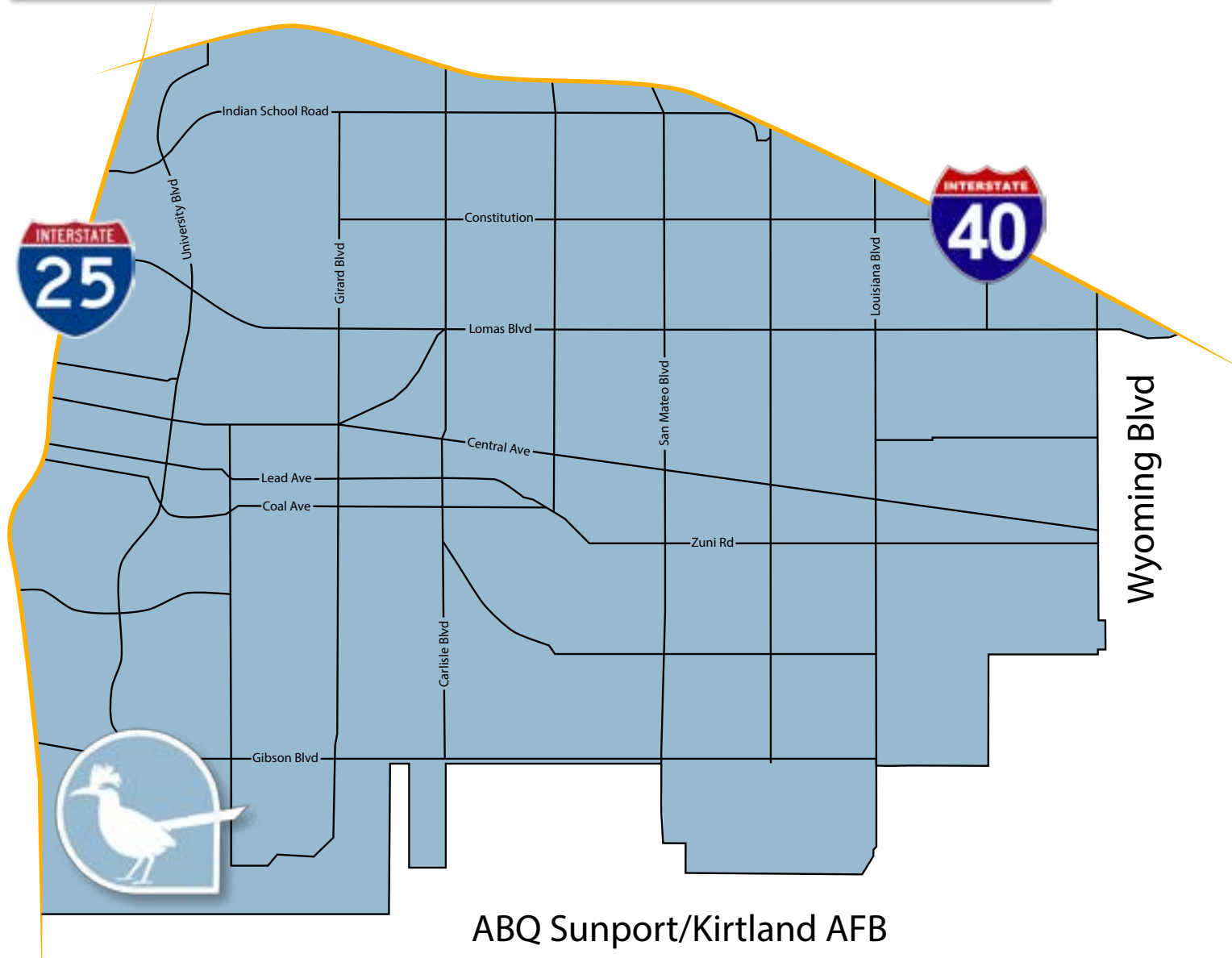
Caption: San Pedro Library Activity



Caption: Community Input Gathered Online



FIGURE 1. NEAR HEIGHTS COMMUNITY PLANNING AREA





The CPA assessment process is a community-based approach to enable residents, business owners, property owners, neighborhood associations, community groups, and other stakeholders to determine the future of their community and the priority actions needed to get there.

Our process involves communities identifying and prioritizing a broad set of assets, opportunities, and challenges that contribute to an action plan. This action plan connects implementers in government, institutions, and community organizations. Because the Planning Department does not typically implement projects, we work to cultivate partnerships to move these priorities forward.

The City intends to update this information over time through an ongoing long-range community planning effort for each area through the CPA assessment process. This effort marks a significant departure from past planning efforts. Instead of reacting to immediate crises, the process is intended to be proactive – like a wellness check before symptoms of illness appear. It is also intentionally designed to accommodate all areas of the city, learning from each and extending the benefits to all.

In all cases, future development and planning should respect and strengthen existing

communities, enhance their distinctive qualities, and provide more opportunities for residents to satisfy their daily needs.

1.4 Engagement

Outreach for the Near Heights Community Planning Area Assessment began in February of 2021 and continued into fall 2022.

Due to the pandemic, most of the meetings, open houses, and activities were largely hosted online until spring 2022. The process kicked off with four open houses and

FIGURE 2. CPA ASSESSMENT PROCESS





the launch of several online surveys and activities. Fifteen community organizations also generously gave planning staff time at their meetings to present and complete an activity with their membership. These conversations generally revolved around identifying assets and opportunities throughout the area, grouped around thematic Comp Plan Elements.

Additionally, Poetic Routes hosted a place-based poetry workshop, and Vision Zero led two walk audits.

For a complete summary of the public input, see the Public Engagement Appendix at the end of this report.

Ongoing CPA activities:
<https://cpa.abc-zone.com/going-engagement>

TABLE 1. Engagement Summary

Date	Type of Engagement	# of Participants	Description
<i>FEB 2021</i>	<i>OPEN HOUSES</i>	<i>50+</i>	Planning Staff hosted 4 Open Houses, presented information about the CPA assessment process, and participants identified local assets and opportunities.
<i>JAN-APRIL 2022</i>	<i>ONLINE SURVEYS</i>	<i>112</i>	Respondents identified high-priority topics and submitted their ideas.
<i>APRIL 2021-SEPT 2022</i>	<i>WALK AUDITS</i>	<i>70</i>	Vision Zero and Planning staff led walking tours in two neighborhoods and 4 more along Central Ave., focused on increasing transportation safety. Staff also attended 4 special projects and neighborhood walks, and hosted a sustainability stroll.
<i>APRIL 2021</i>	<i>FOCUS GROUPS</i>	<i>50+</i>	Staff from many City Departments attended focus groups, along with interested members of the public to discuss possible actions related to community-identified assets and opportunities.
<i>JUNE 2021</i>	<i>OFFICE HOURS</i>	<i>4</i>	Planning staff held office hours while writing first drafts of the report. Community members could drop in, see the process in real time, and ask questions.
<i>JAN-APRIL 2022</i>	<i>BLOCK PARTIES</i>	<i>100+</i>	Planning staff tabled at 8 block parties, hosted by the Office of Equity and Inclusion. Several activities were available at each event, and dozens of people gave input
<i>FEB 2021-OCT 2022</i>	<i>ONLINE OR PAPER ACTIVITIES</i>	<i>450+</i>	Staff facilitated activities at 40 meetings and events
<i>FEB 2021-OCT 2022</i>	<i>INSTAGRAM</i>	<i>1000+</i>	Instagram users posted with the CPAs hashtag to submit their photos to the contest and give input
<i>FEB 2021-OCT 2022</i>	<i>WORKSHOPS</i>	<i>7</i>	Planning hosted three workshops about CPO-8, a Poetry workshop, and a Developers' Forum
<i>OCT 2022</i>	<i>CELEBRATIONS</i>		One online and one in-person Celebration were held to display the report and celebrate everyone that contributed to it.



PART 2.

COMMUNITY CONTEXT





2. COMMUNITY CONTEXT

2.1 Area Description

The Near Heights CPA has many distinct features and special places, which vary from neighborhood to neighborhood.

Emerging Themes

- Access to institutions and local businesses.
- The historic and community character of the built environment in neighborhoods and commercial districts.
- The diversity of communities in terms of cultures, languages, race/ethnicity, and income.
- Walkability and pedestrian-friendly development.

For many people, the ethnic and cultural diversity of the area – along with the inclusiveness and range of viewpoints that this promotes – is one of the most desirable aspects of living here. Close proximity to a wide range of amenities, the prevalence of public art, and the rich history and strong sense of character in the built environment are other desirable assets found within the Near Heights.

Design & Character

- Large-scale development around UNM, Albuquerque International Sunport, and Veterans Affairs complex
- Buildings fronting the sidewalk along Central and key cross streets
- Varying architectural styles and building scale, depending on the era in which the neighborhood was developed
- Mature trees and grass in residential areas
- Landscaped medians
- Neon signs advertising businesses along Central
- Rolling topography caused by water flow through the Tijeras Arroyo
- Ethnic and cultural diversity of residents
- Public transit access and transit-supportive development patterns along Central
- Rectangular block grid of approximately 700 feet by 350 feet

2.2 Demographics

The total population of the Near Heights CPA is 75,613, which is 13% of the population of



Caption: Christy Mae's Restaurant



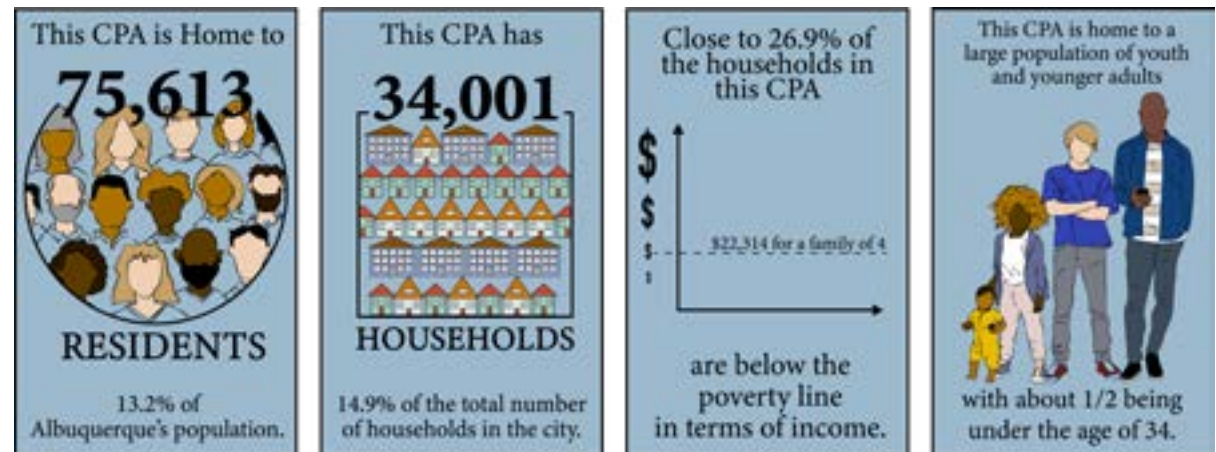
Caption: Nob Hill Businesses



Albuquerque. The Near Heights' total population remained about the same from 2013-2018 and is currently the fourth largest of CPAs in the City of Albuquerque.

The Near Heights is home to a large population of youth (0-18) and younger adults (18-34), with about half of the total population being under the age of 34, which is a little higher than the City age distribution as a whole, where about 47% of the population is under 35. There is a relatively even distribution of people in each of the age brackets that span 35 years of age and older. Gender is relatively even for most age groups, except for the 25-34 age group (wherein 53% of the population is male) and the 65 and over group (wherein 55% of the population is female).

Approximately 23% of households in Near Heights earn under \$15,000, which is the highest number of households in any of the income groups. Household earnings skew toward lower-earning income groups, specifically those under \$49,999, which make up 65% of the population. Households earning more than \$50,000 make up 35% of the Near Heights population. This is a significant departure from the household incomes of the City as a whole, where less than 14% earn less than \$15,000, and slightly over half of the households earn more than \$50,000 a year. Within the area, high income households are generally concentrated around UNM.



A majority of the population in the Near Heights, approximately 71%, identify their race as White. About 15%, the next highest category, identify as a race other than White, Black, American Indian/Alaska Native, and Asian/Pacific Islander or who reported more than one race. Those who identify as American Indian/Alaska Native make up about 6% of the population, Black at around 4%, and Asian/Pacific Islander at approximately 3%.

About 43% of the Near Heights' total population identify as Hispanic. Of those who identify their race as White, about 29% identify their ethnicity as Hispanic. In the Black, American Indian/Alaska Native, and Asian/Pacific Islander racial categories, a majority identify as non-Hispanic. Of the people who identify as something other than those

categories, or who reported more than one race, 13% out of 15% identify as Hispanic.

Among the population 25 years and older, 12% have no high school diploma while 21% have obtained a high school diploma or GED. Twenty-one percent (21%) of the people living in the Near Heights have received some amount of college education. Forty-five percent (45%) of the population have obtained some level of college degree, with 25% having earned an associates or bachelor's degree and 20% a masters or above. These levels of attainment slightly exceed City-wide numbers, due to the presence of UNM.

2.3 History

The Rio Grande valley has been continuously inhabited for thousands of years by Indigenous



communities. Albuquerque is located on the unceded lands of the Tiwa people, whose descendants include the Sandia and Isleta Pueblos. Albuquerque and Bernalillo County are today situated between Sandia Pueblo to the north, Isleta Pueblo to the south, the Laguna Pueblo and To'hajiilee to the west. Indigenous heritage continues to shape the area's physical and cultural landscape.

Rainfall during the ice ages carved through the east mesa, forming the alluvial fans that most of the Near Heights rests on today. Wide open grasslands became home to antelope, elk, wild mustangs, and bighorn sheep. Although people generally lived closer to the river, the east mesa served as hunting and gathering grounds and included trade routes that were used continuously for thousands of years.

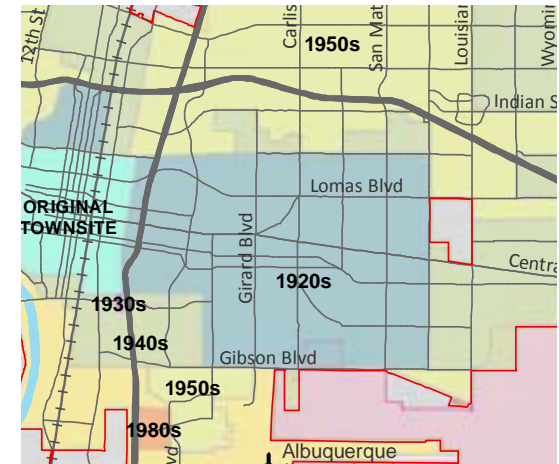


Caption: Formerly Undeveloped Land in the Heights

Following Spanish colonization, settlement remained concentrated along the Rio Grande and, later, near the railroad tracks in Albuquerque. The sandy, hilly geography of the east mesa remained largely undeveloped. In the early 1880s, the east mesa housed only a reservoir, cemetery, a few other services, and homesteads further east on the mesa.

Toward the end of the nineteenth century, developers became eager to establish neighborhoods and services in the Near Heights, advertising more space and better air quality to the growing population of Albuquerque. During this time, the city was gaining a reputation as a center of health and treatment for tuberculosis. Subdivisions were platted in the western part of the Near Heights CPA in the mid and late 1880s, though development happened slowly.

In 1889, the University of New Mexico was founded on its present campus in the Near Heights. More than fifteen years later, two sanitariums were constructed along Central, one at Oak Street and the other on Sycamore Street. A few houses had already been built nearby. Employees and patients of these new institutions created more demand, and neighborhoods west of the university began to develop. Trolleys began running along Central in 1908. Around the same time, a small wave of homesteaders moved into



Caption: Land Annexation in the Near Heights

the area known today as the International District.

After World War I, the City of Albuquerque annexed a large portion of the land in the Near Heights from Bernalillo County. The City's boundaries expanded from High Street to San Pedro Boulevard and to Constitution Avenue and Gibson Boulevard on the north and south respectively, increasing the area of the City by 350%.

Generally, development in the Near Heights moved along the Central corridor from west to east over time. Surveying and development continued beyond the City's boundaries. In the 1920s, a small commercial district along Central grew between Yale and Cornell. Initial development included mostly single-family homes, with duplexes,



fraternities, and sororities along Gold and Lead Avenues, as well as a K-12 school that opened in the University Area in 1923. Fifteen additional homestead claims were recorded in the 1920s and another dozen in the 1930s.

The first residential subdivisions east of UNM were constructed during the late 1920s and 1930s. An eclectic mix of architectural and development styles compose the built environment of these neighborhoods. The Monte Vista (1926) and University Heights (1916) Additions, located between Girard and Carlisle have narrow, deep lots with alley access to rear yards. Monte Vista Addition is notable for platting that diverged from the typical grid, recognizing drainage patterns and dedicated land for a school site. Further east, College View Addition (1926), Granada Heights Addition (1925), and Mesa Grande Addition (1931) follow the grid and have narrow, deep lots, but do not have alleys. This area remains a generally pedestrian-friendly urban environment, in which residents can walk from their homes to the amenities located in commercial corridors along Central Avenue and Lomas Boulevard. See sections 5.5 and 5.6 for more information on these important historic places in the Near Heights.

Residential development slowed with the onset of the Great Depression, but New

Deal public works employment projects, which concentrated on infrastructure development, laid the ground work for subsequent suburban growth in the Near Heights. Federal funds built out curbs and sidewalks, paved street, added miles of water and sewer lines, and built neighborhood schools and a fire station. The Veteran's Administration hospital (1931-34), development of Roosevelt Park (1931-33), new City airport (1937), state fairgrounds (1938), and Kirtland Army Air Force Base (1941) created jobs and increased services in the Near Heights.

The new suburban lifestyle that was developing due to massive federal investments in housing and transportation was not equally available to everyone. The Federal Housing Administration (FHA), created in 1934 as a part of the New Deal,



Caption: Modern Signage in the Historic East End Neighborhood

expanded home ownership opportunities for white people by guaranteeing loans with generous terms. It also upheld and encouraged racial segregation, including supporting the belief that racially mixed neighborhoods declined in value. Even if a person of color had a comparable financial situation to a white resident, or was able to find other financing, it was illegal to sell them much of the residential land in the Near Heights due to racially restrictive covenants.

Racially restrictive covenants were written into the deeds for houses across the area, and often entire developments had covenants in place before homes were actually constructed. Individual homeowners or developers inserted the language into deeds. It is likely that over half of the land area of the Near Heights has covenants in the deeds of residential property.

One notable effort to overcome these limitations was led by Henry Outley and other members of the Fraternal Aid Society, an association of black businessmen in east Downtown. Outley had a homestead at the far north east corner of the Near Heights, which he platted for residential development in 1938. Known as East End, "it was seven blocks by four blocks, extending from Pennsylvania to Wyoming and from Lomas to Constitution." Banks would not finance the development, "so he sold, and perhaps even



gave, pieces of his land to African-American families. Eventually he gave the remaining land to his daughter, with the hope that she could develop it.”¹

Henry Outley’s daughter, Virginia Glover Outley Ballou experienced similar challenges as her father when she tried to develop East End. Eventually, she found a building and some funding. She started building north of Lomas on Virginia and Vermont streets. After an initial build of 21 homes between 1950 and 1950, homes continued to be added to the development over then next few decades. About twenty remain today

By the end of WWII, new development had become fully oriented toward the automobile. Commercial development expanded from Central to arterial streets. Buildings were constructed set back farther from the streets, with parking lots in front of the building. Commercial development along Central from west to east showcases the shift from pedestrian activity to reliance on vehicles. Some blocks have small-scale shop fronts close to the street, while other buildings step back, allowing for a shallow parking lot between the building and the street. Others have large parking lots—prioritizing vehicles over pedestrians.



Caption: Historic Route 66 (1969)

By the early 1950s, Route 66 became a favorite of tourists, and development along the route began catering to motorists needs. Services such as gas stations, motor courts, and roadside restaurants became popular along the Central corridor during this time. Many of these business owners designed their property to catch the eye of passing motorists. Unique designs, like an ice cream shop shaped like an iceberg, and neon signs became iconic Route 66 traits.

The population of the city doubled between 1930 and the end of WWII. By 1960, it doubled again. The eastern suburbs in the Near Heights accommodated the bulk of new housing development. Several broad trends following WWII shaped the residential areas of the Near Heights. The same influence of the car seen on commercial property also transformed residential areas.

Previously, streets had generally been laid out in a grid pattern, but as reliance on personal vehicles increased, streets design became less connected, using curvilinear patterns and cul-de-sacs. These changes happened inconsistently over time.

Although some parcels of land in the International District were platted for residential development as early as 1925, development in the area was sporadic until after WWII, when the area east of San Pedro Boulevard was annexed to the City. The residential neighborhoods in International District (Fair West, La Mesa, South San Pedro, Elder Homestead, Trumbull Village and Siesta Hills) were established in the 1950s and range from established single-family neighborhoods to high-density apartment complexes.

The single-family residential neighborhoods in the International District are filled with houses built in popular post-WWII styles. In contrast to residential neighborhoods in the University Area, the subdivisions in the International District reflect mass produced housing. This uniformity in building resulted from changes in building permitting and financing. FHA programs made it possible for a single developer to construct all or most of the houses in a subdivision. House plans became standardized and were used

1. Allegra Huston ed., *Story of Place Institute: The International District*, Albuquerque New Mexico, (December 2015), 48-53.



repeatedly in speculative construction projects.

Further west, as University enrollment increased following WWII, additional duplexes and garage conversions increased density in that area. Moving east, duplexes and courtyard style apartments gave way to larger buildings with more parking lots and as a result are less integrated into their surroundings. New residences of every type were built with the assumption that people would reach shops and amenities by car.

Auto-oriented development and early zoning encouraged single-use buildings that were separated from the surrounding residential areas. This shift flows west to east across the Near Heights, particularly in the Highland area's development during the late 1940s, 1950s, and 1960s.

The City adopted a zoning code that went into effect for the first time in 1959. While zoning is generally established to protect public health and safety of neighborhoods, protections were not applied equally across the CPA. The 1959 zoning codified much of the International District as multi-unit dwellings and apartments, with commercial zoning lining the arterial streets. In subsequent years, the City failed to invest in the area at a comparable rate to the rest of

the city. This resulted in more people living in the area, without the benefit of services or investment to support the higher-density and higher-intensity development that the zoning allowed. The existing land use patterns and zoning of the eastern half of the Near Heights have also increased automobile dependency and have had an adverse impact on the public health and the general stability of local communities.

By the mid-1970s, basic infrastructure such as water and sewer lines were in place in the International District but in need of repair. Fire hydrants and street lights were insufficient to serve the area.

In Nob Hill, the commercial strip began a long period of decline in the early 1960s.



Caption: Talin Market

Development of the Winrock and Coronado shopping malls, along with construction of the interstate highway network, altered growth and transportation patterns citywide and shifted commercial focus away from Route 66. The community turned to the new malls to meet many of their shopping needs, while the Interstate diverted much of the traffic that once flowed on East Central. As a result, the prestige of the Nob Hill business district diminished as buildings deteriorated and uses changed.

In the 1990s, the western portion of the Near Heights, Nob Hill and the University Neighborhoods in particular, experienced investment and renewal. Community members actively sought and participated in planning efforts and the registration of historic districts.

Several of the commercial corridors located in the International District have suffered in recent decades from disinvestment and economic decline. Businesses, community groups, and organizations are actively working to revitalize areas with have experienced disinvestment.



PART 3. AREA PROFILE





3.1 Community Identity



Caption: Public Art located in University Heights



Caption: Classic Vehicles Parked in Nob Hill



Caption: Greetings from Burque Mural Located in Nob Hill

Albuquerque is home to distinct and vibrant neighborhoods supporting a wide range of urban and rural lifestyles that reflect the unique history, culture, and environment of the region. This section provides an overview of Community Identity in the Near Heights, reviews related assets and challenges, and includes community input on this element. See Subsections 4.3, 4.4, 4.11, 4.16, 5.2, 5.5, and 5.7 for CPA-specific projects, programs, and policies related to Community Identity.

3.1.1 ACTORS, PLANS, & PROGRAMS



CABQ Office of Equity & Inclusion

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



CABQ Department of Arts & Culture

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



CABQ Office of Neighborhood Coordination (ONC)

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



CABQ Office of Civic Engagement

[One Albuquerque Volunteers](#)



3.1.2 SNAPSHOT

The Near Heights is centrally located within Albuquerque and features a number of wide-ranging advantages, including close access to some of Albuquerque's most prominent institutional, commercial, and cultural amenities, such as the University of New Mexico, Central corridor, and various community and cultural centers.

Natural features influence the design and character of an area, while playing a critical role in shaping community identity. The rolling topography caused by water flow through the Tijeras Arroyo has resulted in alterations to the built environment, including innovative platting patterns and street grids that accommodate stormwater runoff.

Cultural diversity plays an important role in shaping community identity and is a deeply valuable asset for the Near Heights CPA. The Near Heights includes some of the most racially and ethnically diverse neighborhoods in Albuquerque, exemplified by the neighborhoods that compose the International District. Community members who participated in surveys and focus groups emphasized that cultural diversity should be acknowledged and celebrated, and that traditional knowledge should be incorporated into planning and community development efforts.



Caption: Input Received During Community Engagement

Assets

- Cultural diversity
- Access to amenities
- Character of the built environment
- Historic neighborhoods
- Public art
- Community events
- Engaged Neighborhood Associations

Challenges

- Uneven distribution of amenities and investment
- Development pressure in existing communities
- Financial and logistical barriers for artists and community organizations
- COVID-19 pandemic impacting local events



3.1.4 INTERNATIONAL DISTRICT

The International District is located in the eastern portion of the Near Heights CPA, encompassing the Fair West, South San Pedro, Elder Homestead, Siesta Hills, La Mesa, and Trumbull Village neighborhoods.

Diversity, creativity, and resilience are vital assets for this area. More than 47 languages are spoken throughout the area, which is a hub for immigration and refugee settlement in both Albuquerque and the broader State of New Mexico. The International District's rich cultural and ethnic diversity is embodied by the artwork and artistic expressions, architecture, local businesses environment, and community organizations located throughout area.

The International District faces several critical challenges. Auto-oriented development patterns have resulted in tangible negative impacts on public health. The construction of I-40 north of the area and relocation of through-traffic from former Route 66 to I-40 has resulted in disinvestment and economic decline in the International District's commercial corridor. A lack of economic opportunities due to disinvestment, racism, and barriers to entry for immigrants and refugees are major obstacles that International District communities and organizations are working to overcome.



Caption: Community Blessing of Mural in the International District



Caption: Mesa Verde Park in the La Mesa Neighborhood

Policy

Support development that embraces the multiculturalism of the International District.

Policy

Encourage signage in multiple languages that reflect the culture of local residents.

3.1.3 UNIVERSITY NEIGHBORHOODS

The University Neighborhoods are located south of the main campus of the University of New Mexico. The diverse mixture of land uses and residential densities, historic nature of these communities, and overall convenience of living here are highly desired by many residents of the area.

Neighborhoods in the area were platted in the late 1800s and early 1900s, and began to develop over the course of the following decades. These neighborhoods were some of the first automobile suburbs in Albuquerque and feature a range of architectural styles that were common during this period. The historic nature of the University Neighborhoods is evidenced by the number of buildings and four districts that have been placed on the Historic Registry along with the Historic Protection Overlay Zone that covers the Silver Hill neighborhood, which was originally platted in 1886.

This area is composed of many unique, diverse, and vibrant communities within close proximity some of Albuquerque's most prominent institutional and commercial assets. A high population of students, faculty, and staff who attend or work at these major institutions live in the surrounding neighborhoods.



Caption: Albuquerque Center for Peace and Justice



Caption: Small Storefront in the University Heights

Policy

Balance the needs of UNM students with the heritage and stability of established neighborhoods near UNM.

Policy

Encourage culturally relevant plant pallets with informational signage to reinforce a sense of place, storytelling, and heritage preservation

3.1.5 NOB HILL & HIGHLAND

The Nob Hill and Highland Neighborhoods are located adjacent to one another in the middle of the Near Heights CPA, bisected by Central Avenue. These neighborhoods were developed from the 1930s through the 1960s and thus feature elements of pre- and post-war development.

The Nob Hill and Highland neighborhoods are lively, pedestrian-oriented communities filled with unique people, places, and events. The historic character and charm of these areas remains distinctly evident today and are valued by both residents and visitors. Community organizations in these areas are highly engaged in promoting quality of life for residents and protecting the character and identity of the area.

Nob Hill and Highland are home to many local, regional, and national businesses enjoyed by the local community and broader regional markets. Sidewalk cafes, theaters, art galleries, coffee shops, and other types of small businesses contribute to the areas overall character and identity. Events such as the ABQ Summerfest in Nob Hill, the Twinkle Light Parade, and weekly food truck nights in various local parks provide unique amenities for residents and visitors alike while directly and indirectly leveraging the distinct identity of the area.



Caption: Highland Theatre



Caption: Empire Board Game Library Located in Nob Hill

Policy

Preserve the historic character of the Nob Hill commercial district and support the design of commercial/residential transition areas to provide easy access from neighborhoods and protect the integrity of historic districts.



3.2 Land Use



Caption: Bricklight District Businesses in the University Heights



Caption: Homes in the Silver Hill Neighborhood



Caption: Jack and Jill Park

From shaping housing options to determining air quality, land use shapes how community members experience a place. This section provides an overview of Land Use in the Near Heights, reviews related assets and challenges, and includes community input on this element. See Subsections 4.5, 5.1, 5.2, 5.3, and 5.4 for CPA-specific projects, programs, and policies related to Land Use.

3.2.1 ACTORS, PLANS, & PROGRAMS



Boards & Commissions

[Albuquerque City Council - Appeals](#)

[Development Process Manual Executive Committee](#)

[Development Review Board](#)

[Environmental Planning Commission](#)

[Landmarks Commission](#)

[Technical Standards Committee](#)

[Zoning Hearing Examiner](#)



CABQ Planning Department

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

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

[IDO Interactive Map](#)

[Case Tracking & Research](#)

[Code Enforcement](#)

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



CABQ Office of Neighborhood Coordination (ONC)

[Neighborhood Association Recognition Ordinance \(NARO\)](#)



3.2.2 SNAPSHOT

Land use in the Near Heights is composed of a mix of residential and non-residential uses, which supports a variety of lifestyles from suburban to semi-urban living. Areas along main corridors and at major intersections typically feature non-residential uses, with some higher-density residential uses. Neighborhoods with low-density residential uses are typically located behind these main corridors.

The Near Heights includes land in all zone categories, and almost every zone district. The R-1 zone makes up over 25% of the land in Near Heights, which allows primarily single-family residential development. Other residential zones in the Near Heights make up less than 15% of the total land area, with the largest of those being Residential – Multi-family High-density (R-MH) at 6%.

During community engagement, Near Heights community members discussed priorities such as infill development and redevelopment, mixed-use development, affordable housing, urban agriculture, and the mix of land uses found throughout the CPA. Community members also discussed the potential of using cottage development for multigenerational and transitional housing, asset-based development, and development that supports local institutions such as UNM, CNM, Sandia National Laboratories, and Kirtland Air Force Base.



Caption: Input Received During Community Engagement

Assets

- Opportunities for infill and redevelopment
- Mixed-use character
- Distinct districts and neighborhoods
- Regulatory support for urban agriculture

Challenges

- Regulatory noncompliance
- Absent property owners
- Property vacancy
- Undermaintained properties
- Nonconforming land uses
- Housing affordability



FIGURE 3. LAND USE BY CATEGORY IN THE NEAR HEIGHTS

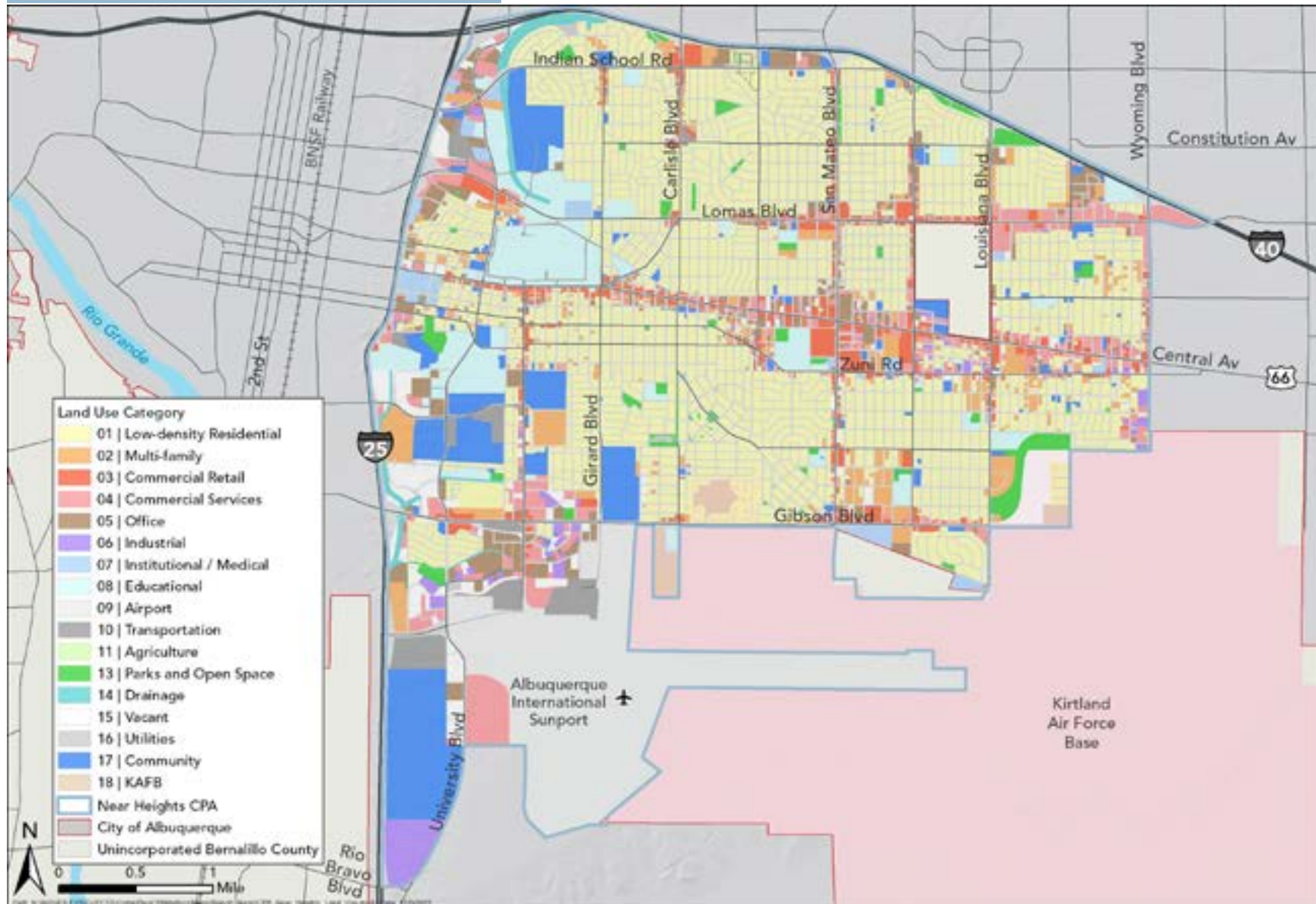
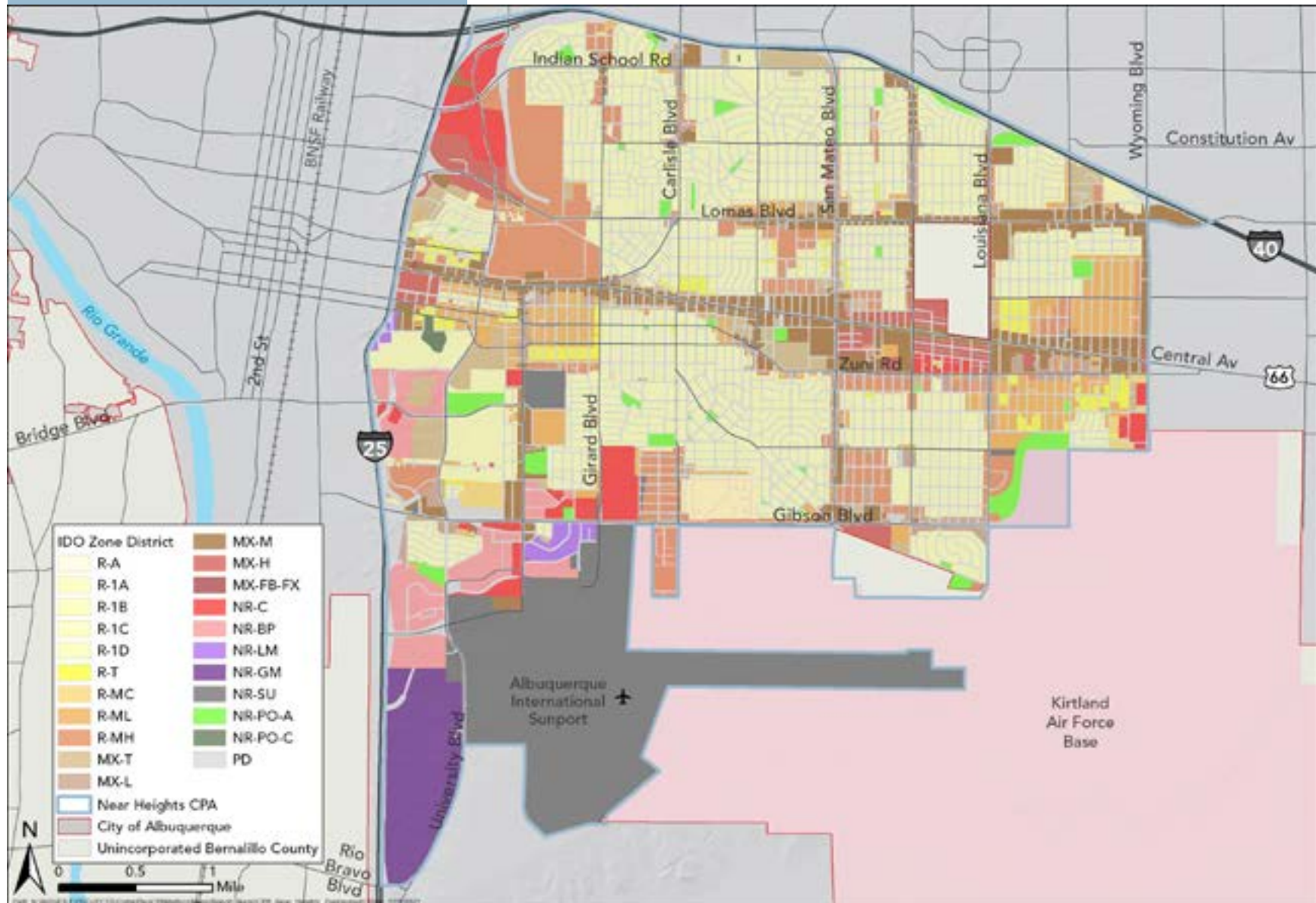




FIGURE 4. IDO ZONE DISTRICTS IN THE NEAR HEIGHTS





3.3 Transportation



Caption: Bike Infrastructure on Carlisle Boulevard



Caption: Bus Stop in Front of Hiland Theatre



Caption: Rainbow Crosswalk in Nob Hill

Connections between the places that residents live, work, play, and learn is key to enhancing quality of life. What's needed in terms of transportation infrastructure depends on the demographic make-up of different areas and lifestyle preferences, which may change over time. This section provides an overview of Transportation in the Near Heights, reviews related assets and challenges, and includes community input on this element. See Subsections 4.4, 4.5, 4.6, 4.7, 4.10, 5.1 for CPA-specific projects, programs, and policies related to Transportation.

3.3.1 ACTORS, PLANS, & PROGRAMS



CABQ Department of Municipal Development (DMD)

[Vision Zero Action Plan](#)

[Neighborhood Traffic Management Program](#)

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

[ADA Transition Plan](#)

[Municipal Development Projects Map](#)



Mid Region Council of Governments (MRCOG)

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

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



CABQ Transit Department (ABQ RIDE)

[Routes & Schedules](#)



CABQ Parks & Recreation

[Bikeways & Trails Facility Plan](#)



New Mexico Department of Transportation (NMDOT)

[Active Projects](#)



Bernalillo County Public Works

[Current & Past Projects](#)



3.3.2 SNAPSHOT

The Near Height's internal transportation network is composed of 4 main travel modes – walking, bicycling, transit (public buses), and automobiles. Each mode of transportation can be used alone or in combination with one another.

The street network is fully built-out and primarily gridded, with very few existing roadway gaps. The Near Heights features a range of street-types, providing users with roads that range considerably in both form and function. This promotes both accessibility and mobility for people traveling via various modes of transportation.

The Albuquerque International Sunport, which is the largest commercial airport in New Mexico, is located within the Near Heights CPA.

During the engagement process, Near Heights stakeholders expressed support for multi-modal transportation, along with safety, pedestrian, bicycle, and transit enhancements within the Near Heights transportation network. Road reconstruction and rehabilitation projects provide opportunities to consider street design improvements that strengthen accessibility and mobility, including widened or protected bike lanes, road diets, widened sidewalks, and designated pedestrian street-crossings.

3.3.3 METRICS



Caption: Input Received During Community Engagement

Assets

New HAWK Lights

- Central Avenue
- Lomas Boulevard

Connectivity

- Streets
- Sidewalks

Bike Infrastructure

- Alvarado Drive
- Silver Avenue
- San Pedro Drive

Road Diets

- San Pedro Drive
- Zuni Road

Albuquerque International Sunport

Challenges

Speeding and Safety

- Lead and Coal Avenues
- Central Avenue
- Alvarado Drive
- Louisiana, Wyoming, and San Mateo Boulevards
- Zuni Road

Lack of Street Crossings

- Along Central Avenue

Condition of Infrastructure

- Sidewalks
- Street lighting
- Few shaded streets or bus shelters
- Unequal investment



FIGURE 5. PROXIMITY OF TRANSIT STOPS AND STATIONS TO HOUSEHOLDS AND JOBS

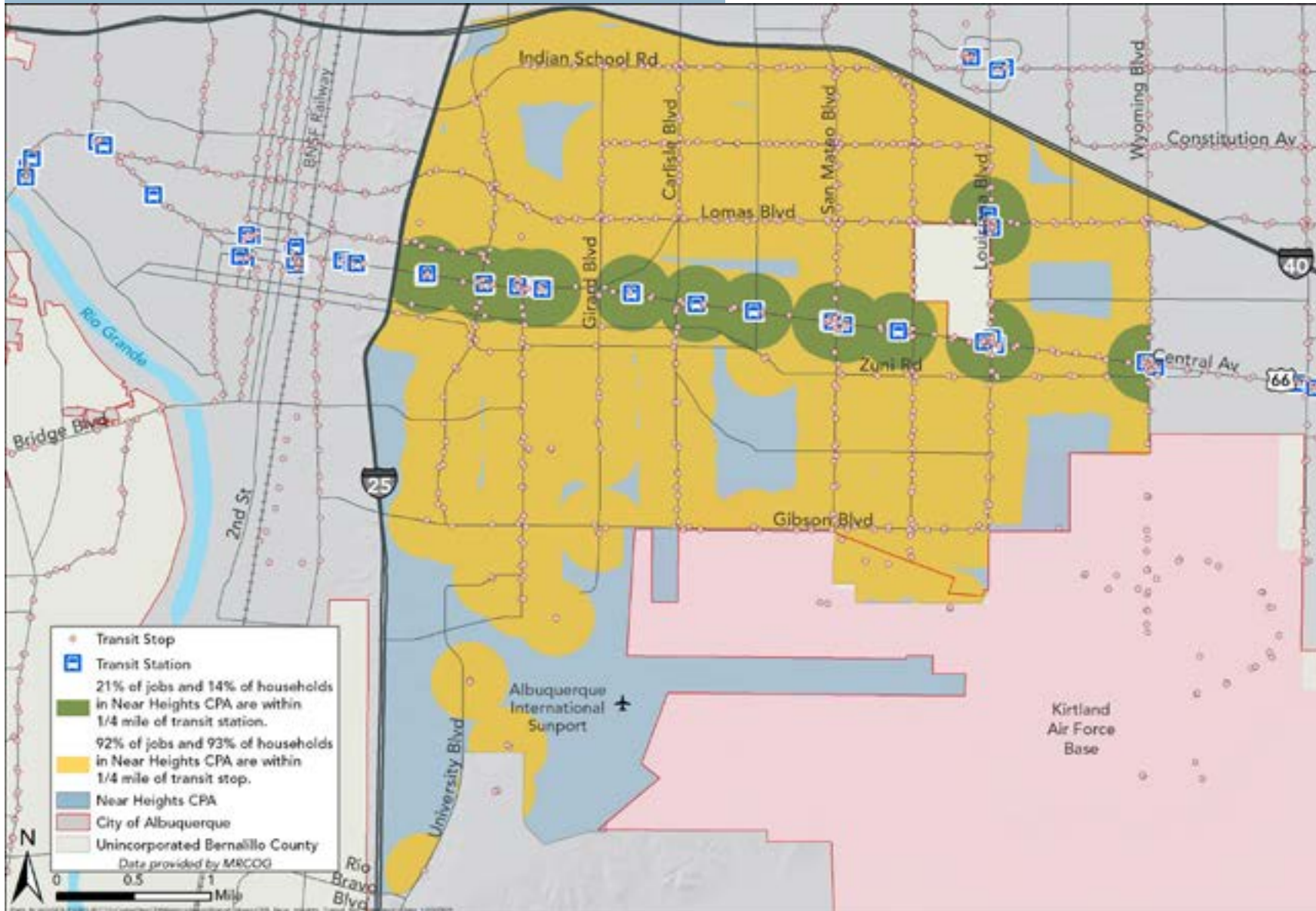
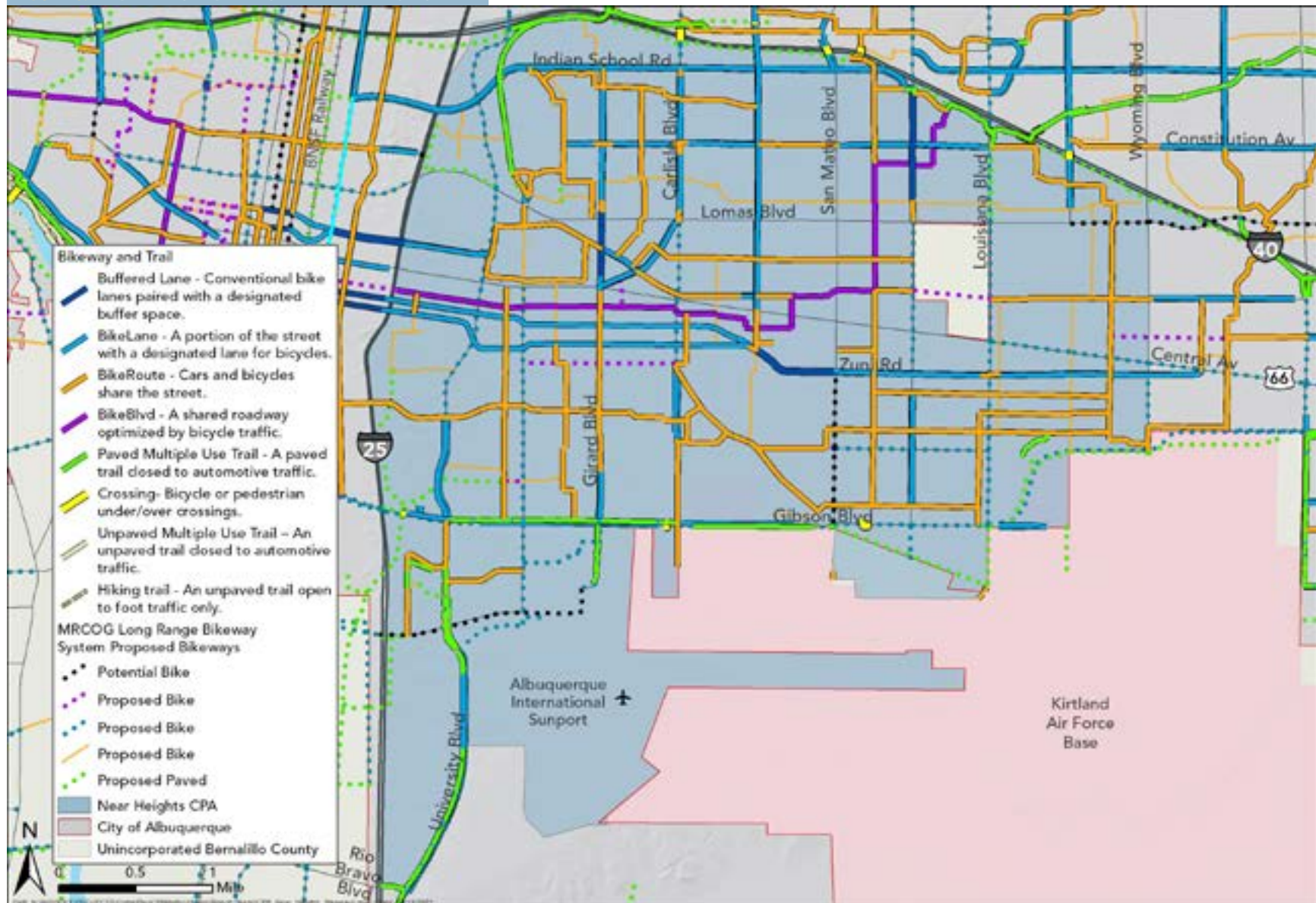




FIGURE 6. BIKEWAYS AND TRAILS IN THE NEAR HEIGHTS





3.4 Urban Design



Caption: University Heights Businesses



Caption: Mesa Verde Park



Caption: Little Free Library in the University Heights

Design of buildings, roads, green space, and infrastructure contributes to the health of a community. A healthy community is safe, comfortable, and has economic vitality. This section provides an overview of Urban Design in the Near Heights, reviews related assets and challenges, and includes community input on this element. See Subsections 4.1, 4.2, 4.7, 4.8, 4.10, and 5.7 for CPA-specific projects, programs, and policies related to Urban Design.

3.4.1 ACTORS, PLANS, & PROGRAMS



Boards & Commissions

[Albuquerque City Council - Appeals Development Process Manual Executive Committee](#)
[Development Review Board](#)
[Environmental Planning Commission](#)
[Landmarks Commission](#)
[Technical Standards Committee](#)
[Zoning Hearing Examiner](#)



CABQ Planning Department

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



CABQ Department of Municipal Development (DMD)

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



311 Community Contact Center

[311 app](#)



3.4.2 SNAPSHOT

The built environment in the Near Heights contains qualities of both the pre-and post-war development. Pre-war suburban development is characterized by platting that diverges from the typical grid but still contains multiple access points and a connected street network. Post-war suburban development is characterized by a distinct separation between land uses, curvilinear development patterns, prioritization of parking, and incorporation of design mechanisms that encourage personal vehicle usage.

Recent mixed-use development along Central Avenue has resulted in a greater mix and intensity of uses compared to traditional development patterns; however, development has occurred unevenly, benefiting some communities far more than others. These uneven development patterns are distinctly evident within the CPA's built environment, though they are also – at least in part – a product of it. Neighborhoods farther east in the International District are adversely impacted by traditional suburban development patterns, while the University neighborhoods and Nob Hill have seen more investment, in part thanks to their pedestrian-friendly mix of residential and commercial areas.



Caption: Input Received During Community Engagement

Assets

- Eclectic mix of architectural styles
- Ongoing street lighting projects
- NeighborWoods program
- Façade improvement projects
- Iconic neon lighting along Central Avenue

Challenges

- Lack of street lighting within neighborhoods and in alleys
- Lack of landscaping along roadways
- Underinvestment in the International District
- Physical barriers that inhibit walkability
- Balancing design standards and affordability



3.5 Economic Development



Caption: Office Space Inside the International District Economic Development Center



Caption: Brick Light District Signage

Each CPA has unique assets, businesses, and industries that contribute to the character of its neighborhoods, provide employment, and offer goods and services to residents and visitors. There are also many programs and organizations throughout the city dedicated to entrepreneurship and workforce development. This section provides an overview of Economic Development in the CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.4, 4.12, 4.14, 4.16, and 5.4 for CPA-specific projects, programs, and policies related to Economic Development.

3.5.1 ACTORS, PLANS, & PROGRAMS



[CABQ Economic Development Department](#)

[Small Business Office](#)

[ABQ 66](#)

[Economic Development Incentives](#)



[CABQ Metropolitan Redevelopment Agency \(MRA\)](#)

[Redevelopment Areas](#)

[Redevelopment Incentives](#)



[New Mexico MainStreet](#)

[Resources](#)



[311 Community Contact Center](#)

[311 app](#)



[CABQ Planning Department](#)

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

[Business Registration](#)



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

[ADAPT Program](#)



3.5.2 SNAPSHOT

Unique local businesses are found throughout the Near Heights. One of the area's greatest strengths is the number and variety of base jobs located within its boundaries. The job to housing unit ratio is 1.62, which offers a high job opportunity for area residents. The University of New Mexico, Central New Mexico Community College, and Kirtland Air Force Base are major institutional assets in the area. In addition, hospitality, film, and other creative industry jobs provide a variety of employment opportunities that fall along a spectrum of skill levels and interests.

Near Heights community members consistently stated that they would like to see the redevelopment of vacant commercial space into locally accessible retail and service amenities. There are many properties available along established commercial corridors, but less than 5% of the land is vacant and able to be developed.

Many of the census tracts in the Near Heights qualify for the NM Collateral Assistance Program and New Market Tax Credits. Metropolitan Redevelopment Areas (also called MRAs) have access to tools that can help finance projects within their boundaries, including bonds, tax abatement opportunities, and impact fee waivers.



Caption: Input Received During Community Engagement

Assets

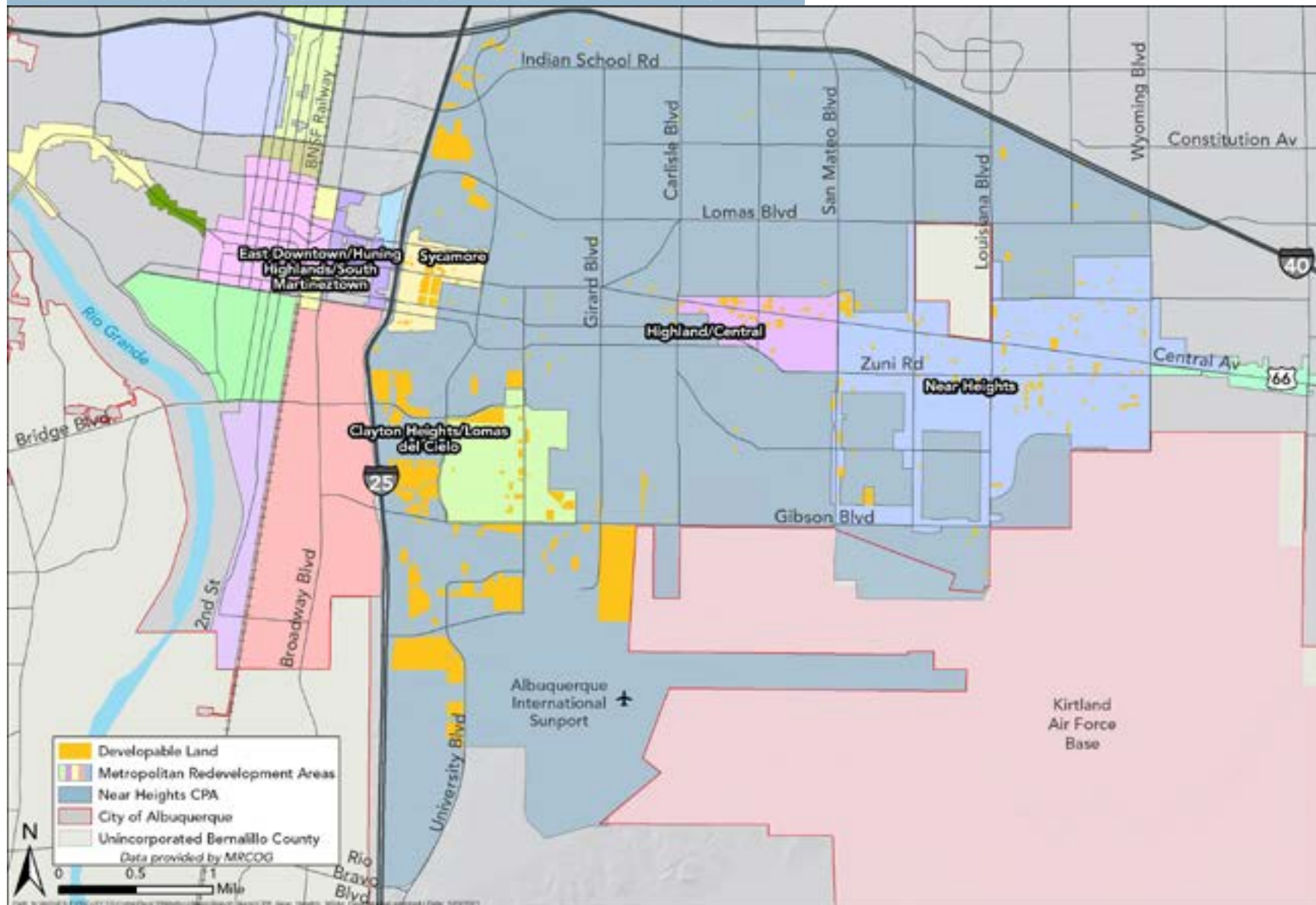
- Local businesses
- Variety of business types
- Local economic development organizations
- Large employers and anchor institutions
- Opportunity for new development

Challenges

- COVID-19
- Regulatory complexity
- Vacancy
- Undermaintained commercial properties
- Lack of capital/disinvestment in the International District
- Non-local commercial landlords



FIGURE 7. METROPOLITAN REDEVELOPMENT AREAS AND DEVELOPABLE LAND IN NEAR HEIGHTS





3.6 Housing



Caption: Sundowner Apartments on Central Avenue



Caption: Home with a Casita located in the backyard



Caption: Apartment building located on Vassar Drive

Every CPA has a unique mix of existing housing types and needs. This section provides an overview of Housing in the CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.13 and 4.14 for CPA-specific projects, programs, and policies related to Housing.

3.6.1 ACTORS, PLANS, & PROGRAMS



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

[Community Development Division Programs and Services](#)

[Consolidated Housing Plan](#)

[Community Needs Assessment](#)

[Homeless Services Division](#)

[Affordable Housing Committee](#)



[New Mexico Mortgage Finance Authority](#)

[Housing Assistance](#)

[LIHTC Program Overview](#)

[Qualified Allocation Plan](#)



[Albuquerque Affordable Housing Coalition \(AAHC\)](#)



[CABQ Planning Department](#)

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

[Related Rules and Regulations](#)

[Code Enforcement Division](#)



[Albuquerque Housing Authority \(AHA\)](#)

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



[CABQ Department of Senior Affairs](#)



3.6.2 SNAPSHOT

Community members in the Near Heights prioritized diverse housing options, permanent affordability, housing stability, and addressing vacant or substandard conditions.

Seventy percent (70%) of all housing units in the Near Heights are low density. The majority of the low-density housing is single-family detached. The area has some 2-4-unit buildings and fewer townhouses and mobile homes. Almost 30% of the housing units are larger multi-family buildings that contain 5 or more units. Compared to the other CPAs, Near Heights has the most 2-4-unit buildings and larger multi-family buildings.

Near Heights has the most renters when compared to the other CPAs. Sixty-one percent (61%) of households rent, and 39% of households own their homes. Many community members expressed the need for affordable housing. Housing is considered unaffordable if a household pays more than 30% of its income toward rent or a mortgage, and in Near Heights, over 40% of households lack affordable housing, making it one of the least affordable areas in the city. One advantage households have in Near Heights is access to nearby transit and walkable commercial districts, which can translate into transportation savings that keep household expenses down.



Caption: Input Received During Community Engagement

Assets

- Diverse mix of housing options
- Historic and distinct neighborhoods
- Vacant developable land
- Housing options for renters
- Student housing
- Workforce housing
- Nearby transit to decrease household costs

Challenges

- Affordability for renters
- Shortage of housing units
- Regulations and design standards that discourage affordable housing development
- Lack of funding for affordable housing development



3.7 Parks & Open Space



Caption: Photo of Netherwood Park Taken During a Netherwood Park Bites Food Truck Night

Parks, open space, and trails provide recreational opportunities, a space for community gatherings, environmental benefits, and generally improve neighborhoods and communities. Each CPA has a unique relationship to parks and open space, from vast open space and trail systems in some areas to limited access and investment in others. This section provides an overview of Parks & Open Space in the CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.1, 4.2, and 4.15 for CPA-specific projects, programs, and policies related to Parks & Open Space.

3.7.1 ACTORS, PLANS, & PROGRAMS



CABQ Parks & Recreation

[Parks Management](#)

[Open Space Division](#)

[Aquatics](#)

[Recreation](#)

[Bikeways & Trails Facility Plan](#)

[Esperanza Bicycle Safety Education Center](#)

[Featured Projects](#)

[Volunteer Opportunities](#)

[Neighborhood Park Activate Program](#)



Bernalillo County Parks & Recreation

[Parks](#)

[Open Space](#)

[Parks, Recreation & Open Space Facilities](#)

[Master Plan \(2015 - 2030\)](#)



Albuquerque Public Schools

[Facilities Usage Procedures](#)



3.7.2 SNAPSHOT

Many of the parks in the Near Heights were constructed by residential developers, who used parks as a selling point to compete against other new subdivisions in the city. Parks in the Near Heights total 352 acres (nearly 3% of the total area), providing 4.65 acres of park land per 1,000 residents. In comparison to the 11 other CPAs, the Near Heights ranks 4th in percentage of park land and 6th in park land per capita. Almost 90% of residences in the Near Heights CPA are within a 10-minute walk of a City park.

Parks are a well-loved feature of the Near Heights and were listed among the community's best assets. Some parks feature areas for dogs, fitness stations, playground equipment, skateboard amenities, and ballfields that provide active recreation opportunities. Parks can also be used for events such as block parties, farmers markets, food truck nights, music nights, and movie nights.

Community members noted the issues of drug use and camping in parks. Many emphasized support for behavioral health services and greater accessibility to affordable housing. Solutions to these issues will require collaborations among multiple departments and volunteer coordination with community and service organizations.



Caption: Input Received During Community Engagement

Assets

- Amenities in Parks
 - . Bike paths and trails
 - . Swimming pools
 - . Greenspace, trees, and nature areas
 - . Sports amenities
 - . Dog areas
 - . Community events
- Trees and Landscaping
 - . NeighborWoods Program
 - . Nature Play
- School Parks
 - . Joint use of parks
 - . Community gardens
 - . Recreational amenities

Challenges

- Safety
 - . Drug use in parks
 - . Camping
 - . Unleashed dogs
- Maintenance
 - . Vandalism and theft
 - . Dog waste
 - . Trash and littering
 - . Limited funding



3.8 Heritage Conservation



Caption: Classic Century Square Located in the Highland Business District



Caption: Tewa Lodge located on Central Avenue



Caption: De Anza Motor Lodge Signage

Albuquerque has a diverse history and culture, reflected in our heritage sites, archaeological resources, and cultural services. This section provides an overview of Heritage Conservation in the CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.4, 4.11, 4.12, 5.5, 5.6, and 5.7 for CPA-specific projects, programs, and policies related to Heritage Conservation.

3.8.1 ACTORS, PLANS, & PROGRAMS



CABQ Planning Department

[Historic Preservation Division](#)

[Historic Protection Overlay Zones](#)

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

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

[IDO Interactive Map](#)

[Case Tracking & Research](#)

[Code Enforcement](#)



CABQ Department of Arts & Culture

[CABQ Public Art Program](#)

[Special Event Permitting](#)



State of New Mexico Historic Preservation Division



3.8.2 SNAPSHOT

The Near Heights contains commercial development of all sizes and a vast mix of residential development, with architectural styles that span the entire twentieth century. Historic disparities in income, public and private investment, and access to services remain in many neighborhoods. Understanding these trends, identifying the assets that should be preserved, and using them to buttress each community's identity, is the work of heritage conservation.

The Near Heights has 7 historic districts. The Spruce Park, Silver Hill, and Monte Vista/ College View historic districts are registered historic districts that reflect Albuquerque's Early Automobile Suburbs. The Sigma Chi historic district did not develop until mid-century and reflects architectural styles of that period. Vista Larga Residential Historic District in the north of the area contains excellent examples of modernist post-war development, while the Parkland Hills Historic District contains both modernist and Mediterranean Revival style homes. The Albuquerque Veterans Administration Medical Center Historic District is unique for conserving a 40-acre medical campus, which was built in a combination of Spanish Revival and Pueblo Revival styles.



Caption: Input Received During Community Engagement

Assets

- Historic districts, landmarks, and places
- Murals and artwork
- Community and cultural events
- Cultural and linguistic diversity
- Engaged community groups and organizations
- Historic Route 66

Challenges

- Lack of language support
- Displacement and gentrification
- Representation within local arts and culture
- Cost of renovation, repairs, and demolition



FIGURE 8. ANNEXATIONS INTO THE CITY OF ALBUQUERQUE

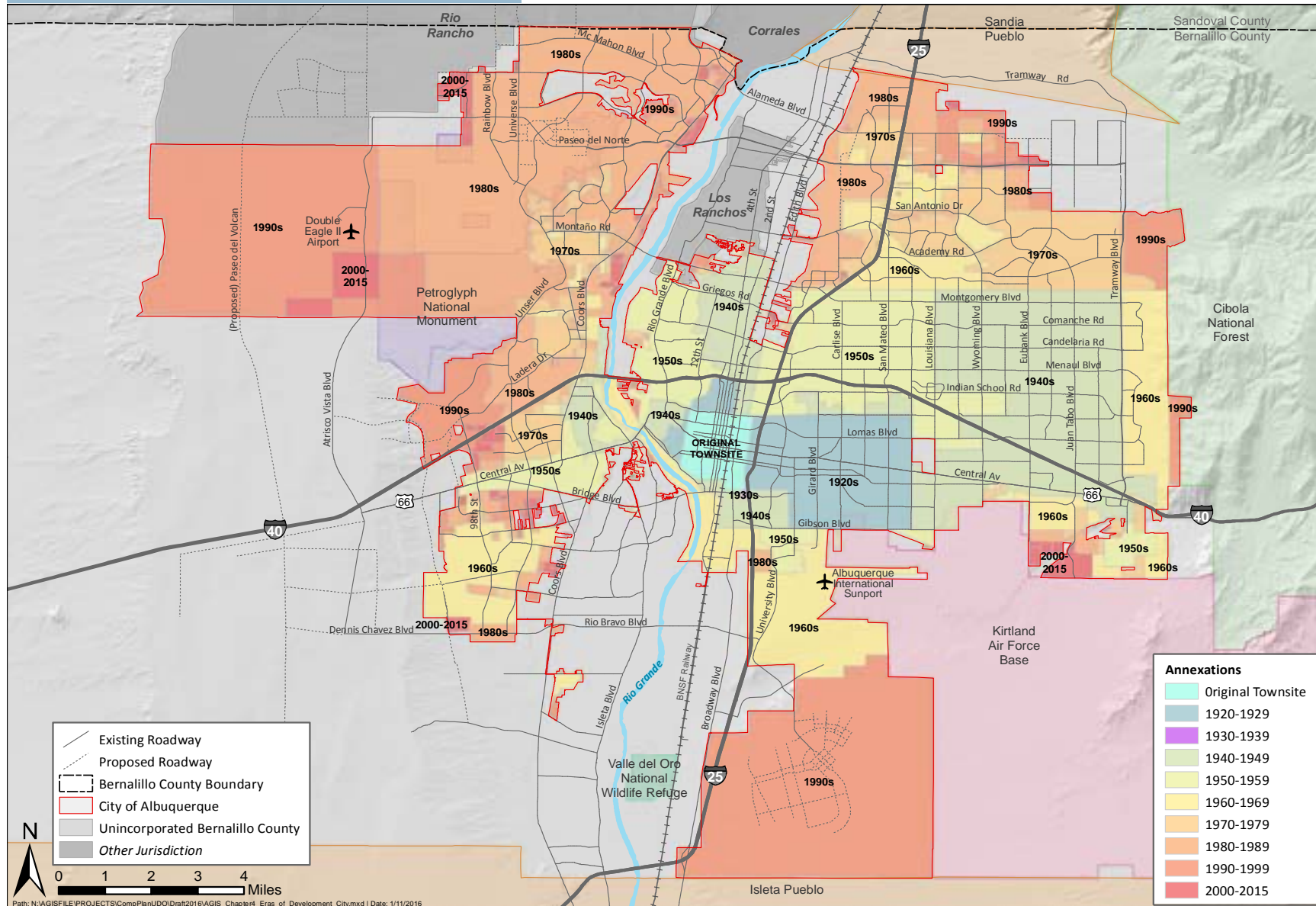
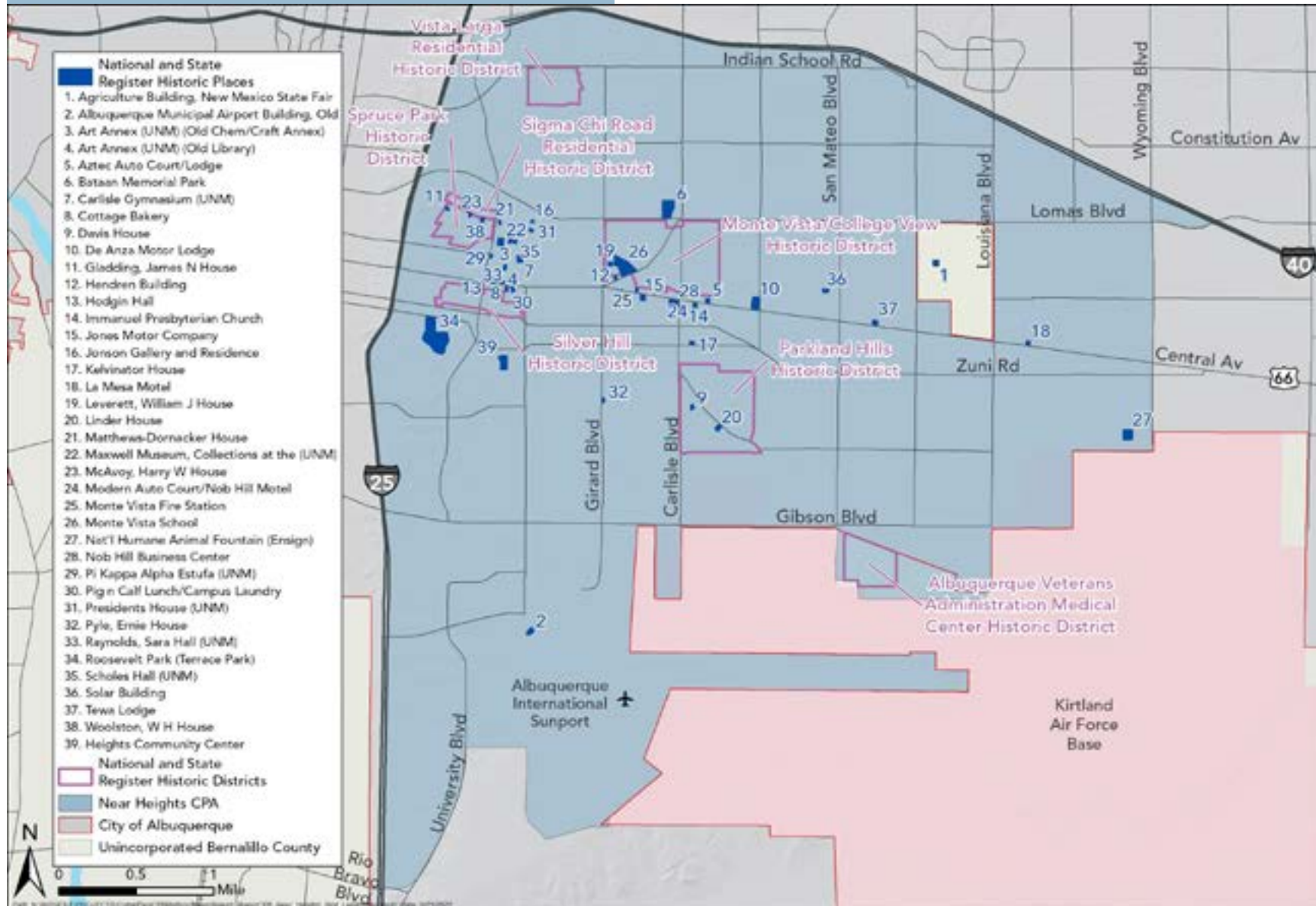




FIGURE 9. HISTORIC DISTRICTS AND LANDMARKS IN THE NEAR HEIGHTS





3.9 Infrastructure, Community Facilities & Services



Caption: Playground Located at the Loma Linda Community Center



Caption: Presbyterian Hospital Located on Central Avenue

The infrastructure, facilities, and services that serve a community impact quality of life and access to resources and community benefits. They include, but are not limited to, water and wastewater, energy, communications, schools, community centers, fire and police services, and health and social services. This section provides an overview of Infrastructure, Community Facilities, & Services in the CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.1, 4.3, 4.5, 4.8, and 4.13 for CPA-specific projects, programs, and policies related to Infrastructure, Community Facilities, & Services.

3.9.1 ACTORS, PLANS, & PROGRAMS



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

[Reports](#)



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

[Reports](#)



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

[Reports](#)



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

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



[CABQ Department of Senior Affairs](#)

[Age-Friendly Family Action Plan](#)



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

[Community Recreation Educational Initiatives Division](#)



[CABQ Solid Waste Department](#)

[Information about Solid Waste collection](#)



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



[Albuquerque Public Schools](#)

[Facilities Usage Procedures](#)



3.9.2 SNAPSHOT

Physical and social infrastructure are critical to maintaining safe, healthy, and thriving communities. Near Heights community members expressed support for topics such as green infrastructure and resource management along with the need for more lighting, sidewalk maintenance, and safer roads.

The Near Heights CPA has a mix of community centers, libraries, and other community facilities distributed throughout the CPA. These community facilities help facilitate social bonds that in turn build strong, safe, and inclusive communities. There are a total of 5 community centers, 1 senior center, 3 libraries, 10 elementary schools, 4 middle schools, 1 high school, and 2 post-secondary institutions located in the CPA.

Near Heights community members expressed a growing concern for unsheltered people, expressing the need for more services such as public showers, restrooms, and handwashing stations.

Public safety was an important concern for many residents during community meetings. Community members discussed the importance of keeping the community safe without over-policing people who are experiencing homelessness or communities who have historically been over-policed.



Caption: Input Received During Community Engagement

Assets

- Community Facilities
 - . Community centers
 - . Public libraries
 - . Swimming pools
 - . Health clinics and hospitals
 - . UNM and CNM
- Community Services
 - . Behavioral health services
 - . Addiction recovery services

Challenges

- Crime
 - . Complex underlying factors
 - . Property crime
 - . Violence
- Homelessness
 - . Lack of public restrooms
 - . Lack of affordable housing
 - . Need for more services
- Addiction
 - . Needles in public spaces
 - . Need for more services



3.10 Resilience & Sustainability



Caption: ABQ Backyard Refuge Pocket Garden



Caption: NeighborWoods Tree Planting



Caption: Community Garden Located at the Loma Linda Community Center

How our communities grow and change will have long term environmental, quality of life, and public health impacts and will affect our long-term ability to adapt to changing environmental conditions, as well as the resilience and sustainability of our community. This section provides an overview of Resilience & Sustainability in the CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.1, 4.2, and 4.8 for CPA-specific projects, programs, and policies related to Resilience & Sustainability.

3.10.1 ACTORS, PLANS, & PROGRAMS



ABQ NeighborWoods Program

[Let's Plant Albuquerque Initiative](#)



Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

[Rebates](#)



International District Urban Agriculture Plan

[Bernalillo County Office of Senior & Social Services](#)

[Bernalillo County Parks, Recreation, and Open Space Department](#)



CABQ Department of Municipal Development (DMD)

[Storm Drainage Design Section](#)



CABQ Environmental Health Department

[Sustainability Office](#)



CABQ Office of Emergency Management

[Hazard Mitigation Plan](#)



3.10.2 SNAPSHOT

During the CPA engagement process, Near Heights community members underlined the importance of resilience and sustainability, while expressing support for local programs and initiatives that further these efforts.

The Near Heights has several existing community gardens, each with a strong network of residents, community organizations, and schools working to keep them going. These spaces connect people with sustainable sources of food and also create needed green space, spur social connections, boost local economies, provide pathways for new entrepreneurs, reduce food insecurity, and help bridge the connection between our environment and our health.

Ongoing programs and initiatives such as the Lets Plant ABQ initiative, NeighborWoods program, and the TreeBate program have facilitated in the planting of hundreds of trees throughout the Near Heights in recent years.

Green infrastructure solutions can be applied effectively at many different scales. Common practices include drought-tolerant and native plantings, xeriscaping, rain gardens, permeable pavements, green roofs, infiltration planters, trees and tree boxes, and rainwater harvesting systems.



Caption: Input Received During Community Engagement

Assets

- Tree Canopy
 - . Large, mature trees
- Sustainability Programs & Initiatives
 - . Lets Plant ABQ
 - . ABQ Backyard Garden Program
 - . NeighborWoods Program
 - . TreeBate Program
 - . Dakota Tree Project
- Community Agriculture
 - . School gardens
 - . Urban farms
 - . Farmers markets

Challenges

- Climate Change
 - . Prolonged drought
 - . Less predictable weather
 - . Changing precipitation patterns
- Tree Die-off
 - . Many trees nearing end of life cycle
 - . Impacts from climate change
- Heat Island Effect
 - . Higher temperatures
 - . Higher levels of air pollution



PART 4. PROJECTS & PROGRAMS





4.1 Urban Agriculture

4.1.1 COMMUNITY GARDENS

Community members expressed the importance of food security, community gardens, edible landscapes, farmers markets, and various other forms of urban agricultures. The Near Heights is home to nearly 20 community and school gardens, each with a strong network of volunteers working to keep them going. The [IDO](#) supports community gardens in a majority of zone districts. The [Bernalillo County Urban Ag Project](#) captures the momentum around urban agriculture within the International District and County.

The Health Equity Council, in partnership with Tree New Mexico and the City of Albuquerque, is leading the effort to address air quality related to the heat index and pollution by working with the community in the International District on a citizen science air quality monitoring project. During the summer, six youth interns learned about environmental health, asthma and air quality. Air quality monitors were assembled at one of the summer workshops. The monitors will be installed at six ID community garden sites.

Policy

Encourage edible landscaping, pesticide-free practices, and pollinator and migratory bird habitat in parks, public gathering places, and community facilities to promote access to free food for people and wildlife.



Caption: Fruit Tree at the Van Buren Middle School Garden



Caption: Community Garden at the Loma Linda Community Center

4.1.2 SCHOOL GARDENS

Albuquerque Public Schools (APS) maintains a large network of learning gardens at school locations throughout the city. APS also provides a thorough list of resources. The [gardening handbook](#) provides information on what to plant, where to purchase supplies, and a map of all of APS' existing [garden locations](#).

APS School Garden Locations

- Montoya Elementary School
- Bandelier Elementary School
- Emerson Elementary School
- Kirtland Elementary School
- La Mesa Elementary School
- Lowell Elementary School
- Montezuma Elementary School
- Mark Twain Elementary School
- San Antonito Elementary School
- Whittier Elementary School
- Mary Ann Binford Elementary School
- Wilson Middle School
- Van Buren Middle School
- Career Enrichment Center
- Helen Cordero Elementary School
- Hayes Middle School
- Monte Vista Elementary School

Policy

Support community gardens.



4.2 Tree Planting in the Near Heights



Caption: Tree Planting at Trumbull Park

4.2.1 TREE CANOPY

During the CPA engagement process, Near Heights community members noted the important role that tree canopy plays in their community and expressed support for ongoing local initiatives that protect and reinvigorate the city's tree canopy.

Parts of the Near Heights are losing tree canopy at a concerning rate. The loss of trees, along with the [myriad benefits](#) they provide, is a serious concern throughout the city. Restoring and increasing Albuquerque's tree canopy is an essential part of the broader effort to improve the health of the city's population as a whole.

4.2.2 PROGRAMS & RESOURCES

With the support of the a broad community alliance, the City has launched the [Let's Plant ABQ](#) initiative, with the goal of planting 100,000 new trees across Albuquerque over the next ten years. ABCWUA provides [rebates](#) for customers to help cover the cost of tree maintenance or the purchase of a new tree.

Tree New Mexico (NM) runs the ABQ NeighborWoods program, which is a collaborative effort to enhance the city's tree canopy. The NeighborWoods project has supported planting hundreds of trees throughout neighborhoods in the Near Heights. Tree NM is increasing the tree canopy in the Near Heights by 700 trees. An EPA grant funded 200 street trees, 100 fruit trees, and 100 give-away trees. Other funding sources supported an additional 300 trees in the International District.

The [ABQ Backyard Refuge Program](#) is helping create a mosaic of wildlife habitat across the city. The [City Nature Challenge](#) is another opportunity for learning about urban nature. By using the iNaturalist app, participants can share photos and identify observations year-around.

NeighborWoods Tree Plantings in Near Heights

- La Mesa
- Parkland Hills
- North Campus
- South San Pedro
- Trumbull Village
- Elder Homestead
- Summit Park
- Netherwood Park
- Nob Hill
- University Heights
- Victory Hills
- Pueblo Alta
- Mile Hi

Policy

Encourage investment in street trees, landscaped medians, and landscape strips along streets, especially in areas more than a 10-minute walk to a park where new parks are not feasible.

4.2.3 FUTURE PROJECTS

NeighborWoods tree plantings are planned throughout 2022, with the Mark Twain and McDuffie-Twin Parks neighborhoods scheduled for plantings in the late summer and early fall. Community members who would like to volunteer to plant trees in their neighborhood can do so through City's [One Albuquerque Volunteers](#) website.



4.3 International District Library



Caption: Opening of the International District Library



Caption: [The International District Library Project Program and Conceptual Design \(Page 26\)](#)

4.3.1 COMMUNITY INPUT

Near Heights community members expressed excitement for the new International District Library during online open houses. Residents particularly emphasized the importance of the library's many amenities, the inclusion of materials in a multitude of languages, and the way in which the library showcases the International District through photos, murals, art displays, and cultural events.

4.3.2 PROJECT DESCRIPTION

In 2016, the City of Albuquerque purchased a plot of land on the north side of Central Avenue between San Pablo and Charleston streets with the purpose of building a new public library. A multiple-year engagement process, which included input from both the community and library staff, resulted in a [site design](#) that features flexible spaces for events and activities such as community meetings, literacy programs, arts and crafts.

4.3.3 DETAILS & AMENITIES

The International District Library Project includes three primary elements: the new library, a story plaza, and a stormwater detention pond and park. The Parks Department and AMAFCA will be collaborating on the park, which will be located on the eastern portion of the site. Each of these elements addresses public and social infrastructure needs within the service area. The International District Library opened on July 9th, 2022.



4.4 Route 66



Caption: Route 66 Themed Bus Stop Located in the Highland Commercial District



Caption: Signage from the old Zia Motor Lodge



Caption: Signage from the Hiway House Motel

Many Near Heights community members noted Route 66 as an asset for the area during the engagement process. Route 66 has played an important role in the history of Albuquerque, impacting its identity, heritage, growth, and development through time. This role remains evident along the corridor today, nearly 100 years after it was originally built.

Route 66 was originally commissioned in 1926, and ran along 4th street, but the road was later realigned in 1937 to Central Avenue. Route 66 helped facilitate the westward migration that brought people to and through Albuquerque in search of new opportunities. Many commercial amenities for travelers, such as hotels and motels, were developed along Route 66. Businesses and neighborhoods along Route 66 flourished for decades, but the completion of I-40 and I-25 in the late 1960s/early 1970s diverted traffic from Route 66, resulting in some decline.

Near Heights neighborhoods such as Nob Hill, Highland, the International District, and University Heights have worked hard to revitalize their commercial businesses and districts. In 2022, City Council voted unanimously to establish a [Community Improvement Program](#) for Route 66 (Central Avenue) along its entire length through the city.



4.5 Street Lighting & Alley Activation

4.5.1 LIGHTING PROJECTS

Street lighting is a recurrent theme when talking to community members in the Near Heights. Residents have noted the importance of lighting in promoting safety, both in terms of reducing traffic violence and other types of illegal activity. Residents have also expressed the challenge of not knowing how to report issues with existing streetlights, or who to report these challenges to. Streetlight ownership varies across Albuquerque, with both the City and PNM responsible for the lights that they own. [This map](#) shows who owns particular lights, and directs community members towards the correct method to report outages.

Work is being done to increase lighting in the Near Heights. Councilor Pat Davis recently dedicated \$170,000 to fund festoon lights along 7 blocks of the Nob Hill business district. In 2019, the International District Healthy Communities Coalition raised money to install 24 solar street lights in the International District. And in 2021, the City dedicated over \$2 million to install 150 new streetlights in the International District. Fifty-four (54) new street lights went up in Trumbull Village; 43 in La Mesa; 14 in South San Pedro; and 39 in Elder Homestead.

Policy

Encourage projects that improve the usability and safety of alleys.



Caption: Street Lights Installed Near Wilson Middle School



Caption: Alleyway in the Southeast Heights Neighborhood

4.5.2 ALLEYS

Several Near Heights residents noted challenges around trash and a lack of lighting in their alleyways, along with opportunities to activate them for pedestrian use.

The [Vision Zero Action Plan](#) calls on the City and community partners to “develop a program to identify/create paths within and through neighborhoods to facilitate active transportation and recreation” (Page 43). The Action Plan goes on to note alleys as one potential candidate for these paths.

Residents whose properties border an alleyway are typically responsible for maintenance and upkeep to the halfway point in the alley. Ownership of alleys varies from parcel-to-parcel, which presents challenges for further development. For example, development of an alley with different private owners controlling each lot would require cooperation among each of the neighbors who own the lots. Residents who would like to activate their alley could consider installing lighting along their property, organizing neighborhood walks, or trash pick-ups.

Policy

Invest in additional lighting along streets, alleys, and underpasses.



4.6 Speeding & Safety on Major Streets

4.6.1 CENTRAL AVENUE

Residents of the Near Heights expressed repeated concern about traffic injuries and fatalities along Central Avenue. Several major intersections along this corridor were noted as particularly unsafe, including the intersections at the San Mateo, Louisiana, and Wyoming Boulevards. The segment of Central Avenue from San Mateo to Wyoming Boulevard has an above average number of vehicle crashes, as well as some of the highest numbers of pedestrian injuries and fatalities in the entire city.

The intersection at San Mateo Boulevard has historically ranked among the worst in the region for pedestrian crashes. In 2016, the USDOT and MRCOG conducted a [Road Safety Assessment \(RSA\)](#) at this intersection. The RSA recommended a range of improvements. Some of these recommendations have been implemented in recent years with the construction of ART, and safety has improved, though the intersection continues to face a high number of injuries and fatalities.

The intersection at Louisiana Boulevard poses significant safety issues for pedestrians, with a [High Fatality and Injury Network \(HFIN\)](#) rating three times higher than the mean. A recent [Safety Study of East Central Avenue \(2020\)](#) noted that

“the intersection with Louisiana Blvd is of particular concern as it has the highest amount of pedestrian-involved crashes, severe crashes, and overall crashes” (Page 12). The intersection at Wyoming Boulevard also experiences a high number of crashes that result in fatalities and/or injuries, along with a high number of pedestrian-involved crashes. These 3 intersections are located within some of the most vulnerable communities in Albuquerque, which have historically not received the same levels of investment as other areas along Central.

Some interventions along the corridor - updated striping, widened sidewalks, and enhanced crosswalks - have been added in recent years. But despite these safety interventions, injuries and fatal crashes remain a far-too-common occurrence throughout the corridor. Pedestrians continue to face high levels of traffic violence, with vulnerable populations often subject to the worst impacts. Automated Speed Enforcement paired with design interventions that calm traffic could serve as potentially valuable tools in addressing speeding and traffic safety.

Policy

Support projects that improve the design and operation of streets to slow traffic and increase safety, particularly on corridors with high crash rates or high numbers of conflicts with pedestrians and cyclists.



Caption: Intersection at Central Avenue and Louisiana Boulevard



Caption: Intersection at Central Avenue & San Mateo Boulevard



4.6.2 LEAD AVE & COAL AVE

Community members identified the Lead and Coal Avenues as an area of concern regarding traffic safety in the Near Heights. These streets are located south of and parallel to Central Avenue. Both Lead and Coal run primarily through residential areas while carrying approximately 20,000 motor vehicles per day. The form and function of these two roads, along with their location, leads to significant concern among nearby community members regarding travel speed and traffic violence.

Several of the intersections along Lead and Coal stand out in terms of crash rates. Intersections at the I-25 East Frontage Road, University boulevard, Yale Boulevard, Girard Boulevard, and Carlisle Boulevard experience above the mean to two times above the mean number of fatalities and injuries compared with intersections across the city. North-south roadway segments along these same roads, between Lead and Coal, also feature concerning levels of crashes that result in fatalities or injuries.

Policy

Support projects to improve pedestrian and bicycle safety, especially at intersections with Commuter Corridors.

Lead and Coal have experienced a series of safety interventions in the last decade.

In 2012, streetscape improvements that incorporated traffic calming, bicycle lanes, on-street parking, intersection enhancements, lighting improvements, and landscaping mechanisms were introduced along these corridors. These improvements cost around \$28 million in total. More recently, in 2018 and 2019, the City of Albuquerque introduced coordinated speed signing and reduced green times to try to reduce speeding. Despite these interventions, residents living near Lead and Coal have continued to experience negative impacts from speeding.

The [Lead and Coal Avenue Rest-in-Red Feasibility study](#) (2021) found that these recent safety interventions did not significantly reduce speeds in the area. Rest-in-red lights, which automatically switch to red if motorists are traveling above the speed limit, are being installed along the Lead and Coal corridor from Broadway to Washington.

In 2022, the City ordered an [independent audit](#) of the Lead and Coal corridor. This audit confirmed that excessive speeding poses a significant danger to residents living along the corridor. Initial recommendations from the audit team include lane reconfigurations, speed limit reductions, additional enforcement mechanisms, and other engineering interventions.



Caption: Coal Avenue in the University Heights Neighborhood



Caption: Lead Avenue in the Nob Hill Neighborhood



4.6.3 ZUNI ROAD

During the CPA engagement process, many residents expressed support for the road diet that was completed on Zuni Road in 2016. Efforts to improve safety on Zuni Road began in 2011, when former City Councilor commissioned the [Zuni Road Study](#). The Study recommended a road diet, including lane reductions, a center turn lane, bicycle lanes, and mid-block pedestrian crossings at locations most often associated with pedestrian and vehicle collisions. These safety interventions promote traffic calming, and the addition of a bicycle lane through most of the Zuni corridor provides a needed alternative to bicycling along Central Avenue. These safety interventions were implemented in 2016, costing around \$2 million in total.

Safety issues along the Zuni corridor remain present despite these recent improvements. The segment of Zuni Road between San Mateo and Louisiana Boulevard experiences one and a half to two times above the mean number of fatalities and injuries. Intersections at San Mateo, Alvarado, San Pedro, and Louisiana experience above the mean to two times above the mean numbers of crashes resulting in injuries and fatalities.

Major north-south roadways between Zuni and Central, including the San Mateo, San Pedro, Louisiana, and Wyoming Boulevards, have an HFIN score two times above the mean. The Zuni Corridor, and these north-south roadways, run through some of the most vulnerable communities in Albuquerque. These communities face higher levels of traffic violence and fewer transportation and mobility options.

The Department of Municipal Development (DMD) is working towards implementing improvements at the intersections of Zuni Road & San Mateo Boulevard and Zuni Road & Wyoming Boulevard. These efforts include survey, ROW, design, and construction of roadway, traffic signal, and ADA improvements.

Residents have commented that the striping along Zuni east of San Mateo has already started wearing off, which indicates people are driving on and across the striping, and that some vertical elements may be needed to define the lanes. Public input also noted that it's common to see drivers using the bicycle lane as a turn lane far in advance of the intersection.



Caption: Zuni Road near Highland High School



Caption: Zuni Road in the South San Pedro Neighborhood



4.7 Bike and Pedestrian Safety

4.7.1 PEDESTRIAN CROSSINGS ON CENTRAL

Throughout every step of the CPA engagement process, community members expressed the need for more frequent pedestrian crossings and improvements to existing crossings on Central Avenue. This need was commonly expressed together with concern for the high number of pedestrian injuries and fatalities that occur on Central Avenue.

The Near Heights CPA assessment team and multiple City partners completed a series of walk audits to gather information on pedestrian crossings along the portion of the Central corridor that is located in the Near Heights CPA. Data from these walk audits was used to create [this StoryMap](#), which highlights the challenges that pedestrians face along this corridor, particularly in the International District.

Many of the observations gathered during staff walk audits correlated with existing conditions noted in the [East Central Ave Safety Study](#), such as high levels of pedestrian activity, long distances between signalized pedestrian crossings, frequent driveways, and obstructions in sidewalks.



Caption: Pedestrians Crossing Central Using HAWK Signal Near Central Avenue & Texas Street



Caption: Signalized Pedestrian Crossing at an ART Station in Nob Hill

4.7.2 CENTRAL PEDESTRIAN ENHANCEMENTS

The addition of Albuquerque Rapid Transit to Central Avenue resulted in a number of safety improvements along the corridor, such as updated striping, widened sidewalks, and enhanced crosswalks. In 2021, the Department of Municipal Development (DMD) worked to upgrade traffic equipment at signalized intersections on Central Avenue between Louisiana Boulevard and Tramway Boulevard. More recently, in 2022, DMD restriped a number of major intersections along the corridor. A map showing active DMD projects can be found [here](#).

Several High-Intensity Activated Crosswalk (HAWK) Signals have been installed along Central, with more planned in the near future. In 2021, a HAWK Signal was installed on Central Avenue between Texas Street and Utah Street. In 2022, another HAWK Signal was installed to access the new ART platform at the intersection of Central Avenue and San Pedro Boulevard. Two additional HAWK Signals will be installed along this corridor within a year – one at Central Avenue and San Pablo Street (in the Near Heights CPA) and the other at Central Avenue and Conchas Street (in the East Gateway CPA).



4.7.3 VISION ZERO LOUISIANA PROJECT

The City of Albuquerque's [Vision Zero](#) program is working toward the implementation of traffic safety improvements along Louisiana Boulevard from Gibson Boulevard to Central Avenue. This implementation effort emerged from a 2020 [Road Safety Assessment \(RSA\)](#) led by the City, which examined Louisiana Boulevard from Gibson Boulevard to Lomas Boulevard. This RSA focused specifically on pedestrian safety and included analysis of area-wide issues followed by suggestions based on this analysis.

Community input is playing a critical role in the effort to improve pedestrian safety along this portion of Louisiana Boulevard. Safety enhancements such as buffered bike lanes, bulb outs, and pedestrian refuge islands have been suggested by residents of the International District.

Safety enhancements to this corridor will be implemented in phases. There is currently funding budgeted for restriping and a road diet. In the future, features being considered include mid-block crossings and bicycle lane delineators. Visit this [StoryMap](#) to learn more about the community outreach efforts for this project.



Caption: School Crossing Located South of Whittier Elementary School

Policy

Support projects that improve the design and operation of streets to slow traffic and increase safety, particularly on corridors with high crash rates or high numbers of conflicts with pedestrians and cyclists.

Policy

Prioritize transportation projects according to the HFIN, emphasizing investment first in high-fatality areas and underserved communities.

Policy

Encourage projects that improve sidewalks and street crossings to meet ADA standards.

4.7.4 SCHOOL CROSSINGS

Throughout the CPA engagement process, community members noted the importance of well-maintained school crossings, and support for the ongoing work being done to improve school crossings throughout the Near Heights.

[The Department of Municipal Development's \(DMD\) Traffic Engineering Division](#) is responsible for the work being done to improve school crossings both within the Near Heights and across Albuquerque.

Since 2021, the Traffic Engineering Division has completed re-striping at 17 school crossings located in the Near Heights. As of July 2022, there are seven more school crossings scheduled to be restriped in the CPA, with two additional crossings classified as needed in the future.

The total value of the completed intersections is around \$170,000, with an additional \$70,000 in scheduled work, and \$20,000 at needed crossings.



Caption: Traffic Calming Interventions During CiQlovía 2020



Caption: Youth-focused Activity at CiQlovía 2015

4.7.5 CIQLOVÍA

[ABQ CiQlovía](#) is Albuquerque's version of the global event known as *ciclovía*, or open streets. Albuquerque's first CiQlovía event took place on September 21, 2014. CiQlovía is a free annual event that encourages community members to reimagine public streets by closing them for cars and opening them for people. CiQlovía is organized by a group of dedicated [community partners](#).

CiQlovía often features activities such as walking, biking, outdoor exercise classes, public art, dancing, shopping, demonstration projects, live music, and more. Activities are clustered in specific areas of town, with participants able to walk or bike along designated routes featuring activity and recharge stations hosted by a wide range of community groups and organizations.

ABQ CiQlovía 2022 took place on Sunday, October 16, 2022 from 10 AM to 3 PM. Information and updates on this past year's events can be found on the [event webpage](#) and [event Facebook page](#).

Policy

Encourage projects that improve walkability and provide better opportunities for walking as a recreational activity throughout the Near Heights.



4.7.6 GIRARD BOULEVARD IMPROVEMENTS

In 2012, City Councilors Isaac Benton and Rey Garduño sponsored the Girard Boulevard Complete Streets Master Plan. This plan considered community preferences, existing conditions, and makes several recommendations aimed at calming traffic, improving safety and increasing use of the street by cyclists, pedestrians and others. Recommendations in this plan, including restriping, were implemented in 2017.

In 2022, the Girard Streetscape Improvements project was initiated by the North Campus, Netherwood Park, Summit Park Neighborhood Associations, and City Councilor Isaac Benton. A design team analyzed the project area to determine the most effective locations and strategies for pedestrian improvements, minor roadway improvements, and tree planting. This analysis, along with the input from the three neighborhoods associations, resulted in a schematic design and cost estimate for improvements. Project stakeholders are currently seeking funding for the recommended improvements.



Caption: Bicycle Infrastructure on Girard Boulevard



Caption: Indian School Road Diet Project Study Area

4.7.7 INDIAN SCHOOL ROAD DIET

The City developed a proposal for a road diet project on Indian School Road/Odelia Road between Broadway Boulevard and Carlisle Boulevard at the request of the area's residents and local representatives, who were concerned about speeding on this roadway. This segment of roadway has direct access to Montezuma Elementary School, Albuquerque High School, the Tennis Club of Albuquerque, the North Diversion Channel mixed-use trail, and numerous residential collector streets.

The area's hilly terrain, along with the presence of property walls at the back of the sidewalk, result in less-than-ideal sight conditions along this corridor. The proposed road diet aims to address these issues through the reduction of travel lanes and addition of buffers between vehicle and pedestrian traffic, which often results in traffic calming effects via speed reduction. This restriping project is intended to create a more walkable and bikeable multimodal residential corridor. The surrounding neighborhoods are currently working towards consensus on this proposed project.



Caption: Walk Audit Conducted in Spring 2021

4.7.8 SIDEWALKS AND ADA COMPLIANCE

Staff conducted two walk audits and one community walk at the invitation of neighborhood leaders in Fair West, Mark Twain, Mile Hi, and Nob Hill neighborhoods. The audits and on-line input through surveys and Open Houses noted that trash/debris and light poles sometimes hampered pedestrian mobility in particular areas, such as on the east side of San Pedro Street and Lomas Boulevard. Some participants found that sidewalks in certain areas were in bad shape. Others emphasized their desire for trees (to provide shade), wider sidewalks (to provide comfort), and buffers between the sidewalk and the road (to provide safety).

Participants noted that some sidewalks do not feature a buffer between the sidewalk and the road, and that often the size of roadways far exceeds required lane space and that the right-of-way could allocate more space for sidewalks. Many sidewalks – in both residential and commercial areas – dip with every driveway. Each of these factors makes pedestrian mobility more difficult for all users, and even more so for persons with disabilities.

The ADA Transition Plan (2017) identifies where sidewalks exist, their condition, and where there are barriers to universal access in the existing sidewalk system. However, fiscal constraints are a major limiting factor for ADA improvements.



Caption: Walk Audit Conducted in Spring 2021

Sidewalk improvement projects are generally focused on maintenance programs where there is cracking and buckling of sidewalks, and redesign of curb ramps at the street corners. Property owners are responsible for installing and maintaining sidewalks along their street frontage. There is a significant gap between the resources that are needed for improvements and the resources that are available to work with. Creating safe streets for all users requires both community leadership on projects like CiQlovía (see 4.7.5) and governmental programs like Vision Zero (see 4.7.3).



4.8 Infrastructure Projects

4.8.1 MONTE VISTA MEDIAN STUDY

Councilor Pat Davis is funding a study to review adding a median to Monte Vista Boulevard between Campus Boulevard and Roma Avenue. Medians reduce the number of traffic lanes, which slows traffic – and space within a median can also be used to add elements like greenery or signage. A consultant started the project at the end of June 2022 and plans to have the recommendations and conceptual plans around potential medians completed by the end of November 2022.

Community members have been very supportive of this project during the Near Heights CPA community engagement process. Depending on the results of the study, this may be an opportunity to add green space to the neighborhood, improve traffic safety, and enhance the pedestrian environment.



Caption: The Spaceship House Located on Monte Vista



Caption: Concept of Potential Stormwater Management Techniques from the [Pueblo Alto & Mile Hi Neighborhoods Drainage Study Summary Report](#)

4.8.2 PUEBLO ALTO & MILE HI NEIGHBORHOODS DRAINAGE STUDY

The [Pueblo Alto & Mile Hi Drainage Study Project](#) seeks to address the ongoing issue of flooding in these neighborhoods, which are located in the Near Heights CPA. The Drainage Study Project identifies locations where neighborhood-scale green stormwater infrastructure (GSI) is acceptable to the community of this area. GSI alleviates the issue of flooding by filtering and absorbing stormwater where it falls, and green stormwater interventions often include other benefits such as creating wildlife habitat, shading and cooling streets, and calming traffic.

During the CPA engagement process, several community members made note of these efforts, particularly emphasizing their support for the community-driven nature of the Drainage Study Project. The neighborhood engagement process included the formation of an outreach committee, neighborhood walking tours, community meetings, an interactive website, mapping tool, and survey. [The Report](#) includes a range of potential locations for green stormwater interventions, along with potential next steps.



4.9 Loma Linda Community Center Expansion



Caption: Playground at the Loma Linda Community Center

The Loma Linda Community Center houses summer recreation programs and the administrative offices for the Therapeutic Recreation Program, and provides fully inclusive programs for youth and adults with and without disabilities at many sites throughout the City of Albuquerque, in addition to fully accessible after school care at the site.

Due to the Center's relatively small size, it is closed to the public when providing after school care. The surrounding community is very supportive of expanding the building so that the programming and hours can also expand. Family and Community Services has worked hard to secure funding for an expansion; however, construction process have risen significantly, causing funding shortfalls. The expansion remains a priority, and if sufficient funding is secured through

the 2023 General Obligation bond packages is approved, the project will go out for bid, and, following that, construction.

Action

The City will allocate funding through the 2023 General Obligation bond to expand the Loma Linda Community Center.

Community members also discussed challenges with a nearby charter school. Traffic congestion at drop off and pick up times, gym classes, recesses, and after school programs have caused wear and tear on the surrounding park. Over the past year, the school has worked with the Department of Municipal Development to develop a new way to handle student pick up and drop off, and the school is currently working with Parks and Recreation and Family and Community Services to address park use in a way that is beneficial to all parties.



Caption: Sidewalk and Landscaping at the Loma Linda Community Center



Caption: Basketball Courts at the Loma Linda Community Center



4.10 Albuquerque Rapid Transit



Caption: Photo of ART Line at Night

During the CPA engagement process, community members expressed a wide range of sentiment on [Albuquerque Rapid Transit \(ART\)](#). Some community members expressed frustration with disruptions to local businesses, and with communication between the City and impacted stakeholders, particularly during early phases of the project. Other community members noted ART as an asset for the Near Heights, emphasizing the importance of improvements in reliability and accessibility for transit users, along with the necessity of the infrastructure updates that accompanied ART.

ART altered both the form and function of Central Avenue, which has evolved from a road dominated by automobiles to a multi-modal road designated as a premium transit corridor. The ART system provides more reliable transit services along the Central corridor, while also enhancing roadway infrastructure. Improvements to the Central corridor included safety interventions such as updated striping, widened sidewalks, and enhanced crosswalks. These improvements encourage walkability, which in turn promotes economic vitality. A recent [analysis](#) of the impact of the ART project on traffic

safety found that the project made the corridor safer overall.

The ART project cost around \$133 million in total. Federal funding for the ART project accounted for about 80% of the overall cost, with the remaining 20% coming from local sources. ART was primarily funded by a Small Starts grant provided by the Federal Transit Administration (FTA). Small Starts grants are intended for transit systems with dedicated lanes and bus corridor improvement for Bus Rapid Transit systems, and cannot be used for other types of infrastructure improvements or to offset operating expenses.

Local funding sources for the construction of infrastructure improvements included GRT Revenue Bonds proceeds, DMD's Transportation Infrastructure Tax, the City of Albuquerque's existing GO Bonds, Broadband related GO Bond Proceeds, and State allocation.

Several significant challenges delayed the completion of ART. In 2018, Mayor Tim Keller [addressed these challenges](#) shortly after assuming office, speaking to issues with the buses originally intended to operate along ART, along with concerns related to design and construction. These challenges have since been corrected through close



collaboration with project partners and efforts to find alternatives when necessary.

ART lines began operating on November 30, 2019. During the first month of operation, in which tickets on ART were free, the service doubled in ridership in comparison to the same period one year prior. During the first month of regular service, ART saw a 30% increase in ridership. However, just a few months later, the COVID-19 pandemic necessitated reductions in transit capacity.

Community input on ART was gathered through the Near Heights CPA Pre-assessment Survey and in online focus groups. In addition to these methods, Planning staff gathered feedback by riding ART and collecting qualitative input directly from transit users in one-on-one conversations.

A vast majority of ART users who gave input on the service indicated that they used it frequently, often daily. Many of these users also reported that they use ART to get to everyday needs such as work, school, the grocery store, and medical appointments. Some community members noted that the bus system was their only form of transportation, or that it is much less

expensive than buying and maintaining a personal vehicle.

Users were asked about challenges they face when using ART. The most common concern expressed by community members was safety for transit users and bus drivers, with respondents noting intoxication and drug use as contributing factors. In relation to this, several users noted that they feel safer when security guards are on the bus. A few users also expressed that they've faced challenges due to impediments in aisles, slower and/or limited north-south connections, and service ending early on Sundays.

Many of the users who were interviewed while riding ART expressed positive sentiment about the overall service. Multiple users said that ART lines are consistently the most convenient, timely, and reliable routes that they use to move throughout the city. Users also expressed support for the Zero Fares Pilot Program, noting that it allows them a greater degree of access to transit services than they had otherwise. Several users commended ART bus drivers on their professionalism.

Policy

Support higher-density housing development within Premium Transit corridors and near transit stops and stations.

Policy

Encourage transit-oriented development.

Policy

Improve signage and other sources of information about transit, including translation into multiple languages and updates as routes and schedules change.

Policy

Increase investment in connections between routes, increased bus frequency, and additional north/south routes.

Policy

Support free transit fares on transit to increase ridership, support underserved communities, and promote sustainability.



4.11 Public Art in the Near Heights



Caption: Greetings from Burque Mural Located on Central Avenue



Caption: Private Mural Located in the Brickyard District



Caption: Public Art Located in the University Heights

In open houses held in February 2021, and again at events held in the summer of 2022, community members emphasized the importance of local art, along with the need for local representation in public art. The Near Heights is home to a wide variety of public art and murals. Public art is distributed throughout the Near Heights CPA, typically at community or government buildings and along major roads.

Policy

Encourage public art created by local artists and celebrating local people and cultures.

The [Public Art Program](#) is administered by a professional staff in the City's Department of Arts and Culture. Public Art staff maintains an [Interactive Public Art Map](#) that includes the location, artist, title, type, and age of public artworks throughout the City. Many of the formal murals located throughout the Near Heights CPA were funded by the 1% for the Arts program and/or the Urban Enhancement Trust Fund. Since 1978, the City has set aside 1% of City construction funds derived from the General Obligation bond program and certain revenue bonds for the purchase or commission of works of public art as part of the [Art in Municipal Places Ordinance](#). Information regarding Guidelines for the Public Art Program can be found [here](#).



The Near Heights has several good examples of artistic signs that exhibit the identity of the community. The neon Route 66 Arch over Central Avenue near Girard Boulevard and other private neon signs along the corridor provide examples of this. This neon signage helps define community character and celebrate the historic Route 66 culture.

The Orphan Sign program connects vacant properties with artists to temporarily display art in the unused sign frame. There are examples of these signs on Lomas Boulevard and Central Avenue. They can bring joy and novelty to a street feature that is normally only used for commercial purposes.

Major institutions support the creative and cultural fabric of the Near Heights. For example, the Sunport holds an extensive art collection and is, itself, a fine example of New Mexico architecture. Artwork in the permanent collection can be found throughout the main terminal building, outside the Ticketing Level entrance, along Sunport Boulevard, at the Rental Car Center (on University SE south of Sunport), and at the historic Old Terminal Building. The Sunport's temporary exhibits have gained international recognition and included collaborations with local artists, community organizations and museums.



Caption: Mural Located on Central Avenue



Caption: Mural Located on Central Avenue



4.12 Expo New Mexico



Caption: Hispanic Arts Gallery Located at Expo New Mexico



Caption: New Mexico Mercantile Train Boxcar Replica Located at Expo New Mexico



Caption: Concept of the [Expo New Mexico Mural from the Artful Life Website](#)

Community members highlighted [Expo New Mexico](#) as an asset for the Near Heights, noting its role in promoting community identity and economic vitality. Expo New Mexico is located in the International District between the Fair West and La Mesa neighborhoods. The grounds are 263 acres in total, with space for a wide variety of events and attractions.

Expo New Mexico features [events and attractions](#) throughout the year, including the New Mexico State Fair, concerts, agricultural shows, sports events, shows at the three fine art galleries, and a flea market. Venues such as the Alice K. Hoppes African American Pavilion, Hispanic Arts Gallery, and Native American Arts Gallery embody the cultural identity of the surrounding International District.

A [new mural](#), which will be located on the eastern wall of Expo New Mexico, should be completed next year. This project is a collaboration between [Artful Life](#), the City of Albuquerque's [Public Arts Program](#), and [Vision Zero](#). The design of the mural will follow a community development model, and will also further the goal of the Vision Zero – to mitigate traffic injuries and fatalities. Community members can learn more about this project [here](#).



4.13 Homelessness & Housing Instability

Community members across the Near Heights expressed great concern for people experiencing homelessness and housing instability. Community members highlighted the need for accessible and affordable housing options, expanded mental health and substance abuse services, and amenities like public showers, restrooms, and handwashing stations. The City of Albuquerque and many community organizations are working to address the persistent and urgent issues of people experiencing homelessness.

Policy

Invest in publicly-available bathrooms, showers, and handwashing stations.

4.13.1 THE GATEWAY CENTER

Voters approved funding for the Gateway Center in 2019, and since then, the [Gibson Health Hub](#) has been selected as the location. The Gibson Health Hub is already home to 7 tenants who provide medical, behavioral health, addiction recovery, and job training services. The expansion will include additional health resources for the community as well as centrally located emergency overnight beds accompanied by supportive services to connect people with housing and treatment.

The plans for the Gateway Center were developed concurrently with the development of this report. During the CPA process, some neighbors expressed concern about the impact the project would have on the surrounding area, while others expressed support for a greater level of expanded services. Many people throughout the CPA area were supportive of the effort to provide more services to people in need. The [City of Albuquerque](#) intends to enter into a Good Neighbor Agreement with the Elder Homestead, Parkland Hills, Siesta Hills, South San Pedro, and Trumbull Neighborhood Associations, which are located near the Gibson Health Hub facility. See sections 4.2, 4.3, 4.5, 4.6, 4.7, 4.15, and 4.16 for information on other previous or ongoing projects and programs in the area.

Action

The Gateway will have 100 beds for overnight use, medical sobering, and medical respite. The Engagement Center will help residents of the emergency overnight housing program transition to stable housing in 90 days. The First Responder Drop-Off will make up to 1,500 transports a year to needed services. The Medical Sobering Center will open in Spring 2023 with 20 beds for low-acuity medical monitoring to achieve sobriety. The Medical Respite portion of the Gateway will support patients who need time and space for extended recovery.

4.13.2 TINY HOME VILLAGE

Bernalillo County developed a transitional housing community called the [Tiny Home Village](#). The Tiny Home Village is designed as a community living space and transitional housing program. Residents are chosen through an application process. Individuals or couples share a 120 square foot tiny home, which has heating, cooling, a bed, shelving and a desk. There are 40 tiny homes as well as communal bathrooms, a kitchen, laundry room and an indoor/outdoor living space. The site also hosts a community garden and a dog park. Case managers are present in the village to help villagers with their long-term goals towards permanent housing and self-determination. All homes are situated to face the communal areas to promote a community-oriented living environment.

Most of the input received about the Tiny Home Village was supportive of the project. However, some community members raised concern over low occupancy rates at a time in which the unsheltered population and their needs are growing. As of August 2022, the village was at 50% capacity.



4.14 Housing Options, Conditions, & Affordability



Caption: ADU Located in the University Heights Neighborhood



Caption: ADU Located in the University Heights Neighborhood

Housing was one of the most common themes that emerged during the Near Heights CPA assessment process. Community members expressed the need for diverse housing options, affordability, and addressing vacant structures or substandard housing conditions.

4.14.1 ACCESSORY DWELLING UNITS

Community members in the Near Heights expressed the need for more affordable housing options, and many noted that Accessory Dwelling Units (ADUs) could help meet this need. Additional households living in a neighborhood can help support surrounding businesses that provide goods and services, which generally supports neighborhood vitality and quality of life. ADUs also support multigenerational living options for people of all ages, and are a naturally affordable housing option for renters.

Currently, in the Near Heights, ADUs without kitchens are allowed conditionally, except in the University Neighborhoods Small Area, where they are allowed with a kitchen. The 2021 Effective Draft of the IDO distinguishes between accessory dwelling units with and without a kitchen, which is defined as “an

area of a dwelling where there is a sink of adequate size and shape for washing dishes and food items (as opposed to washing hands) and a cooking stove, range, or oven. The presence of a sink and a hot plate or microwave does not constitute a kitchen, unless specified otherwise in this IDO.”

Throughout the City, ADUs with kitchens are allowed permissively within 1,320 feet (1/4 mile or a 5-minute walk) of areas designated by the ABC Comp Plan as Premium Transit or Main Street areas. Within the Near Heights, these areas are located along Central Avenue and San Pedro Boulevard north of Central Avenue, both of which are Main Street areas.

ADUs were frequently discussed during early open houses and community meetings, and the Planning team offered several more opportunities for community members to discuss and weigh in on the existing regulations around ADUs. Planning Staff conducted both online and in-person outreach on ADUs during the summer of 2022. Community members were asked about their thoughts on ADUs being allowed either permissively or conditionally, along with how they felt about ADUs being built with or without kitchens. Staff created an in-person mapping activity that allowed community members to answer these

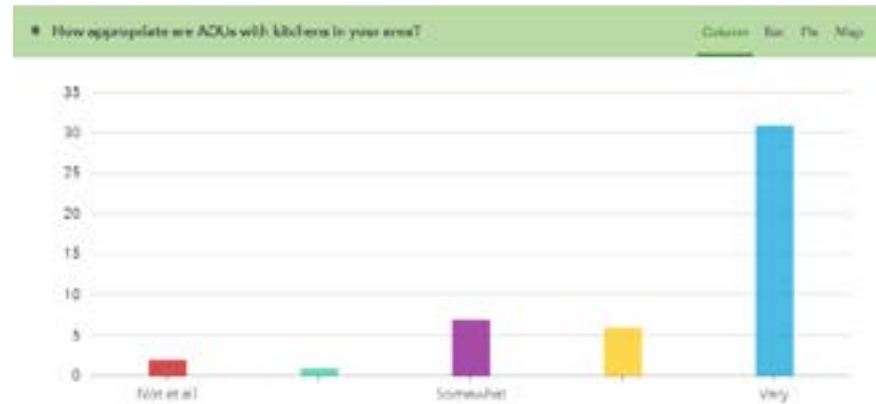


questions using colored dots, with different colors indicating different opinions on the matter. Community members participated in this mapping activity throughout the summer at various events and venues, including at community centers, parks, and food truck nights. Staff also created an online survey that asked these same questions.

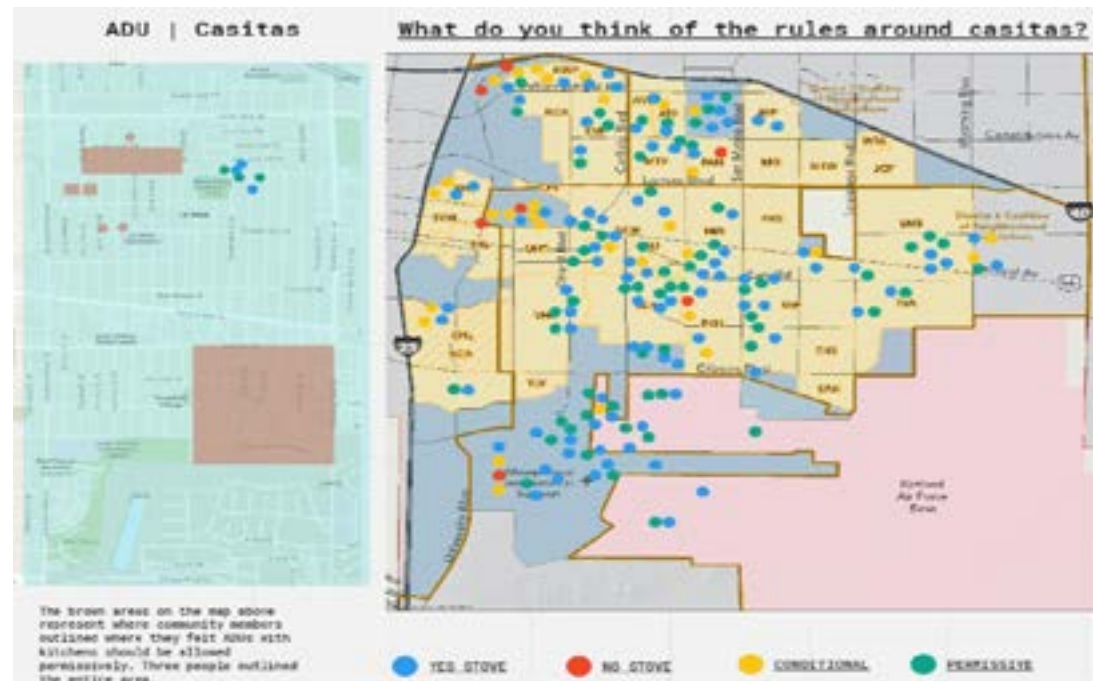
Altogether, well more than 100 community members submitted feedback on this topic, with around 80 people completing the in-person mapping activity, and 47 people completing the online survey. Of the people who engaged with the in-person activity, about 65% indicated that they supported ADUs as a permissive use, with 25% saying they supported ADUs as a conditional use. Only four people said that they do not think ADUs should be allowed with kitchens. The results of the online survey were nearly identical, with 66% of respondents saying that they would very much support ADUs in their area if they were allowed permissively. Seventy-nine percent (79%) of the respondents to the online survey said that they think ADUs should be allowed citywide in any zone district.

Action

The Planning Department will update the small area map within one year to expand the area in which ADUs with kitchens can be built permissively.



Caption: Responses to the Online ADU Survey



Caption: Responses to the In-person ADU Activity



4.14.2 AFFORDABILITY & DISPLACEMENT

Community members in the Near Heights expressed deep concern about housing affordability and displacement, emphasizing the harm that rapidly rising rents pose for residents of the area. Community members also showed concern for living conditions in areas that have experienced disinvestment, and noted the connection between rising rents and homelessness. Some community members talked to Planning staff about challenges that they or people they know were personally experiencing due to rising rents. For example, Planning staff was made aware that nearly 30 families of children enrolled at Wilson Middle School were evicted when the eviction moratorium expired in March of 2022. Heartbreaking situations like this surfaced repeatedly during the CPA engagement process.

Communities of color particularly face the risk of displacement as rents and home prices rise. Decades of disinvestment due to systemic racism have resulted in depressed property values in areas with high percentages of people of color. If there is an influx of investment into a

neighborhood without protections in place, such as rent stabilization, renters face the risk of displacement. Owners are protected from rising property taxes since the State of New Mexico caps the annual increase at 3 percent, and they benefit from rising property values through the increased equity in their homes. For renters, rents could rise to a level too difficult to afford, and renters can face added pressure from landlords who might use eviction as a way to bring in higher paying renters.

A recent [report](#) by the Urban Institute estimates that “Albuquerque needs an additional 15,500 rental units affordable to households with extremely low incomes, as well as 2,200 units of supportive housing and 800 units of rapid rehousing for people experiencing homelessness.” Albuquerque’s housing supply remains limited, which contributes to higher housing costs. One local affordable housing developer stated that Albuquerque would need to build at least 1,000 units per year to support the increasing population. The housing supply gets constrained by high development costs from increased costs in land and construction materials, which get passed on to the household in market-rate housing. The

affordable housing developer also noted that new Albuquerque residents are moving from markets with higher cost-of-living and are seeking out higher-end market-rate rental units. These higher-end market-rate rental units are supplied through new construction or by renovating existing units.

Investment is needed in neglected areas to strengthen local businesses, address infrastructure needs, build new housing units, and upgrade the existing housing stock. However, these investments can result in a rise in property values, which generally benefits owners but can harm renters when landlords increase rent. Rent increases result in more rent-burdened households, which, for some households, results in having to move to areas with lower rents. This displacement can also occur if landlords evict existing renters with the hope of capitalizing on neighborhood investments by attracting new renters at increased rents. While investment is needed to increase quality of life, a balance is necessary to avoid displacing existing community members.

Action

The City will develop anti-displacement strategies, metrics, and a toolbox of resources within the next five years.



FIGURE 10. SOCIAL VULNERABILITY INDEX MAP, WITH THE NEAR HEIGHTS OUTLINED



Policy

Encourage housing options that support all family types, lifestyles, household sizes, and household incomes.

Policy

Encourage development projects and housing programs for people throughout all life stages.

Policy

Support housing projects that add rental opportunities.

Policy

Support housing projects that add homeownership opportunities.

Policy

Support higher-density housing projects near parks, schools, and community facilities.

Policy

Encourage investment in housing assistance for major repairs for seniors and low-income households.

Policy

Prioritize anti-displacement strategies, particularly in the International District.

Policy

Encourage accessory dwelling units (ADUs) as an appropriate strategy to add housing options, maintain naturally affordable housing, support multi-generational lifestyles, and balance opportunities for ownership and renting in the Near Heights.



4.14.3 HOUSING CONDITIONS

From the first open houses and community meetings, to the final in-person tabling events, community members in Near Heights expressed concerns about poor property maintenance and substandard conditions due to absentee landlords or landlords unable or unwilling to rehabilitate their residential buildings. One community member suggested finding a way to get landlords better connected to and invested in their properties. Similarly, another suggested finding a way for landlords to become “more active in the community where they own property.” Another even suggested having a requirement for landlords to reinvest a set percentage of their rental income back into the property they own.

Community members are invested in living in and near well-kept, safe properties with responsible neighbors. The City does not have a comprehensive data source for tracking rents, residential building owners, occupancy, and other pertinent rental data information. A rental registration could address this need by creating a database of all residential properties in Albuquerque.

A rental registration would promote responsible property management, which

ensures safe living conditions for renters and decreased need for Code Enforcement staff and resources; increase transparency for landlords and renters about their rights, including fair housing information; connect property owners with rental assistance if their renters are unable to pay; and assist property owners with home rehabilitation funding if their building needs repair, which can increase property values. It also presents an opportunity to work with low- to moderate-income landlords that may need help maintaining their residential property or properties to provide habitable living conditions.

Rental registrations can include location, ownership with owner and property manager contact information, vacancy, and rent data. A registration application form would list the requirements for compliance and would be submitted in addition to a fee. The fee should not be unnecessarily excessive so as to exclude landlords, but the City could determine higher fees for landlords that refuse to participate. The fee could be based on number of residential units at a given property. The City would also need to determine if other incentives or penalties would be effective, and should consider how to avoid registration fees getting passed to renters in the form of increased rents. The

City could tie proactive code enforcement inspections to the rental registration.

The City’s recently enacted short-term rental registration could act as a model for a broader rental registration. The Short-Term Rental Task Force convened in 2018 to study best practices, and the Task Force’s recommendations resulted in a Council Bill that was passed in October 2020. The Short-Term Rental Ordinance went into effect in spring of 2021. Short-term rentals are businesses that rent all or part of a dwelling unit for less than 29 consecutive days, such as units on Airbnb and VRBO. Short-term rental operators are required to acquire a business license, submit online for a rental permit, and pay lodging taxes and hospitality fees to the City. The City also created a hotline for neighbors to report concerns about a short-term rental property. The registration provides an opportunity for short-term rental operators to be responsible neighbors, which would also be a goal for a broader rental registration.

Action

The Planning Department will convene a task force to study best practices of rental registrations in other cities and develop recommendations for Albuquerque.



4.15 Parks Projects & Upgrades



Caption: Panoramic Image of USS Bullhead Memorial Park

Community members consistently brought up parks throughout the CPA assessment process. Dozens of individual parks were documented as assets during online open houses and in meetings with community organizations. More than 50% of the Pre-Assessment survey respondents noted Parks and Open Space as their top priority. Residents shared many ideas for future improvements, such as the inclusion of fruit trees and edible landscapes, along with incorporating natural features into play areas. Community members also mentioned several challenges they see in their local parks – including dog waste, a lack of public restrooms, and hazards such as needles.

CABQ Parks and Recreation is in the process of upgrading many parks throughout the Near Heights.

4.15.1 10 MINUTE WALK TO PARKS

The National Recreation and Park Association (NRPA) provided a grant that funded a project conducted by the City of Albuquerque Parks and Recreation Department to identify, map, and develop strategies to increase park and recreation access to underserved areas of Albuquerque. The project builds off the Trust for Public Land's (TPL) 10-Minute Walk program and related [ParkScore and ParkServe data](#). The City of Albuquerque has an exciting opportunity to increase park access and improve park access equity for underserved neighborhoods throughout the city.

Policy

Create new parks and open space in areas more than a 10-minute walk to a park.

4.15.2 PHIL CHACON PARK

Phil Chacon Park is currently in the design phase. [Improvements](#) will include relocation and renovation of basketball courts and a playground. Along with renovating the irrigation system, designs include adding a dog park, paved bike path, and new lighting.

4.15.3 USS BULLHEAD MEMORIAL PARK

USS Bullhead Memorial Park is a 44-acre park featuring two playgrounds, seven soccer fields, four lit softball fields, as well as barbecue grills and picnic tables.

USS Bullhead Memorial Park recently received an irrigation system upgrade. Due to various remodels and past upgrades, the irrigation system was not put together as a unified system, requiring a lot of repair and troubleshooting from Park Maintenance staff. The project replaced all of the valves in the park and installed a new two-wire irrigation system. The resulting irrigation operation is vastly improved. Projects currently in design include upgraded lighting for the sports fields and a renovation to the existing dog park.



4.15.4 WORKERS MEMORIAL PARK

A [visioning and re-design](#) of Workers' Memorial Park is being sponsored and managed by the Albuquerque Department of Parks and Recreation and Council Services. Surrounding neighborhood residents have voiced a desire for a more user-friendly park space. The re-design process will address issues of safety, shade, neighborhood identity, play and recreation space.

The Mile Hi, Alvarado Park, and Sandia Ridge neighborhoods surround Workers' Memorial Park. They are represented by the Mile-Hi Neighborhood Association and the Alvarado Park Neighborhood Association. A partnership was formed between the neighborhoods of Mile-Hi, Alvarado Park, Fair West and Mark Twain to create the "Revitalize San Pedro Partnership." They are collaborating with New Mexico MainStreet and the City of Albuquerque to revitalize and promote economic development on San Pedro Blvd between the I-40 and Central Avenue.

Several community visioning events have already happened. A summary report of possible options for the park re-design based on community feedback and existing site analysis is being developed.



Caption: Workers Memorial Park



Caption: Tom Bolack Urban Forest

4.15.5 TOM BOLACK URBAN FOREST TRAIL EXTENSION

The Tom Bolack Urban Forest is situated between Louisiana and San Pedro, just to the south of I-40. The Urban Forest includes a portion of multi-use paved trail, trees, picnic tables and a dog park. The trail extends to the entrance into the neighborhood to the south and ends before continuing to on-street bike and pedestrian facilities. Informal trails extend from the dog park west through a narrowing in the undeveloped portion of land that extends to San Pedro.

Current plans include extending the trail through the narrow portion and connecting it via an ADA accessible ramp to San Pedro. Due to PNM line issues, the trail will need to be completed in two phases. The first phase will extend the trail just west of the dog park. During the community engagement process with City Council, it was determined that solar lighting would be a preference for local residents in the area. The work will also include solar lighting to provide more safety and security during nighttime use in the forest and for trail users. Funding for this project has been provided by City Council as well as funding from the ¼ cent infrastructure tax money for trails.



Caption: Marion L. Fox Memorial Park



Caption: Morningside Park

4.15.6 WILSON PARK

Wilson Park and Pool is a 3.6-acre park located in the South San Pedro neighborhood. The site is adjacent to Wilson Middle School. Upgrades to the site included installation of a new splash pad, shade structures and tables at the pool, and new playground equipment in the park. Other updates included sidewalks, picnic tables and benches, new security lighting and fencing, renovation of the irrigation system, and installation of a community kiosk and neighborhood sign. Other upgrades were also completed at the tennis courts and the name changed to Becky Lee Memorial tennis courts in honor of a local tennis coach.

The project was funded through the federal Community Development Block Grant (CDBG), administered by the City's Family and Community Services department. The goal of CDBG is to provide funds for state and local governments to address economic development and affordable housing needs in underserved communities. City Council supported the design of this project.

Policy

Encourage safety and cleanliness in parks by expanding needle pick up and adding bathrooms and/or sanitation stations.



Caption: Schematic Plan of Wilson Pool Park

Upcoming Projects

- [Mesa Verde Park](#) has a renovation planned, and is currently in the process of contracting design services.
- Marion L. Fox Memorial Park is awaiting funding for proposed improvements.
- Morningside Park is in review for potential improvements.
- Veteran's Memorial Park is currently in the design phase with a consultant to design the addition of a War Correspondents Memorial. Other improvements have been identified and are awaiting funding approval to proceed with design.
- Korean War Veterans Park at the [Loma Linda Community Center](#) recently underwent irrigation renovation to provide water to the community garden expansion being planned.



4.16 Small Business & Local Development

Community members living in neighborhoods throughout the Near Heights prioritized small local businesses, redevelopment, and revitalization along commercial corridors. The International District Economic Development Center (IDEDC), Nob Hill Main Street, and the Revitalize San Pedro Partnership were named as catalysts for small business and local development.

Policy

Support development projects and local businesses that create, promote, and maintain local identity and sense of place.

Policy

Focus resources on projects and programs that support entrepreneurship in diverse communities.

4.16.1 INTERNATIONAL DISTRICT ECONOMIC DEVELOPMENT CENTER

The IDEDC offers resources to the International District Community to develop businesses and grow the job base in the District. The center offers co-working space, a business incubator program with coaching, and the ID studio, which helps support creative work. Community members consistently named the Center as a key asset in the area during focus groups, community meetings, and events held throughout the CPA process.



Caption: Community Event at FoodHub ABQ

The IDEDC has been leading successful pilot projects, including rehabilitating a house on Valencia and supporting several local businesses through a revolving loan fund. The fund was created in partnership with Nusenda Credit Union's Co-op Capital program and awards up to \$5,000 at a 5% interest rate to entrepreneurs to launch or expand their business in the International District. Both the City and the County have also supported IDEDC programming. The next step is scaling those programs so they can be applied more broadly. The City should continue partnering with local organizations to support local navigators as key to success neighborhood-wide.

The process of confronting economic hardship, substandard building stock, and

lack of capital to support local entrepreneurs continues. The City and the IDEDC should build on recent investments and take additional steps to encourage equitable development and investment along the major commercial corridors, in particular, along Central Ave and San Mateo Blvd.

Action

The Planning Department and IDEDC will create a tool as a pilot project that will inventory properties, create a pipeline for property owners to connect with resources, and align local community development efforts.

Businesses surveyed in the past have been generally in favor of creating a BID. Funds raised from the assessment could support a variety of efforts, from façade improvement programs to broader district promotion. Creating the BID would catalyze the potential of organizing around common interests under a common mission. Pending a favorable recommendation in that study, the BID will fund programming in the International District within the next 10 years.

Action

The IDEDC will lead efforts to organize the local business community and complete a study regarding the feasibility of a BID within the next 5 years.



Caption: Tree Giveaway at an Event Hosted at Kathryn & San Mateo



Caption: Mayor Tim Keller and Alex Horton at the FoodHub ABQ Ribbon Cutting

4.16.2 KATHRYN & SAN MATEO PROPERTY

The vacant lot bordered by San Mateo, Kathryn, and Ortiz is owned by the City and many outreach efforts and community conversations over the years have taken place. From initial open houses to final meetings for this report, community members discussed the importance of the site, and the many opportunities it presents.

In 2020, General Obligation Bond funds were dedicated by voters to support the development of offices for the Albuquerque Community Safety (ACS) Department on the southern portion of the lot. ACS is a new branch of the first responder system. This department offers the community a third option when residents call 911 and 311 for behavioral and mental health emergencies. ACS is staffed with social workers and behavioral health specialists who can provide emergency assistance and help connect people in need to the appropriate services. Outreach for this report began before the department was created, and community members were supportive of new ways to help people in crisis in early open houses, and have, since the creation of ACS, praised its expansion and the new resources the department provides to Albuquerque communities. The new ACS facility will

include administrative offices, training space, community gathering options, along with lobby space and outdoor seating.

In 2019, the IDEDC partnered with the City to launch a pilot food truck park, FoodHub ABQ, as a special event at the site. The pilot was well-received by the community and provided economic opportunity for the district. The site transformed a dirt lot into a vibrant community space, supporting community businesses and providing job-training opportunities for community youth.

The IDEDC will build off this success to create the International District (ID) Markets and Community Open Space, an ongoing, permanent outdoor market that continues to support minority owned, micro businesses and job-training development for community youth. The Market is located directly south of the future ACS offices, along a vacated section of Anderson Avenue, which students used to use to walk to the near-by Whittier Elementary School. The ID Markets programming will consist of food truck and tent vendors, as well as local artisan pop-up kiosks and special events.

The future of the 3-acre northern portion of the lot remains a topic of discussion with Albuquerque Fire and Rescue.



Caption: Masks Y Mas in Nob Hill

4.16.3 NOB HILL MAIN STREET

Community members frequently named Nob Hill's history and local businesses as important assets in the Near Heights. The recent addition of Q Station adds another strength. That City-owned and operated facility will support start-ups, companies looking to locate in New Mexico, and businesses partnering with the Air Force Research lab by providing co-working space and access to communications technology.

Existing local businesses in Nob Hill are a mix of retail, services, entertainment venues, and restaurants, which draw people from all over the city and visitors. Promotion of businesses and events in the area is spearheaded by Nob Hill Main Street. Nob Hill Main Street is a collection of dedicated residents, small business owners, and community organization representatives working

together with local government agencies to build a vibrant Nob Hill through economic development, education, promotion, historic preservation, beatification, and community engagement. In open houses and small business focus groups, the Main Street organization and local breweries and restaurants were identified as asset to the community. Residents particularly noted they would like more neighborhood based, walkable retail and service amenities readily available.

Following several years of construction along Central Avenue, businesses along the historic Route 66, including in Nob Hill, were hit particularly hard by the COVID-19 pandemic. Since recovery began, over half a dozen new businesses have opened in the area, bolstered by popular events like the Nob Hill Summer Music Series and Route 66 Summer Fest- Nob Hill.

Community members from Nob Hill have expressed some interest in a Metropolitan Redevelopment Area designation along Central between Girard and Carlisle, which would expand available incentives for redevelopment, densification, and vacant lot infill.

The Nob Hill Neighborhood Association expressed support for a variety of incentive programs, including encouraging businesses to maintain longer hours. The most important factor for filling storefronts and expanding business hours would be market density in proximity to the area, so increased housing options would also have a significant impact. For more on housing, see section on Housing Options, Conditions, and Affordability. Several years ago, community partners also discussed forming a Business Improvement District. Since those discussions began, the City expanded [Block-by-Block](#) services into the area. Businesses located within the Nob Hill Neighborhood Association suggested exploring creating a BID during the CPA process. Local leadership would be key to planning and creating the district, in coordination with the City.

Action

Nob Hill Main Street will lead efforts to organize the local business community and complete a BID feasibility study.



Caption: San Pedro Center Businesses

4.16.4 REVITALIZE SAN PEDRO PARTNERSHIP

Over a dozen years ago, the Alvarado Park, Mile Hi, and Mark Twain Neighborhood Associations banded together to support small businesses along the San Pedro Corridor. These Neighborhood Associations partnered with the City of Albuquerque to preserve and enhance the corridor, which connects the Expo New Mexico and Uptown. Five years ago, the Fair West Neighborhood joined this effort; and recently, the Revitalize San Pedro Partnership (RSPP) began participating in the New Mexico MainStreet Urban Neighborhood Commercial Corridor Initiative.

The program has supported a placemaking competition and provided an opportunity for continued outreach to businesses and residents. The selected project will be implemented by the end of 2022. With continued support, this all-volunteer effort may grow in the future to achieve a full Main Street Designation. The City will be a key

partner in achieving this designation, which would also formalize the RSPP as a nonprofit with dedicated staff.

This group has been very active in supporting transit-oriented development, including a successful road diet project on San Pedro north of Lomas. The group continues to work with the City to improve lighting, public safety, and walkability along the corridor. Support for these efforts to build up a pedestrian-friendly business district was voiced during several walk audits and conversations with community members. Vacancies, underutilized lots, and aging buildings in need of repairs or façade updates are all challenges along the corridor.

Policy

Support development along the corridor that honors the midcentury aesthetic, and supports small businesses that serve families in the surrounding area and attract tourists and others from the broader community.



Caption: Mile Hi District Placemaking Signage



Caption: Christy Mae's Restaurant located on San Pedro



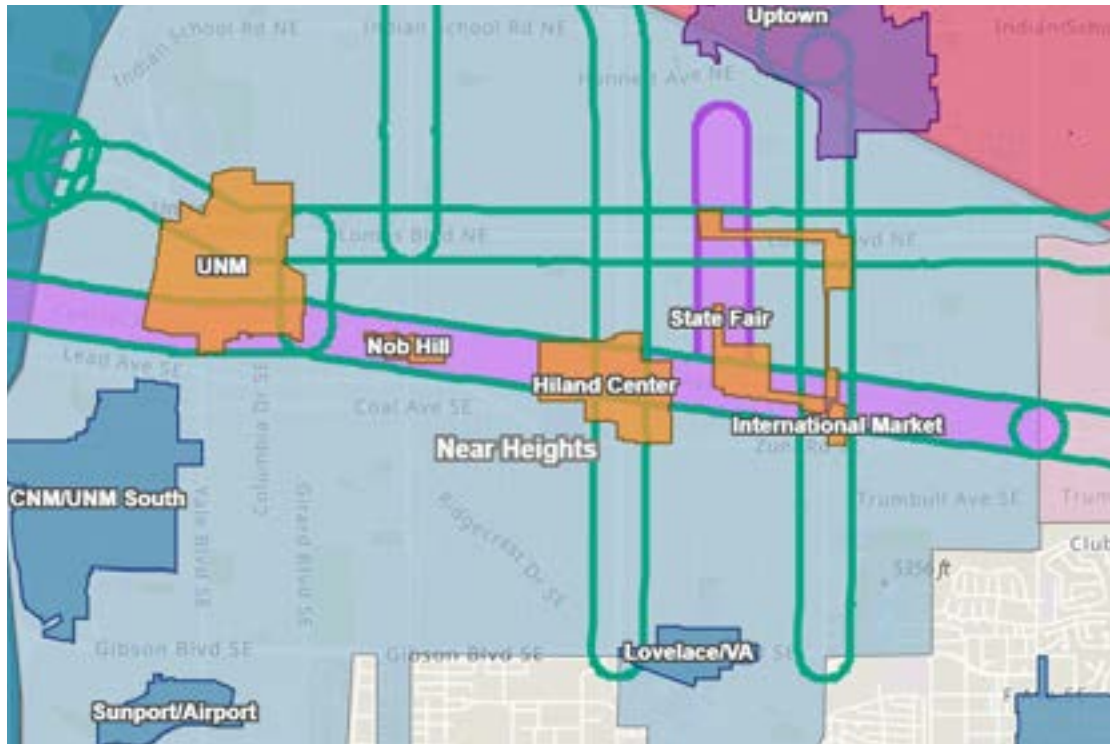
PART 5.

POLICY & REGULATION REVIEW





5.1 Centers & Corridors



Caption: Centers & Corridors in the Near Heights CPA

Centers

- UNM Activity Center
- Nob Hill Activity Center
- Hiland Activity Center
- State Fair Activity Center
- International Market Activity Center
- CNM/UNM Employment Center
- Sunport/Airport Employment Center
- Lovelace/VA Employment Center
- Uptown Urban Center

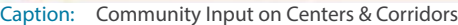
Corridors

- Central Ave. – Major Transit, Main Street, Premium Transit areas
- Carlisle Blvd. – Major Transit
- Girard Blvd. – Major Transit
- Lomas Blvd. – Major Transit
- Louisiana Blvd. – Major Transit
- San Mateo Blvd. – Major Transit

The community vision in the ABC Comp Plan encourages capturing growth and development primarily in Centers and along the Corridors that connect them, while maintaining the established pattern and scale of development in Areas of Consistency. Center and Corridor designations were first adopted by the City of Albuquerque in 2001 as a means to accommodate future growth in a sustainable manner, with the goal of promoting vibrant, walkable, and desirable development. Policies in designated Centers and Corridors encourage higher-density and higher-intensity land usage in areas that are suitable for such activity.

There are three types of Centers within the Near Heights - Urban Centers, Employment Centers, and Activity Centers. Differing Center-types provide and encourage varying degrees of walkability, density, and land use appropriate to their purpose and for the overall area that they are located within. There are also three types of Corridors within the Near Heights – Premium Transit Corridors, Main Street Corridors, and Major Transit Corridors. Corridors are meant to balance the overall street system by prioritizing a range of transportation modes best suited for each type of Corridor.

A couple of community members also noted the need for improved walkability along these corridors, since many transit users walk considerable distances to and from bus stops. Additional greenery, shade structures, and pedestrian facilities such as HAWK signals were mentioned as ways to promote walkability. One community member mentioned that they would like to see more affordable housing along Central Avenue.





5.2 Policy Review

The CPA process, in part, reviewed citywide policies to ensure that they are effective on a local level. It also produced the following policies for the Near Heights and particular communities within the Near Heights boundaries. Many priorities and concerns raised by community members are addressed by citywide policies, and the table below references those policies alongside new policies that strengthen and add local circumstances and priorities for the Near Heights.

TABLE 2. Policy Matrix				
No.		Policy	Section Reference	Related Comp Plan Policies
1.		Prioritize projects that increase the urban tree canopy, street trees, and green space, particularly in areas more than a 10-minute walk to a park.		See Parks & Open Space Policies 10.1.1, 10.1.3, and 10.2.1 for policies related to access to recreational opportunities, maintaining a park system, and agricultural uses in parks.
	A.	Create new parks and open space in areas more than a 10-minute walk to a park.	See 10 Minute Walk to Parks 4.15.1	See Parks & Open Space Policies 10.1.1, 10.2.1
	B.	Encourage investment in street trees, landscaped medians, and landscape strips along streets, especially in areas more than a 10-minute walk to a park where new parks are not feasible.	See Tree Planting in the Near Heights 4.2.2	See Transportation Policy 6.3.2
	C.	Encourage edible landscaping, pesticide-free practices, and pollinator and migratory bird habitat in parks, public gathering places, and community facilities to promote access to free food for people and wildlife.	See Community Gardens 4.1.1	See Parks & Open Space Policies 10.2.1
	D.	Support community gardens.	See School Gardens 4.1.2	See Parks & Open Space Policies 10.1.3
2.		Support projects that increase housing supply, broaden housing options, and add affordable housing.		See Housing Policies 9.1.1, 9.1.2, 9.1.3, and 9.3.2 and Heritage Conservation Policy 11.2.1 for policies related to housing options and affordability.
	A.	Encourage housing options that support all family types, lifestyles, household sizes, and household incomes.	Affordability & Displacement 4.14.2	See Housing Policies 9.1.1 and 9.1.2
	B.	Encourage development projects and housing programs for people throughout all life stages.	Affordability & Displacement 4.14.2	See Housing Policies 9.1.1 and 9.1.2
	i.	Support housing projects that add rental opportunities.	Affordability & Displacement 4.14.2	See Housing Policies 9.1.1 and 9.1.2
	ii.	Support housing projects that add homeownership opportunities.	Affordability & Displacement 4.14.2	See Housing Policies 9.1.1 and 9.1.2
	iii.	Support higher-density housing projects near parks, schools, and community facilities.	Affordability & Displacement 4.14.2	See Housing Policy 9.3.2
	iv.	Encourage investment in housing assistance for major repairs for seniors and low-income households.	Affordability & Displacement 4.14.2	See Housing Policies 9.1.3
	v.	Prioritize anti-displacement strategies, particularly in the International District.	Affordability & Displacement 4.14.2	See Community Identity Policy 4.1.4 and Heritage Conservation Policy 11.2.1



TABLE 2. Policy Matrix				
No.		Policy	Section Reference	Related Comp Plan Policies
		vi. Encourage accessory dwelling units (ADUs) as an appropriate strategy to add housing options, maintain naturally affordable housing, support multi-generational lifestyles, and balance opportunities for ownership and renting in Near Heights.	Affordability & Displacement 4.14.2	See Housing Policies 9.1.1 and 9.1.2
3.		Prioritize projects that increase safety and the comfort of pedestrians, cyclists, and transit users in neighborhoods and along transportation routes.		See Transportation Policies 6.2.1, 6.2.2, 6.2.3, 6.2.4, and 6.2.5, 6.3.1, 6.3.2, 6.3.3, 6.4.1, 6.4.2, 6.5.1, and 6.5.2 and Urban Design Policy 7.2.1 for policies related to the multi-modal system, safety, public health, and equity.
	A.	Prioritize transportation projects according to the HFIN, emphasizing investment first in high-fatality areas and underserved communities.	See Vision Zero Louisiana Project 4.7.3	See Transportation Policy 6.5.1
	B.	Invest in additional lighting along streets, alleys, and underpasses.	See Alleys 4.5.2	See Transportation Policy 6.2.3
	C.	Encourage projects that improve the usability and safety of alleys.	See Lighting Projects 4.5.1	See Transportation Policy 6.2.3
	D.	Encourage projects that improve sidewalks and street crossings to meet ADA standards.	See Vision Zero Louisiana Project 4.7.3	See Transportation Policies 6.2.1, 6.2.2, 6.2.3, 6.2.4, and 6.2.5, 6.3.1, 6.3.2, 6.3.3, 6.4.1, 6.4.2, 6.5.1, and 6.5.2
	E.	Encourage projects that improve walkability and provide better opportunities for walking as a recreational activity throughout the Near Heights.	See CiQlovvia 4.7.5	See Transportation Policies 6.2.1, 6.2.2, 6.2.3, 6.2.4, and 6.2.5, 6.3.1, 6.3.2, 6.3.3, 6.4.1, 6.4.2, 6.5.1, and 6.5.2 and Urban Design Policy 7.2.1
	F.	Support projects to improve pedestrian and bicycle safety, especially at intersections with Commuter Corridors.	See Lead Ave & Coal Ave 4.6.2	See Transportation Policies 6.2.1, 6.2.2, 6.2.3, 6.2.4, and 6.2.5, 6.3.1, 6.3.2, 6.3.3, 6.4.1, 6.4.2, 6.5.1, and 6.5.2 and Urban Design Policy 7.2.1
	G.	Support projects that improve the design and operation of streets to slow traffic and increase safety, particularly on corridors with high crash rates or high numbers of conflicts with pedestrians and cyclists.	See Vision Zero Louisiana Project 4.7.3	See Transportation Policies 6.2.1, 6.2.2, 6.2.3, 6.2.4, and 6.2.5, 6.3.1, 6.3.2, 6.3.3, 6.4.1, 6.4.2, 6.5.1, and 6.5.2 and Urban Design Policy 7.2.1
4.		Support projects that reinforce a sense of place tied to history and culture.		See Community Identity Policies 4.1.1, 4.1.2, 4.1.3, 4.1.4 and Heritage Conservation Policies 11.1.4, 11.2.2, 11.2.3, and 11.3.1 for policies related to enhancing, protecting, and preserving distinct communities.
	A.	Encourage public art created by local artists and celebrating local people and cultures.	See Public Art in the Near Heights 4.11	See Community Identity Goal 4.1 and Heritage Conservation Policy 11.3.1
	B.	Support development that embraces the multiculturalism of the International District.	See International District 3.1.4	See Community Identity Policy 4.1.1, 4.1.2, 4.1.3, and 4.1.4 and Heritage Conservation Policy 11.3.1
	C.	Encourage signage in multiple languages that reflect the culture of local residents.	See International District 3.1.4	See Community Identity Policy 4.1.3 and 4.1.4 and Heritage Conservation Policy 11.3.1
	D.	Balance the needs of UNM students with the heritage and stability of established neighborhoods near UNM.	See University Neighborhoods 3.1.3	See Community Identity Policy 4.1.1, 4.1.2, 4.1.3, and 4.1.4
	E.	Support development projects and local businesses that create, promote, and maintain local identity and sense of place.	See Small Business & Local Development 4.16	See Community Identity Policy 4.1.1, 4.1.2, 4.1.3, and 4.1.4 and Heritage Conservation Policy 11.3.1



TABLE 2. Policy Matrix

No.	Policy		Section Reference	Related Comp Plan Policies	
	F.		Encourage culturally relevant plant pallets with informational signage to reinforce a sense of place, storytelling, and heritage preservation.	See University Neighborhoods 3.1.3	See Community Identity Policy 4.1.1, 4.1.2, 4.1.3, and 4.1.4 and Heritage Conservation Policy 11.3.1
	G.		Support development along the corridor that honors the midcentury aesthetic, and supports small businesses that serve families in the surrounding area and attract tourists and others from the broader community.	See Revitalize San Pedro Partnership 4.16.4	See Community Identity Policy 4.1.1, 4.1.2, 4.1.3, and 4.1.4 and Heritage Conservation Policies 11.1.4, 11.2.2, 11.2.3, and 11.3.1
	H.		Encourage recognition of historic assets though educational materials and supporting efforts such as historic plaques and signage in historic districts.	See Potential Historic Districts 5.5.3	See Community Identity Policy 4.1.3 and 4.1.4 and Heritage Conservation Policy 11.3.1
	I.		Promote active streetscapes and Crime Prevention Through Environmental Design (CPTED) design standards that encourage “eyes on the street.”	See Walls and Fences 5.8	See Community Identity Policy 4.1.3 and 4.1.4 and Heritage Conservation Policy 11.3.1
5.			Prioritize support for local small businesses.		See Economic Development Policies 8.2.1, 8.2.2, 8.2.5, and 8.2.6 for policies related to entrepreneurship and Heritage Conservation Policies 11.1.4, 11.2.2, 11.2.3, and 11.3.1 for policies related to preserving historic character
	A.		Preserve the historic character of the Nob Hill commercial district and support the design of commercial/residential transition areas to provide easy access from neighborhoods and protect the integrity of historic districts.	See Nob Hill & Highland 3.1.5	See Community Identity Policies 4.1.1, 4.1.2, 4.1.3, 4.1.4 and Heritage Conservation Policies 11.1.4, 11.2.2, 11.2.3, and 11.3.1
	B.		Focus resources on projects and programs that support entrepreneurship in diverse communities.	See Small Business & Local Development 4.16	See Economic Development Policies 8.2.1, 8.2.2, 8.2.5, and 8.2.6
6.			Support projects and investment that bolster transit as a viable and efficient transportation option.		See Transportation Policies 6.1.2, 6.1.4, 6.1.6, 6.2.1, 6.2.7, 6.5.1, and 6.6.2 and Land Use Policy 5.1.10 for policies related to transit, system connectivity, and transit-oriented development.
	A.		Increase investment in connections between routes, increased bus frequency, and additional north/south routes.	See Albuquerque Rapid Transit 4.10	See Transportation Policy 6.1.4, 6.1.6, 6.2.1, 6.2.7, and 6.6.2
	B.		Support free transit fares on transit to increase ridership, support underserved communities, and promote sustainability.	See Albuquerque Rapid Transit 4.10	See Transportation Policy 6.5.1
	C.		Support higher-density housing development within Premium Transit corridors and near transit stops and stations.	See Albuquerque Rapid Transit 4.10	See Transportation Policy 6.1.2, 6.1.4, and 6.1.6 and Land Use Policy 5.1.10
	D.		Encourage transit-oriented development.	See Albuquerque Rapid Transit 4.10	See Transportation Policy 6.1.2
	E.		Improve signage and other sources of information about transit, including translation into multiple languages and updates as routes and schedules change.	See Albuquerque Rapid Transit 4.10	See Transportation Policy 6.5.1
7.			Support projects that increase access to bathrooms and sanitation throughout the area.		See Infrastructure, Community Facilities, & Services Goal 12.3 and Policy 12.3.1 related to access to public services to protect health, safety, and well-being.
	A.		Invest in publicly-available bathrooms, showers, and handwashing stations.	See Homelessness & Housing Instability 4.13	See Infrastructure, Community Facilities, & Services Goal 12.3 and Policy 12.3.1
	B.		Encourage safety and cleanliness in parks by expanding needle pick up and adding bathrooms and/or sanitation stations.	See Wilson Park 4.15.6	See Parks & Open Space Policy 10.2.2



5.3 Regulation Review



Caption: Cinnamon Sugar and Spice Cafe in Nob Hill



Caption: Astro-Zombies in Nob Hill

5.3.1 NOB HILL/HIGHLAND CPO-8

Character Protection Overlay (CPO) zones are a tool that some communities use to preserve areas with distinctive characteristics that are worthy of conservation. The only CPO in the Near Heights is Nob Hill/Highland CPO-8. Nob Hill's overlay zone is meant to protect its distinct character - a walkable, vibrant neighborhood featuring an early automobile suburban development pattern. Design requirements established in CPO-8 include setback standards, building height limits, glazing requirements, and a range of other development standards for vehicular access, façade design, signs, and street cross sections. Characteristic buildings and buildings that are on State and National Historic Registers are subject to regulation intended to maintain their historic character. These standards are intended to preserve the rhythm of the buildings, which enhance the pedestrian experience in the Nob Hill and Highland areas.

During the CPA engagement process, several members of the Nob Hill Neighborhood Association expressed support for maintaining, or even strengthening, the existing requirements set forth by the CPO zone. Stakeholders who participated in a community walk also discussed how the CPO contributes to the transition between

the shopping district and the surrounding historic neighborhoods. Local affordable housing developers noted during a focus group that some of these requirements, such as those around glazing, create significant barriers to providing affordable units. Another developer argued that the focus on commercial development, particularly retail, in the CPO, prevents the development of townhouses, which would fit in the existing lot sizes.

Action

In the next two to five years, the Planning Department will collect data on building permits, variances, and type of development – and then convene stakeholders to reviews this data and discuss possible changes to the CPO regulations.



Caption: CubeSmart Self Storage in Nob Hill



5.3.2 LAND USE AND ZONING MISMATCH

The zoning pattern in the Near Heights CPA generally follows land use patterns, with some notable exceptions. There are several blocks throughout the area that are zoned for multi-family (R-ML and R-MH) or mixed uses (MX-M) that currently have single-family development. In some cases, this mismatch of existing land use and zoning allowances is not problematic and in fact may be an asset to supply the right housing options in the future. In a few areas, the mismatch makes the existing land uses nonconforming, which could complicate property sales and renovations of these homes in the future.

Nonconforming uses and structures are allowed to remain for the life of the structures, but there are limits on expansion. Owners of single-family houses on properties zoned R-ML, R-MH, and MX-M may never need to take any action to address the nonconformity. Sometimes banks or mortgage companies may want additional paperwork from the City, or may want the property owner to request a zone that allows the current land use.



Caption: Zoning Pattern in the La Mesa Neighborhood

One multi-family zone district, R-ML, allows both single-family and multi-family uses - a flexible mix of allowed uses that can respond to housing needs and market trends in an area. Owners of single-family houses in R-ML may have higher property values, based on market conditions, because of the range of allowable uses allowed by the zone and the dimensional standards that allow development at a slightly larger scale than in the zone districts that only allow lower density development. The dimensional standards for R-ML do not incentivize density in Center and Corridor areas.



Caption: Zoning Pattern in the North Campus Neighborhood

The other multi-family zone district, R-MH, is intended for higher-density development. R-MH does not allow single-family houses, and the dimensional standards allow development that is larger in scale than in R-ML. R-MH allows multi-family dwellings and townhouses. R-MH allows higher building heights by right in UC-MS-PT areas, provides a bonus for workforce housing, and allows unlimited building heights for portions of buildings that are more than 100 feet from all lot lines.



Caption: Zoning Pattern in the Mile Hi Neighborhood

The MX-M zone district provides for a wide array of moderate-intensity retail, commercial, institutional, and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. MX-M allows higher building heights by right, reduced setback requirements, and a 50% reduction in minimum usable open space in UC-MS-PT areas. Single-family houses on properties zoned MX-M are considered nonconforming.

It is important to note that property taxes are based on the existing uses on the property, not the uses that are allowed by zoning. Properties with single-family houses, even if

zoned for multi-family uses, are taxed at the single-family residential rate.

The [Bernalillo County Assessor](#) assesses property taxes based on the current structures on the property, so renovations or redevelopment will often trigger higher property taxes. The value of the land itself, which is affected by the larger housing market and economy in Albuquerque, can also affect property tax rates. These increases typically happen following regular re-assessments County-wide or in whole areas.

The State of New Mexico limits property tax increases through a valuation cap, which limits annual increases in appraised value to 3%, which is a strong anti-displacement protection for property owners.

While property tax increases are unlikely to be the biggest factor that leads to displacement, market conditions can often incentivize existing residents to sell, which can trigger a wave of turnover in a neighborhood. On the one hand, individual families who want to sell their property could get a high return on their investment. On the other hand, conditions that incentivize high turnover - namely, real estate speculation and rapidly increasing land values - can be destabilizing to established communities, leading to displacement and shifts in

the balance of rental units versus owner-occupied units.

The existing zoning that allows a wide range of housing options is potentially the best zoning to support affordable housing, since zone changes would not be needed, more dwelling units can be provided, and affordable housing developers would be able to use the larger properties for configurations that would make development financially feasible. However, these same conditions can also support higher-end market-rate development, which may not meet the needs of the existing community and could also lead to displacement.

In Fall 2022, Planning staff conducted outreach and flyering at 38 properties zoned MX-M along the San Pedro Corridor in the Mile Hi Neighborhood. Planning Staff talked to about a dozen of these property-owners and left brochures with information on this topic at each property. These brochures indicated that if a majority of neighbors agreed to opt-in to a voluntary zoning conversion to a single-family zone district, the City could submit the requests for review and decision at no cost to the property owners. Planning Staff received no follow-up correspondence from any of the property owners, so there appears to be no momentum for a zoning conversion at this time.



5.4 Metropolitan Redevelopment Areas

There are many existing resources for improving and redeveloping property that encourage sustainable practices and mixed-use infill projects, which were top priorities expressed by participating community members.

[Metropolitan Redevelopment Areas](#) (also called MR Areas) have access to tools that can help finance projects within their boundaries, including property tax abatement, gap financing funds (issued through [Requests for Proposals](#)), low-interest brownfield loans, and impact fee waivers.

Projects must support the implementation of the relevant MR Area plan and require approval by City Council. Development incentives administered by the Metropolitan Redevelopment Agency (MRA) support individual projects that build up the surrounding community, and these projects have the potential to jump start investment throughout an entire district. MR Areas in the Near Heights CPA are discussed in more detail below (see Figure 11 for a map of MR areas).

5.4.1 UNIVERSITY

Toward the western edge of the Near Heights, segments of the University neighborhood are under consideration for a new MR Area designation. That census tract is already a designated Opportunity Zone. With the University of New Mexico to the north and Central New Mexico Community College to the southwest, the area has a strong demand for housing. There is also a need for a stronger and more diverse commercial environment including research services, consumer goods, hospitality, food and drink establishments; for a more robust and densified mixed-use corridor; improvement of bicycle and pedestrian infrastructure; cleanliness and safety improvements; and strong stakeholder representation.

The Metropolitan Redevelopment team conducted extensive public outreach with residential and commercial property owners, the neighborhood associations, students, business owners, and University of Mexico and Central New Mexico Community

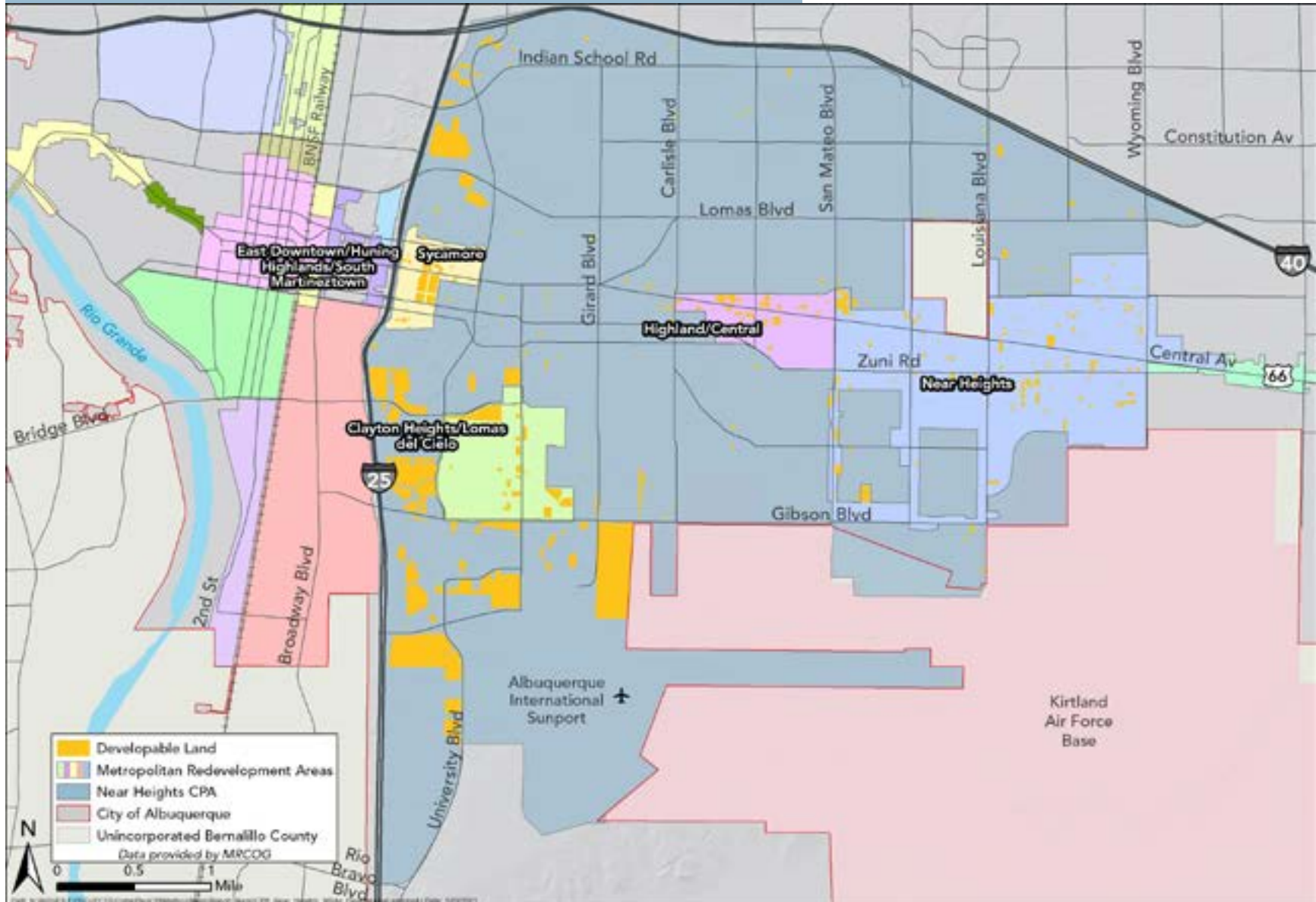
College leaders. The public outreach informed the Metropolitan Redevelopment Area Designation Report and University [Metropolitan Redevelopment Area Plan](#). City Council has adopted the Designation Report; the Plan is being considered as of Fall 2022.

The Re-Imagining Harvard Drive project, led by City Council Services, is also happening within the proposed University Area MRA boundaries. The Harvard Drive streetscape between Central Avenue and Silver Avenue is being re-designed to improve walkability, safety, aesthetics, and economic development possibilities. Public outreach is underway for this effort.

The University Area is also the eastern anchor of the [Innovate ABQ Innovation Corridor](#). The Innovation Corridor extends west to Downtown, with a hub in the Central ABQ CPA. That hub is the center of a public-private partnership to foster economic development and job creation. The project is managed by UNM.



FIGURE 11. METROPOLITAN REDEVELOPMENT AREAS AND DEVELOPABLE LAND IN NEAR HEIGHTS





Caption: Broadstone Nob Hill

5.4.2 SYCAMORE

The area immediately west of UNM has already been designated as the Sycamore MR Area. The MR Area plan includes strategies to renovate the hospital, increase mixed-use and density in the area, and encourage redevelopment along Central. Projects supported by the [Sycamore MR Area Plan](#) encourage compatible relationships between related uses and buffering incompatible uses; improve pedestrian, transit and bicycle circulation; and stimulate private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development. The recently completed Springhill Suites and Highlands East residential projects have been supported and made possible by the Redevelopment Tax Abatement program.

5.4.3 CLAYTON HEIGHTS/LOMAS DEL CIELO

In the southwest portion of the Near Heights, the South Yale corridor and surrounding area has been designated the [Clayton Heights/Lomas del Cielo MR Area](#). The plan presents strategies to establish a viable commercial environment, revitalize area into a walkable safe neighborhood, and improve housing condition and increase homeownership. The area was cited by community members several times as ripe for investment. The entire MR Area is also within and surrounded by the Sunport Opportunity Zone.

5.4.4 HIGHLAND/CENTRAL

Vacant and dilapidated motels are identified as a source of blight within the [Central/Highland/Upper Nob Hill Metropolitan Redevelopment Plan](#). There has been some recent success in addressing this issue through the development of Broadstone Nob Hill, which replaced the old Royal Hotel and the Town Lodge Motel between Sierra and Montclair. MRA supported the development through the Redevelopment Tax Abatement program. Completed in late 2021, Broadstone Nob Hill offers 102 market-rate units and easy access to public transit. The project resulted in 7 permanent jobs and brings density to a previously underutilized lot.

Private sector-led redevelopment has also occurred. The historic University Lodge was renovated and rebranded as Hotel Zazz by existing ownership, providing for a modern and lively reincarnation of the previous motel. Nearby, the commercial on the northwest corner of Copper and Hermosa was renovated and modernized. These spaces remained commercial and are now occupied by a restaurant and wine bar. Similarly, the former Golden Eagle Trading Co – vacant since at least 2007 – has been renovated and modernized into a 24/7 emergency pet hospital.



Caption: Historic Microsoft Headquarters Plaque



Caption: Talin Market

highlights three opportunity sites: Eastern Ave./Alvarado St. Corner, the San Mateo Blvd., Kathryn Ave. and Gibson Blvd. International Streetscape project, and San Mateo Blvd./Southern Ave Mixed-Use Development. At community meetings and tabling events during the CPA outreach process, these sites and project were still viewed favorably by community members, emphasizing the area around the Gateway Center.

5.4.5 NEAR HEIGHTS MRA

Much of the International District is in the Near Heights Metropolitan Redevelopment (MR) Area, which extends from Wyoming to San Mateo (on the east and west), and between Gibson and Lomas (to the north and south). Most of the census tracts in this area have special designations that incentivize development.

The International District covers the eastern end of the CPA, centered between two major employment centers – Uptown and Kirtland Air Force Base. Community members in the International District prioritized the Zuni corridor for street improvements and beautification to support longer-lasting businesses. Installing bicycle lanes has had a positive impact, and Councilor Davis has provided funds to support additional restriping along the corridor.

The updated 2010 MR Area plan identifies commercial corridor development, converting motels to other uses, and housing revitalization as key to redevelopment success. Supported by MR funds and land contribution, the Talin World Market Food Fare relocated to a larger store in the International District in 2005, creating a commercial anchor that reflects and serves the diverse community that surrounds it. Talin Market and El Mezquite Market were both mentioned by name as examples of the diversity of cultural assets located in the International District.

The original plan, adopted in September 2000, identified vacant and underutilized properties, along with potential catalytic projects. In June of 2010, the Near Heights MRA was expanded to cover the San Mateo and Gibson Corridors. The Expansion Plan

Potential Opportunity Sites

- The lots between Central and Copper, east of San Mateo
- A vacant lot east of the Fair Grounds on Louisiana and Domingo
- The vacant CVS at the Corner of Louisiana and Central

Community members also expressed the need for fresh produce, public restrooms, and places for the community to gather, and they also emphasized the need for mixed-use, multi-story, and multi-family development. They also supported the installation of EV chargers. Child care and amenities for children and families were also frequently mentioned.



5.5 Registered Historic Places



Caption: Interior of the Old Albuquerque Airport

In addition to contributing to a community's identity, protecting historic resources can also contribute to learning opportunities, sustainability, and economic growth. One way to recognize and protect special historic buildings or areas is for them to be listed on the State Register of Cultural Properties or the National Register of Historic Places. By offering tax credits and, in some cases, below market rate loans, these programs encourage rehabilitation of qualifying historic buildings. The Near Heights has 56 registered historic places and 9 historic districts. [The Planning Department](#) distributes historic preservation guides and advises or refers residents to other informational sources. Each of these places exhibit traits either unique to the area or emblematic of development in the American Southwest throughout the 20th century. See Figure 12 for a map of historic districts and landmarks in the Near Heights.



Caption: Single Family House in the Silver Hills HPO

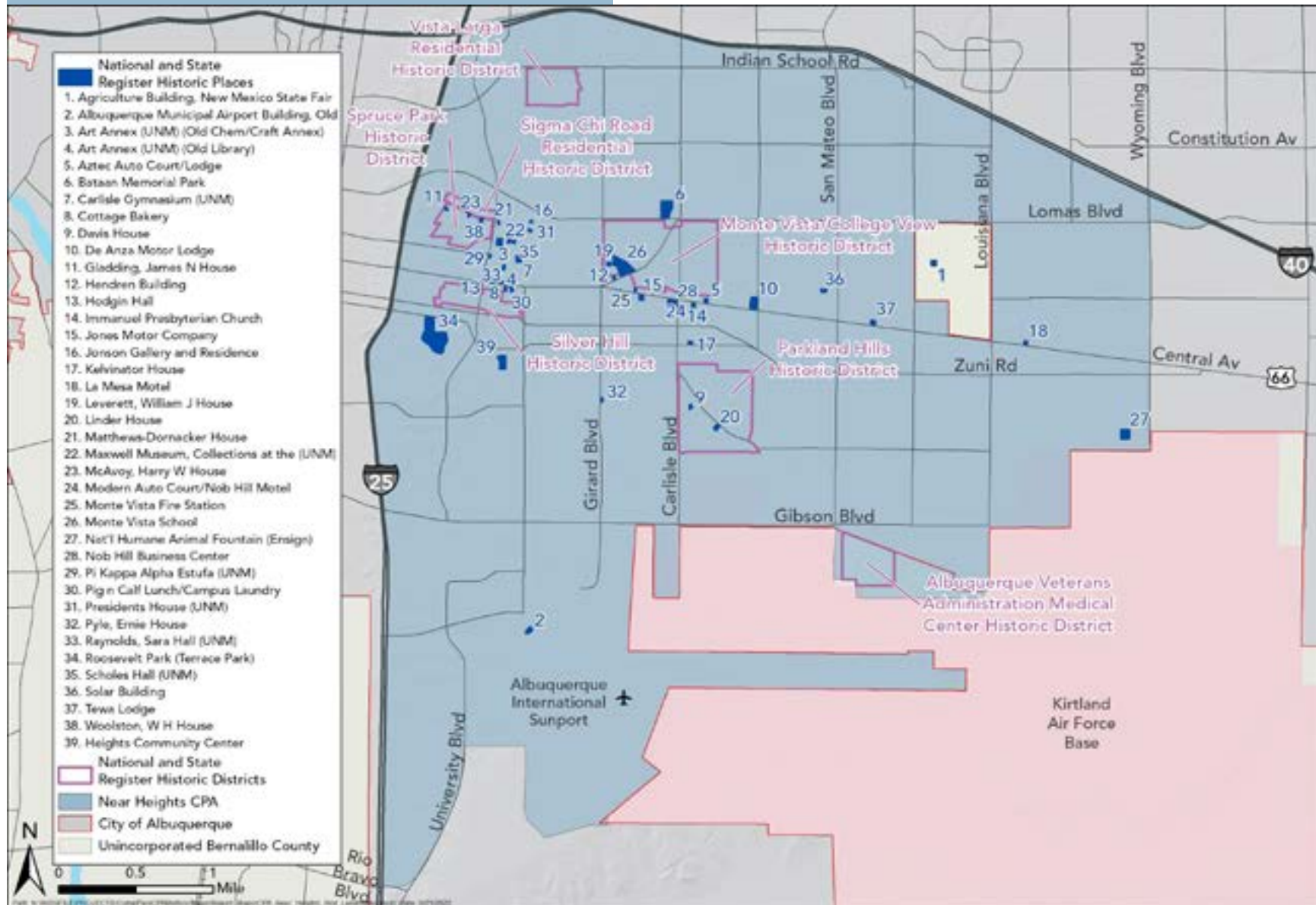
5.5.1 ESTABLISHED HISTORIC DISTRICTS & PLACES

The Spruce Park, Silver Hill, and Monte Vista/ College View historic districts are registered historic districts that reflect Albuquerque's Early Automobile Suburbs. Monte Vista Addition is notable for platting that diverged from the typical grid, recognizing drainage patterns, and dedicated land for a school site. Farther east, College View Addition (1926), Granada Heights Addition (1925) and Mesa Grande Addition (1931) follow the grid and have narrow, deep lots, but do not have alleys. Residents purchased lots and hired builders or contractors acquired a small number of lots to attract buyers, which created a mix of housing types and styles. Construction on these lots spanned from the 1920 through the 1950s.

The Sigma Chi historic district, although located adjacent to Spruce Park, where construction began in the 1920s, did not develop until mid-century and reflects architectural styles of that period. Vista Larga Residential Historic District in the north of the area contains excellent examples of modernist post-war development, while the Parkland Hills Historic District contains both modernist and Mediterranean Revival style homes. The Albuquerque Veterans Administration Medical Center Historic District is unique for conserving a 40-acre medical campus, which was built in a combination of Spanish Revival and Pueblo Revival styles. There are also 56 registered historical places outside of districts. These recognized historical places are generally concentrated along Route 66, and 11 are located on UNM's campus.



FIGURE 12. HISTORIC DISTRICTS AND LANDMARKS IN THE NEAR HEIGHTS





Caption: Single Family House in the Broadmoor Addition

5.5.2 NEWLY-DESIGNATED HISTORIC DISTRICTS

In the Spring of 2021, UNM students from the school of Architecture and Planning worked to complete an inventory of University Heights, Granada Heights, and Broadmoor additions. In early 2022 the State of New Mexico's Cultural Properties Review Committee unanimously approved Granada Heights and the Broadmoor additions to be listed as districts in the new Mexico Register of Cultural Places. They have also been forwarded to the National Park Service for listing in the National Register of Historic Places. The addition of these areas to the Historic Register continues the important work started by the Nob Hill Neighborhood

Association in the late 90s to preserve the unique assets in their area for the benefit of the entire city.

The Granada Heights district has a mix of Late 19th and 20th Century Pueblo Revivals, Territorial Revival, Spanish-Pueblo Revival, American Small House, and Ranch House styles. The district preserves an additional swath of early automobile suburb land use, architecture, and design, as described above.

The Broadmoor addition (1945), located between Morningside and Washington, began the change to the post World War II pattern of tract housing and a break with the grid platting pattern, with a limited number of streets connecting to the arterials. This



Caption: Broadmoor Addition Street Pattern

area developed in the post war boom of the late 1940s, 1950s and 1960s. The built environment has some qualities of both the pre- and post-war eras. Residential lots became wider and shallower as the orientation of houses began to change. The garage that was detached and accessed from the alley or a long driveway moved forward and became integrated into the house, accessed by a driveway from the front. Ranch style houses and modernist architecture began to appear interspersed within the established architectural vernacular. Development also began to occur in large sections with contractors building the same or similar houses on one or more blocks.



5.5.3 POTENTIAL HISTORIC DISTRICTS

The 1916 University Heights area, located between Girard and Carlisle, was also surveyed in 2021. The area represents an earlier period of development from the late 1920s and 1930s, pre-dating Route 66 and post-World War II growth in auto-oriented travel and development. In that era development catered to a much more integrated interaction between the area's commercial activity and its residential environments. The lots in this area are narrow and deep, with alley access to rear yards, so they accommodate car ownership, while continuing to showcase the home at the front of the lot. The State and National Register Coordinator recommended that it be nominated with the neighboring 1906 University Heights area.

There are also neighborhoods in the International District that exemplify 20th-century suburban development, specifically ranch style houses and courtyard apartment buildings. Some of these developments are well intact, and the houses have seen little alteration. These neighborhoods are most likely eligible for listing on the historic

registers as districts. Although not all properties have been maintained to historic register standards, many of them have a high degree of historic integrity and are eligible for the historic registers. These buildings are among the last of their kind and should be viewed as a resource.

Historic inventories and registration efforts happen on a case-by-case basis, and community outreach and engagement varies. Neighborhoods interested in exploring whether or not they may be eligible for historic district designation should contact the historic preservation staff in the Planning Department, which can apply for grants for the required research and application completion. There is a risk that only neighborhoods with ample resources would benefit from the advantages of registration, but often historic districts result in a quality neighborhood with stronger property values and a greater sense of community. The Planning Department would like to develop a program that would help assist residents with historic properties by funding design services for renovations and repairs that would maintain the home's historic character.

There are also steps that neighborhoods can take independently. The Historical Society of New Mexico creates and sells plaque to homeowners in registered districts, and Neighborhood Associations or other community groups can encourage people to buy and install these plaques. Several neighborhoods also host historic or architecture tours, which raise awareness of cultural assets in the area. Additional signage, or street sign toppers, as one community member suggested, would also raise awareness of and appreciation for historic homes and neighborhoods.

Policy

Encourage recognition of historic assets through educational materials and supporting efforts such as historic plaques and signage in historic districts.



5.6 Historic Protection Overlay Zones

Typically, buildings and/or districts are registered as historic before the City adopts more restrictive regulations in the form of a Historic Protection Overlay zone. Local historic zoning may protect neighborhoods and historic buildings from avoidable destruction and detrimental changes. In most instances, property owners must receive a Certificate of Appropriateness from the City before they begin work to ensure that building projects in historic zones are compatible with historic neighborhood character. These approvals are granted by the Landmarks Commission (LC) or by City historic preservation staff.



Caption: Single Family House in the Silver Hills HPO

5.6.1 SILVER HILLS HPO

The Silver Hill Historic District was listed on the New Mexico State Register of Cultural Properties and the National Register of Historic Places in 1986. The landscaped median along Silver Avenue is one of only 3 historic medians in Albuquerque. In 2010, with prompting from neighborhood residents concerned about new development out of character with the historic district, the City designated the district as a historic overlay zone.

City-designated Landmarks in the Near Heights

- Bataan Memorial Park
- De Anza Motor Lodge
- Ernie Pyle House
- Jones Motor Company Building
- Heights Community Center
- Franklin D. Roosevelt Park
- Old Airport Terminal
- Albuquerque International Sunport Old Terminal

Any of the registered historic districts, or areas that are currently considering becoming registered districts, may be able to create an HPO zone. More education and outreach in these areas is needed to explore and disseminate the pros and cons of adding zoning regulations to help with preservation efforts.

Action

The Planning Department will work with Neighborhood Associations, residents, property owners, and other stakeholders, to determine if and when Historic Protection Overlays or Landmark Status is desired.



5.7 Iconic Signs



Caption: Signage Along Central in Nob Hill

Central Avenue's historic neon signs are deeply valued by community members in the Near Heights, and provide a widely-recognized source of identity along the entire route 66 corridor.

In 2002, the City's Urban Enhancement Trust Fund in the Public Art Program funded a survey and management plan for signs and neon enhancements along Route 66 through Albuquerque. The report concluded that all surveyed signs were "threatened," that is, that none of these important resources had any degree of protection from loss. Key recommendations of the plan were that the City act to implement a comprehensive management plan to include conservation easements and changes to regulatory codes to provide for the conservation of existing signs. The report emphasized the potential



Caption: Signage Along Central in Nob Hill

of these signs to contribute to economic development through tourism. In 2002, the National Park Service Route 66 Corridor Preservation Program provided a grant to restore historic neon signs, where the owners and sign makers contributed 50% of cash or in-kind costs. This fund is still available for restoration activities of signs in their original locations, and the City can participate.

While conservation of signs in their existing locations is the top priority for historic preservation efforts, given the important placemaking role of these iconic historic artifacts, community leaders have also preserved signs by purchasing them, re-locating them from their original site, and placing them at the new Route 66 Visitors on West Central Ave. This effort has involved collaborating with local philanthropists



Caption: De Anza Motor Lodge Signage

and business community leaders like the Garcia Family in order to acquire and store old signage until the opportunity for presenting these assets is available. While this approach involves a private sector effort to preserve these community assets, the Urban Enhancement Trust Fund's report recommends a public-sector historic preservation effort that considers each site, its context, and its surrounding neighborhood.

Iconic signs along Central Ave., whether listed or eligible for the historic registers or not, can be promoted and preserved through zoning regulations that provide for their continuous display. Standards and incentives for neon signs along Central Ave. are in IDO Subsection 14-16-5-12(F)(4)(a).



5.8 Walls & Fences

Community members expressed strong opinions about walls and fences in the Near Heights. Most of the properties in the area are subject to City-wide rules laid out in 14-16-5-7 of the IDO. The Nob Hill / Highland Character Protection Overlay Zone has some regulation regarding signage, and walls greater than 3 feet in height are prohibited in any front or street side yard. No Permit – Wall or Fence – Major or Variance to this provision is allowed in the Monte Vista and College View Historic District, pictured to the right. Planning staff received comments about the exclusive nature of fences, especially around parks, and heard concerns about the number of variances that were approved for allowing taller fences or walls in neighborhoods.

Residents were concerned about walls and fences creating exclusion from parks and neighborhoods, and stated that fewer and/or shorter walls encourages safety by increasing eyes on the street and more activity on the street. Greater passive surveillance and use of an area, whether a park or sidewalk, does discourage undesirable behavior and facilitate more communication between neighbors. Some neighborhoods have residential covenants that forbid front yard fences at all.

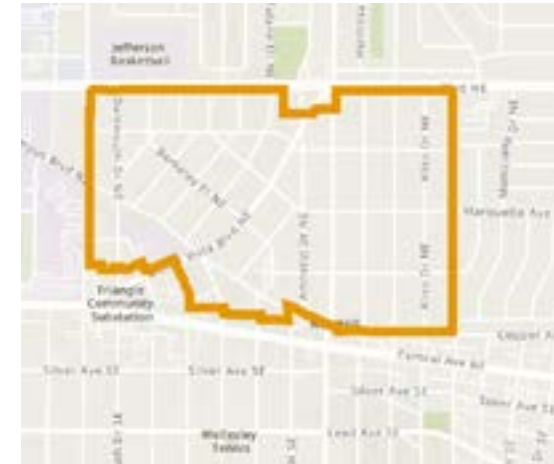
Planning department efforts to increase education around walls and fences was supported in online and in-person comments, and a member of the public recommended that the Planning Department reach out to fence companies, in addition to property owners. As these conversations continue, communities in the Near Heights may want to expand the small area that prohibits walls over 3 feet.

Policy

Promote active streetscapes and Crime Prevention Through Environmental Design (CPTED) design standards that encourage “eyes on the street.”

Action

The Planning Department will facilitate conversation around walls and fences, which may result in proposed changes to the IDO.



Caption: Small Area Where Walls are Limited to 3 Feet



Caption: Single Family House with Decorative Fence



PART 6.

ACTION MATRIX





6. ACTION MATRIX

The Action Matrix compiles recommendations developed with the community into a plan to maximize strengths, build on assets, and overcome challenges.

For each action, stakeholders will work together to identify who will be the lead and any community partnerships that may support the action, a timeframe for completion, and relevant metrics that will help measure progress over time. These metrics will be used as the starting point for the next CPA assessment.

Achieving the actions will be the work of many partners and individuals. The Action Matrix will

identify organizations and resources that can take actions to address the community's needs and priorities. Action leaders might be:

- Existing organizations, which already have resources
- New partnerships, which might form to tackle a single project
- Individuals, who make choices and spend time investing in their community
- The City of Albuquerque or other governmental entities, which can change policies or regulations

City departments will take the lead on actions that fall within each department's mission.

The Planning Department will generally take the lead on recommended actions to amend the IDO or the Comprehensive Plan during the regular cycle of updates that require City Council approval.

The CPA assessment reports, including the Action Matrix, will be submitted for the City's review and acceptance, including by the Environmental Planning Commission and the City Council. This formal review process provides opportunities for public and staff comments to fully vet the recommendations and confirm the City's commitment to the actions led by City departments.

The following page will include actions that have been identified throughout the CPA assessment process.



Caption: 20181014_095443.jpg

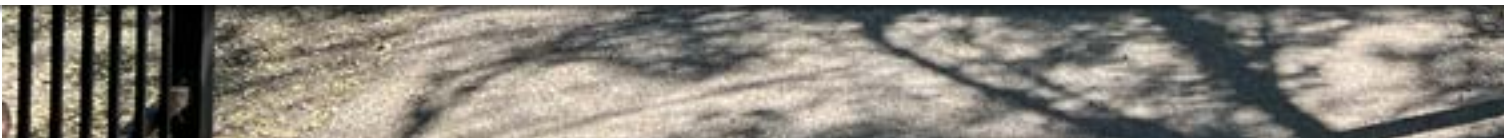


TABLE 3. COMMUNITY ACTION PLAN

Section.	Policy	Location	Lead Responsibility	Collaborators	Measure of Success	Timeframe for Completion
	Community Initiatives					
	Community Organizations					
4.16.1	The IDEDC will lead efforts to organize the local business community and complete a study regarding the feasibility of a BID.	International District	IDEDC	Local businesses	Completion of BID feasibility study	Mid (4-7 years)
4.16.1	The Planning Department and IDEDC will create a tool as a pilot project that will inventory properties, create a pipeline for property owners to connect with resources, and align local community development efforts.	International District	IDEDC	CABQ Planning	Inventory tool created	Short (1-3 years)
4.16.3	Nob Hill Main Street will lead efforts to organize the local business community and complete a BID feasibility study.	Nob Hill	Nob Hill Main Street	Local businesses; Main Street Organization	Completion of BID feasibility study	Long (7-12 years)
	Institutional Partnerships					
	City					
4.13.1	The Gateway will have 100 beds for overnight use, medical sobering, and medical respite. The Engagement Center will help residents of the emergency overnight housing program transition to stable housing in 90 days. The First Responder Drop-Off will make up to 1,500 transports a year to needed services. The Medical Sobering Center will open in Spring 2023 with 20 beds for low-acuity medical monitoring to achieve sobriety. The Medical Respite portion of the Gateway will support patients who need time and space for extended recovery.	Gateway Center	CABQ FCS	Other City departments and community-based service providers	Completion of stated milestones	Short (1-3 years)
4.14.2	The City will develop anti-displacement strategies, metrics, and a toolbox of resources.	City-wide	CABQ Planning	CABQ FCS, OEI, and other stakeholders	Toolbox of resources created	Mid (4-7 years)
	Governmental Actions					
	City					
4.14.1	The Planning Department will update the small area map to expand the area in which ADUs with kitchens can be built permissively.	CPA-wide	CABQ Planning	N/A	Small area map updated	Short (1-3 years)
4.14.3	The Planning Department will convene a task force to study best practices of rental registrations in other cities and develop recommendations for Albuquerque.	City-wide	CABQ Planning	CABQ Council	Stakeholder group convened	Mid (4-7 years)
5.3.1	The Planning Department will collect data on building permits, variances, and type of development – and then convene stakeholders to reviews this data and discuss possible changes to the CPO regulations.	Nob Hill CPO-8	CABQ Planning	N/A	Data collected and stakeholders convened	Mid (4-7 years)
5.6.1	The Planning Department will work with Neighborhood Associations, residents, property owners, and other stakeholders, to determine if and when Historic Protection Overlays or Landmark Status is desired.	CPA-wide	CABQ Planning	Neighborhood Associations, residents, and property owners	Meetings held and actions taken to discuss historic preservation in the Near Heights	Mid (4-7 years)
5.2	The Planning Department will update the Comprehensive Plan with the Near Heights policies laid out in section 5.2.	CPA-wide	CABQ Planning	N/A	Policies added to the Comp Plan	Mid (4-7 years)
5.8	The Planning Department will facilitate conversation around walls and fences, which may result in proposed changes to the IDO.	CPA-wide	CABQ Planning	N/A	Outreach takes place	Short (1-3 years)



PART 7. APPENDICES



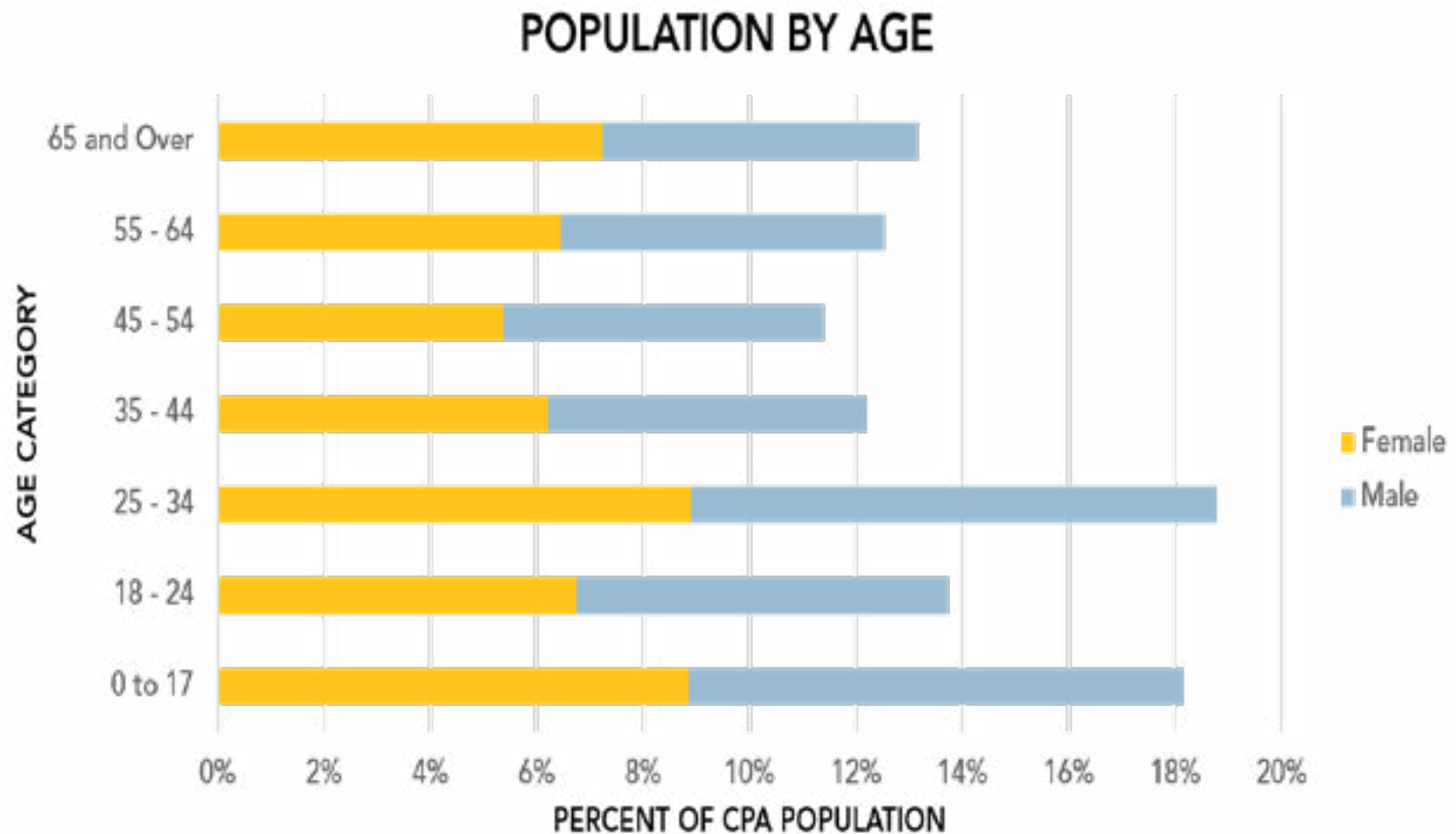


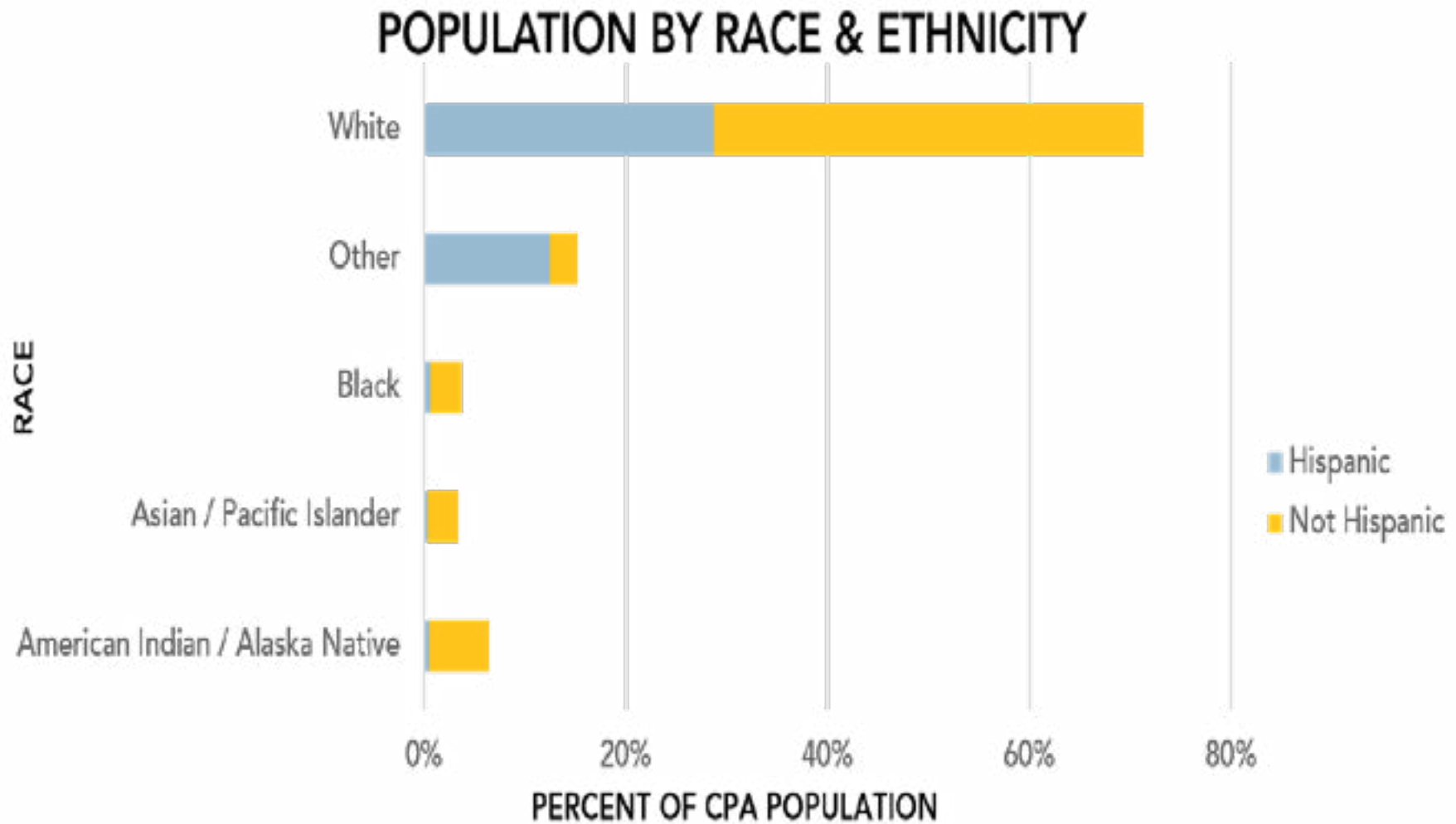
7. COMMUNITY IDENTITY METRICS



Population: **75,613**

Population Growth Rate:
5 year change
not statistically significant.

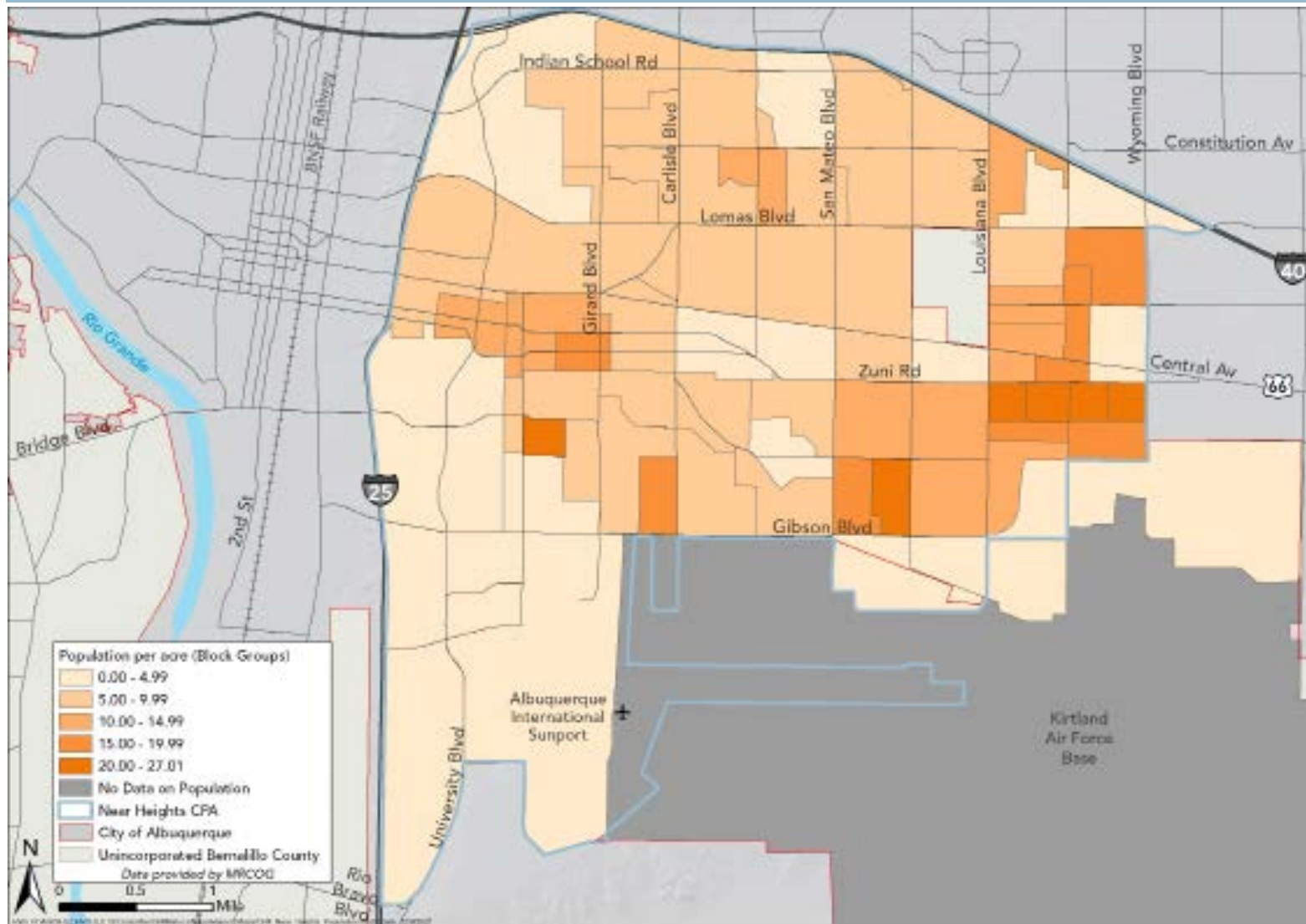




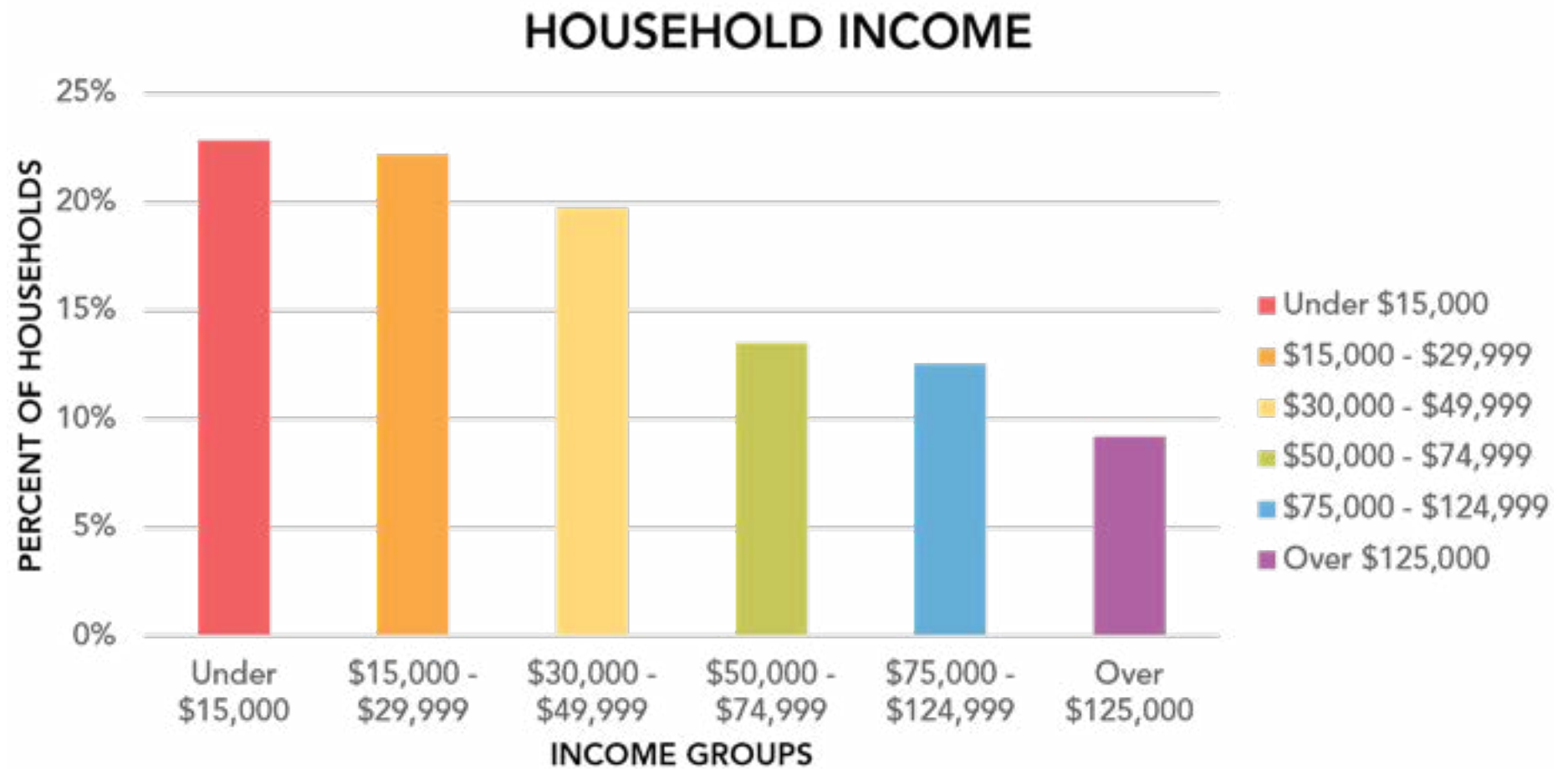
Note that the "other" category includes anyone who self-identified as a race other than those listed above and anyone who reported more than one race



FIGURE 13. NEAR HEIGHTS POPULATION DENSITY



Residential density refers to the number of dwelling units on a parcel of land. Within the Near Heights, residential density is generally highest in the eastern portion of the CPA, with pockets of higher residential density near the University of New Mexico.





EDUCATION ATTAINMENT BY PERCENT OF POPULATION AGE 25+

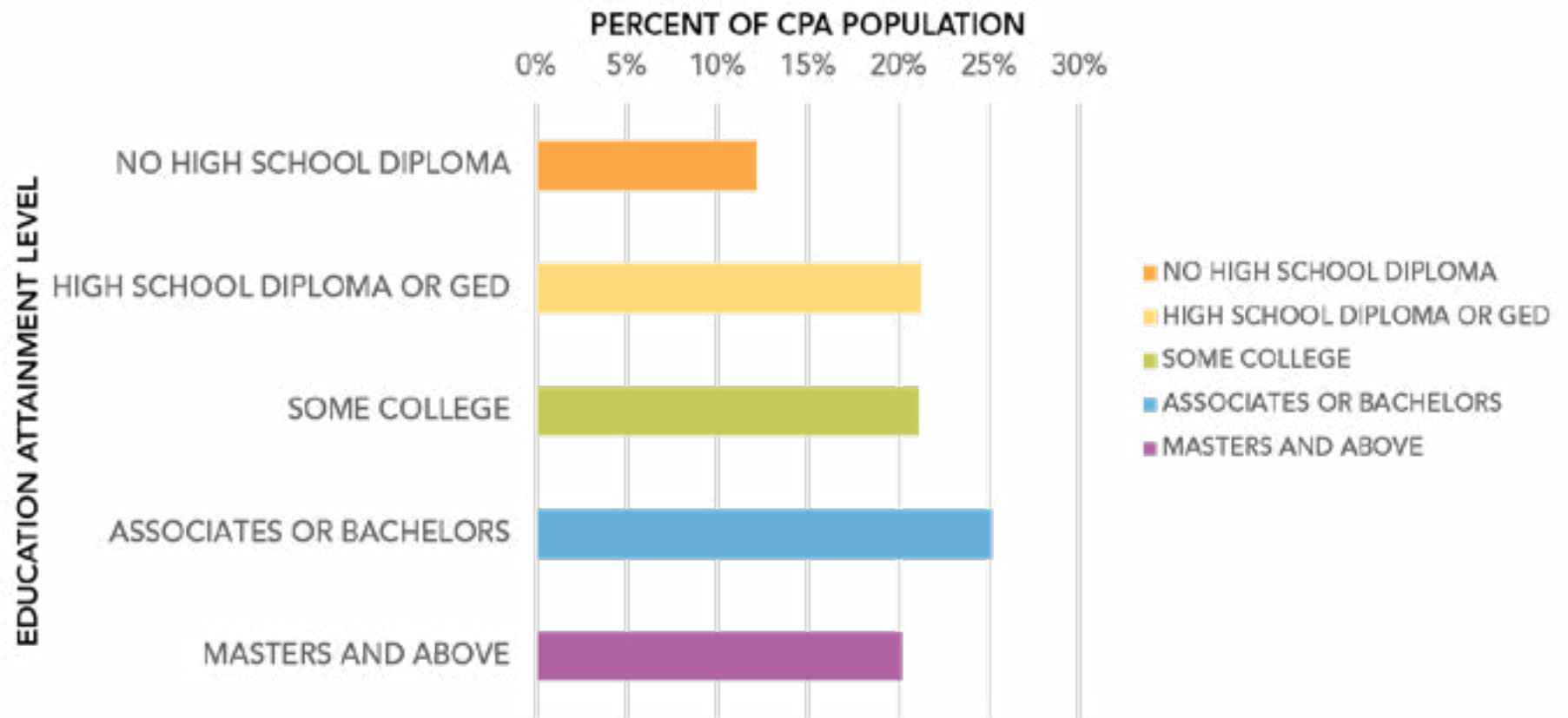
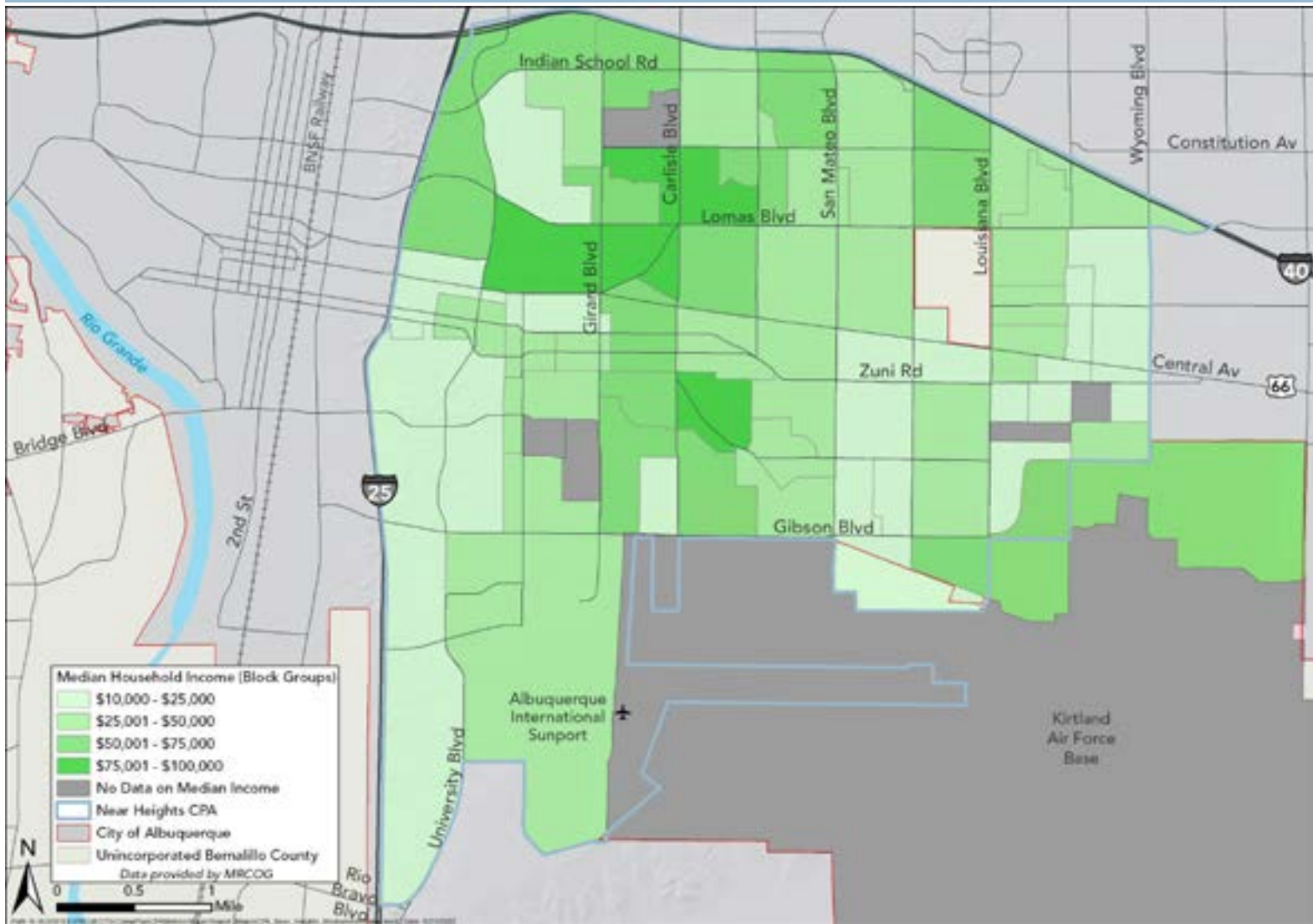




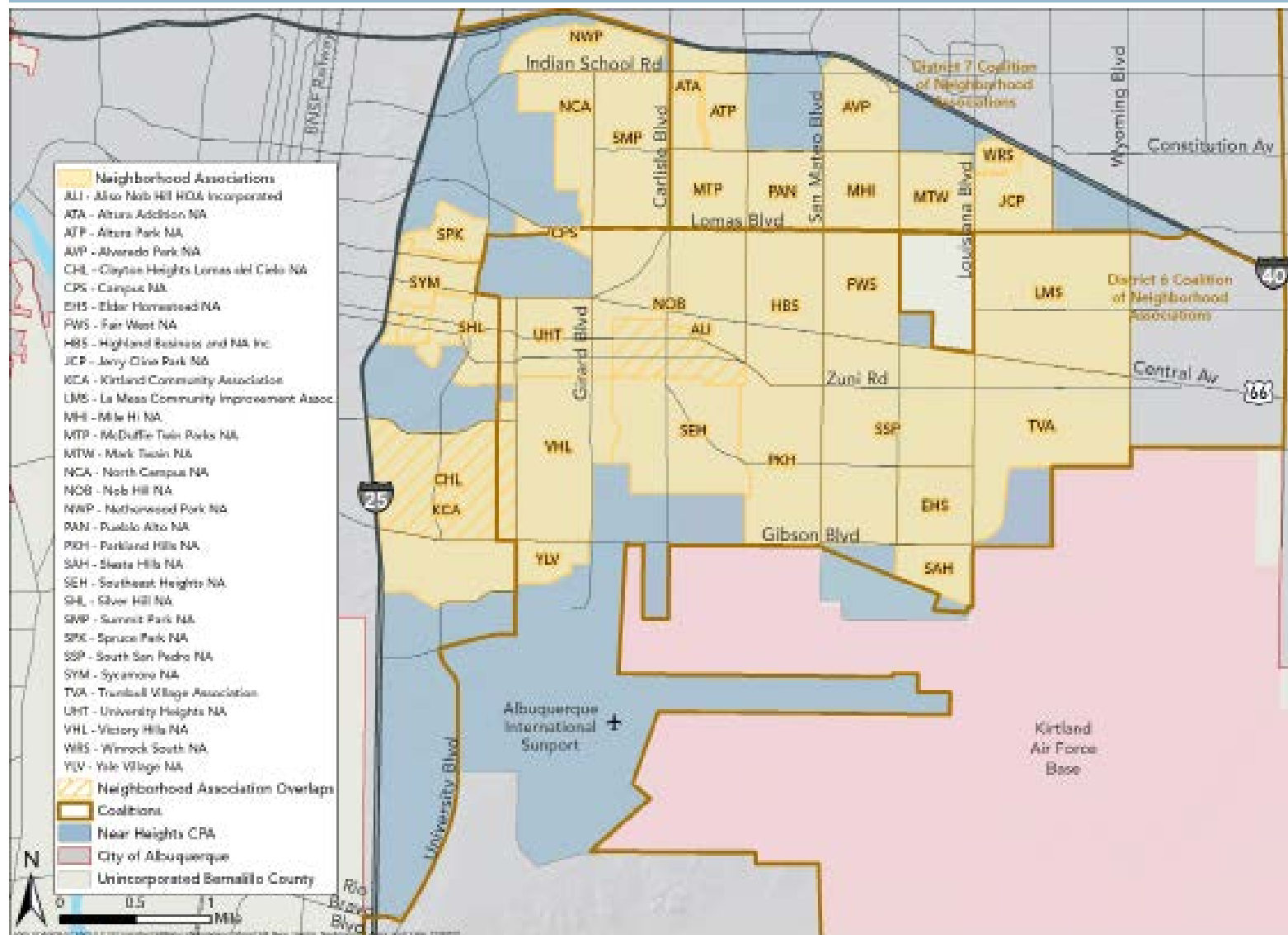
FIGURE 14. NEAR HEIGHTS MEDIAN HOUSEHOLD INCOME



Approximately 23% of households in Near Heights earn under \$15,000, which is the highest number of households in any of the income groups. Household earnings skew toward lower-earning income groups, specifically those under \$49,999, which make up 65% of the population. Households earning more than \$50,000 make up 35% of the Near Heights population.



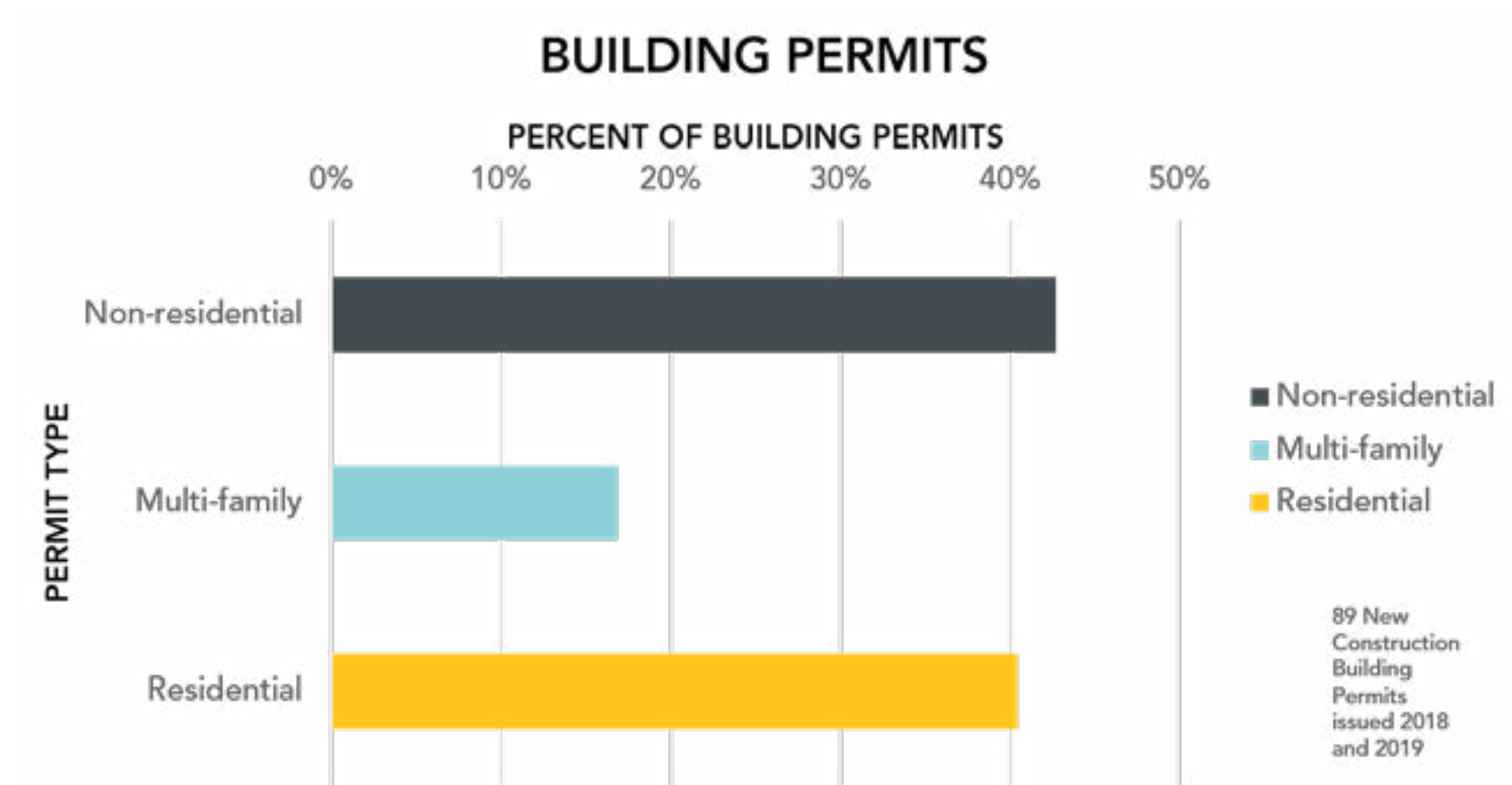
FIGURE 15. NEAR HEIGHTS NEIGHBORHOOD ASSOCIATIONS



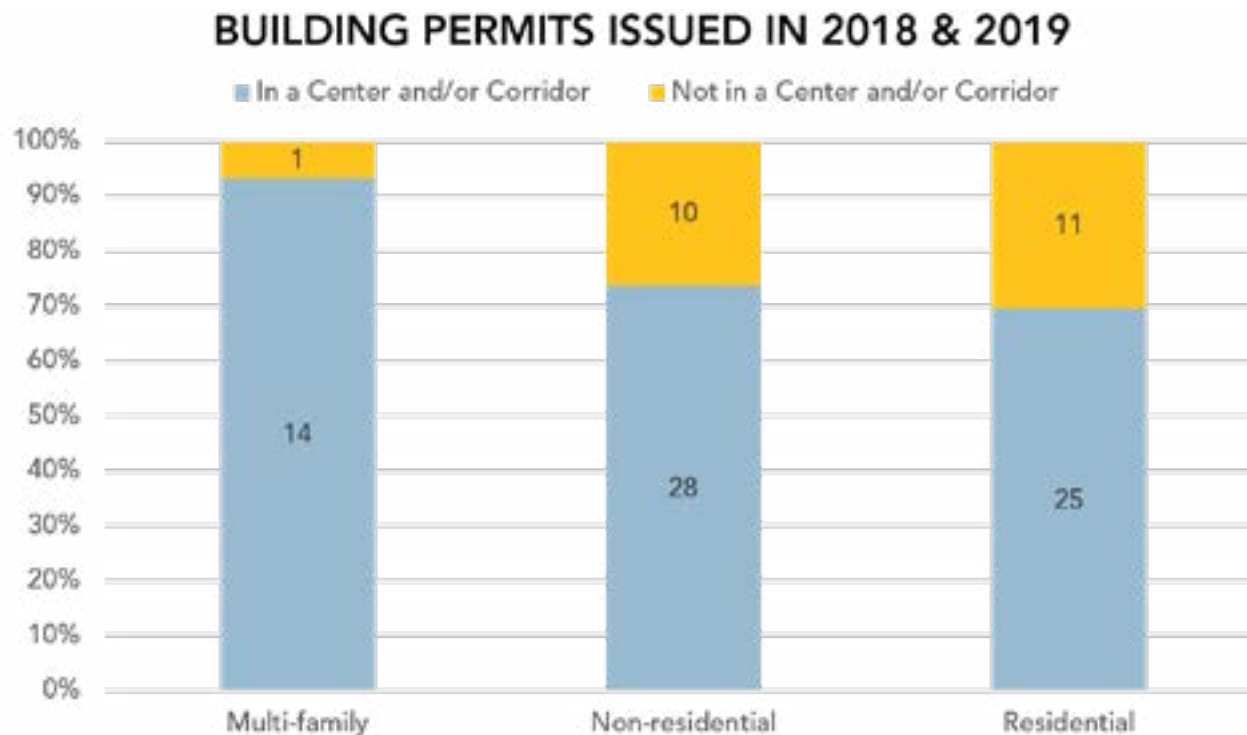
There are 34 Recognized Neighborhood Associations that represent nearly all of the residential areas of the Near Heights. Neighborhood Associations are one way that communities can advocate for their residents and have a voice in decision-making. Visit cabq.gov/nc for more information about neighborhood associations.



8. LAND USE METRICS



In a 2-year period between 2018 and 2019, the City issued 89 building permits in the Near Heights CPA. 48 of the building permits issued in the Near Heights in 2019 were for commercial development, compared to 58 for residential development. Most residential permits were for low-density construction.



In 2019 there were

14 Rezoning Application Requests

& 107 Variance Applications and Appeals

Ratio of Building Permits in
Areas of

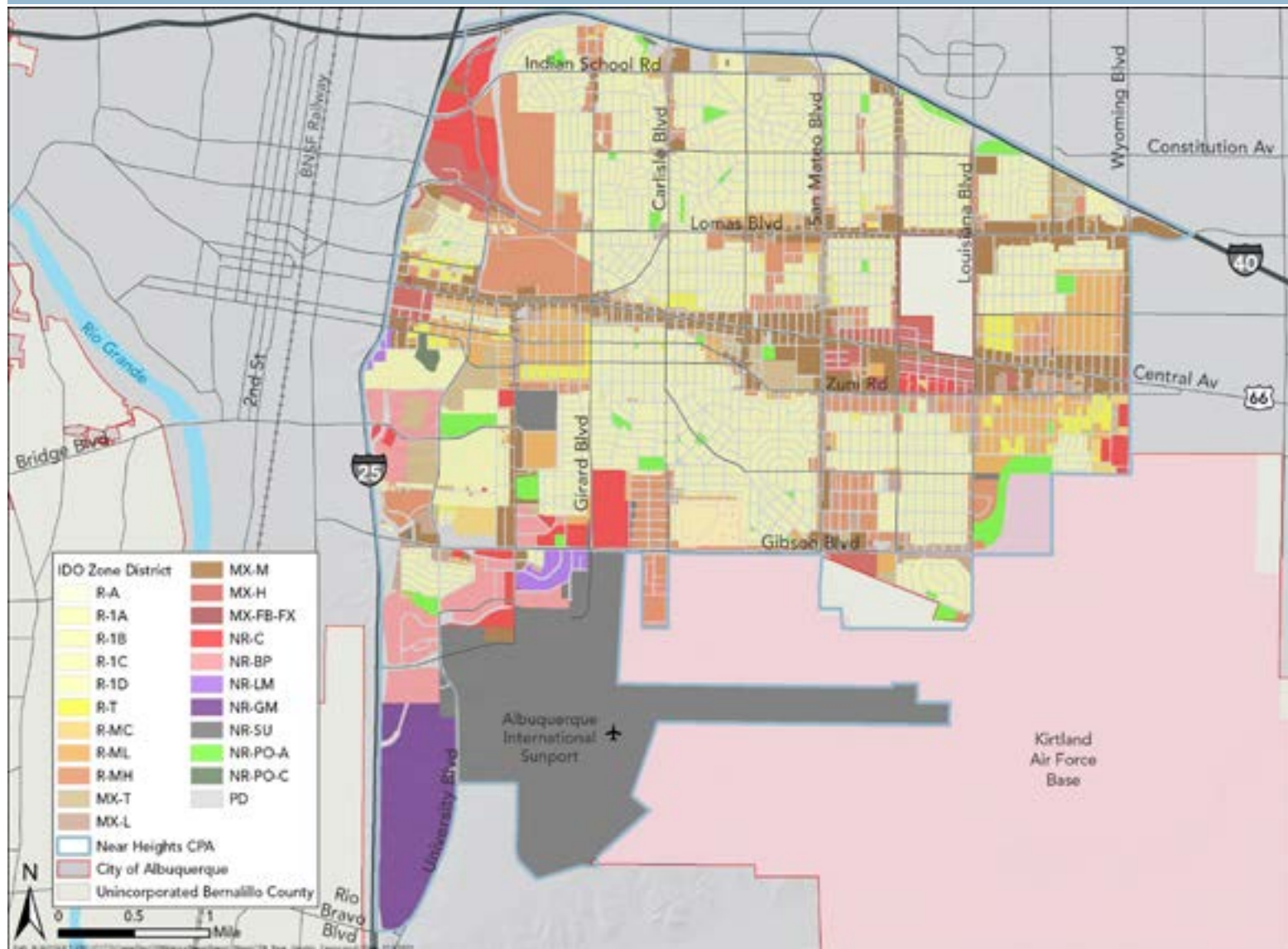
Change Consistency
68 : 21

There were 107 requests for Variances in the Near Heights CPA in 2019, the highest number of any CPA in the city, and far above the average of 40. Additionally, there were 14 requests for Zoning Map Amendments in the Near Heights CPA in 2019, which is almost double the average of 8 per CPA.

These building permits represent a \$61.2 million investment, with 881,000 square feet of construction, and approximately 320 new residential dwelling units. For context, citywide building permits for this same period this represent a \$733.7 million investment, with 10.6 million square feet of construction, and 1,500 new residential dwelling units.



FIGURE 16. IDO ZONING DISTRICTS



The Near Heights has a varied mix of zoning types, with mixed use concentrated around Central Ave. The Sunport's size puts over 12% of the CPA's area as Non-Residential, Sensitive Use (NR-SU), even more than the amount of land zoned Single-Family, Large Lot (R-1C), which is the next most frequent zoning.

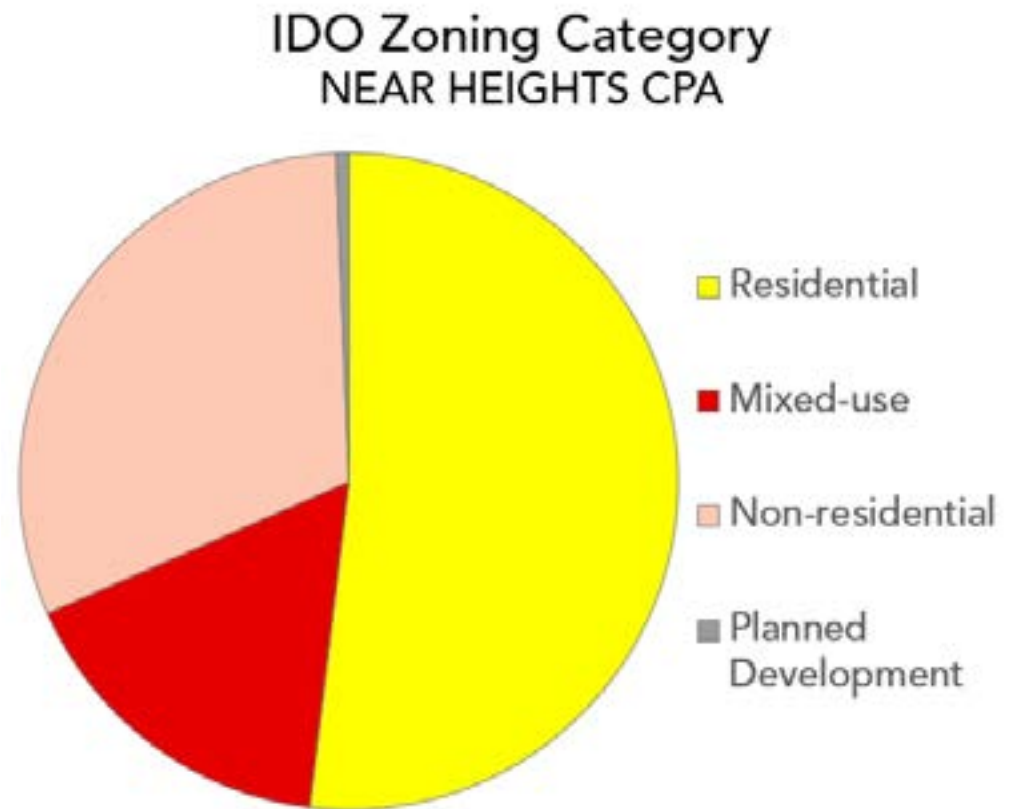
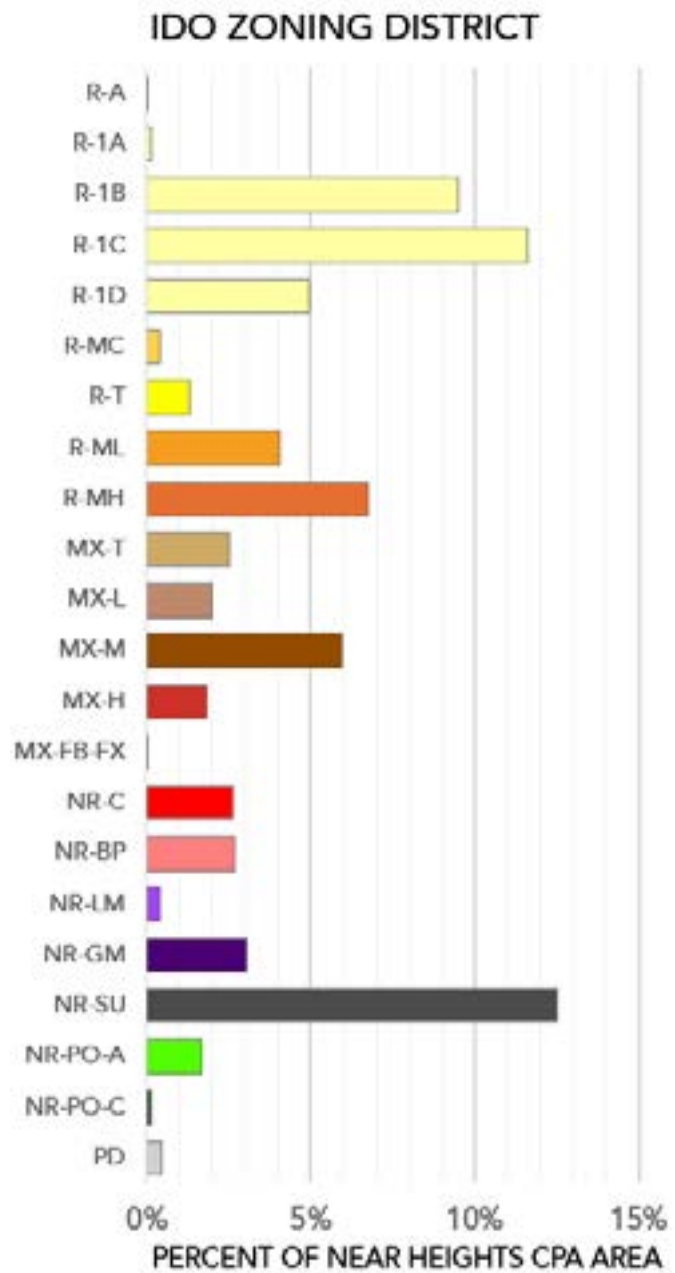
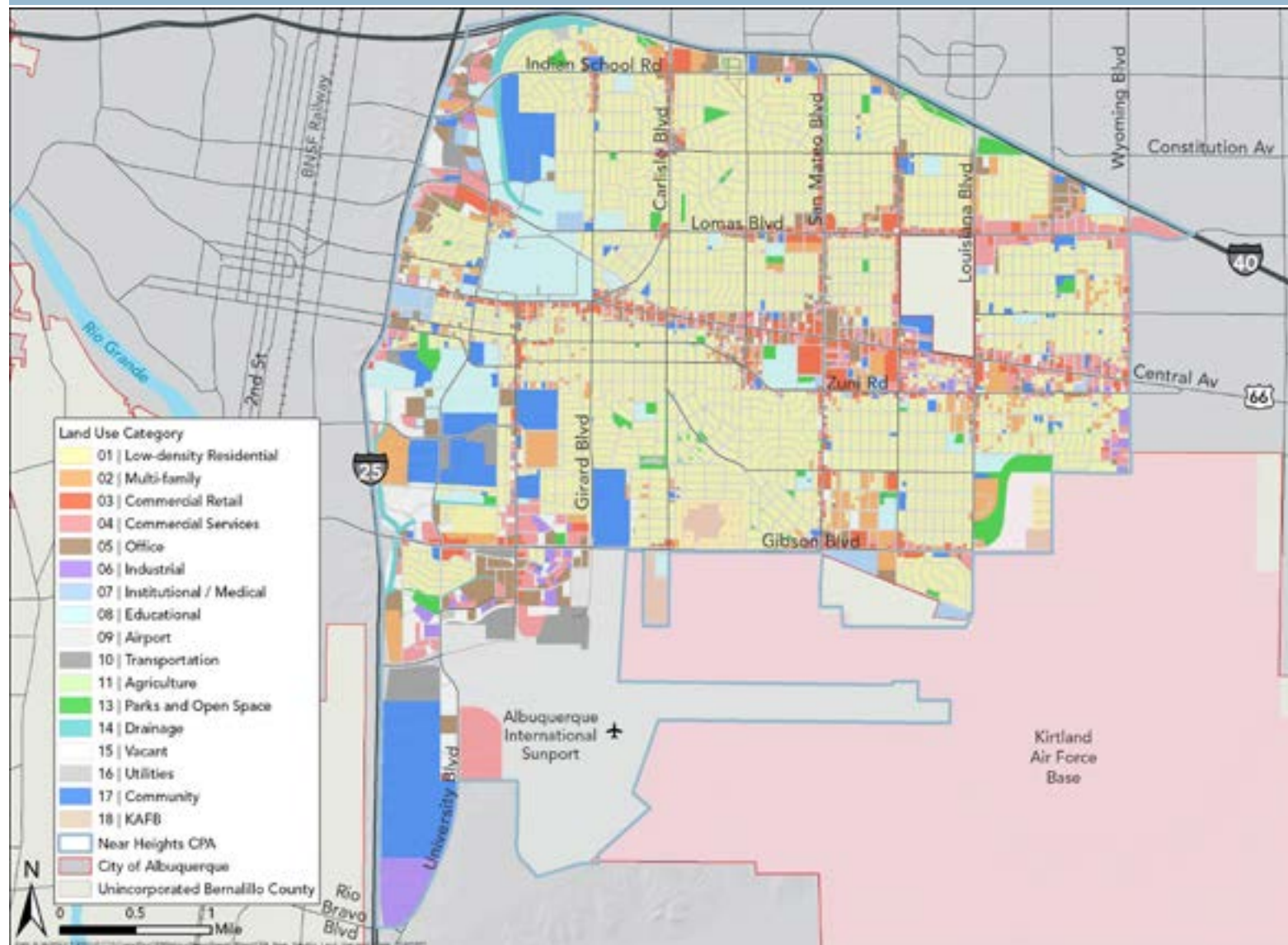
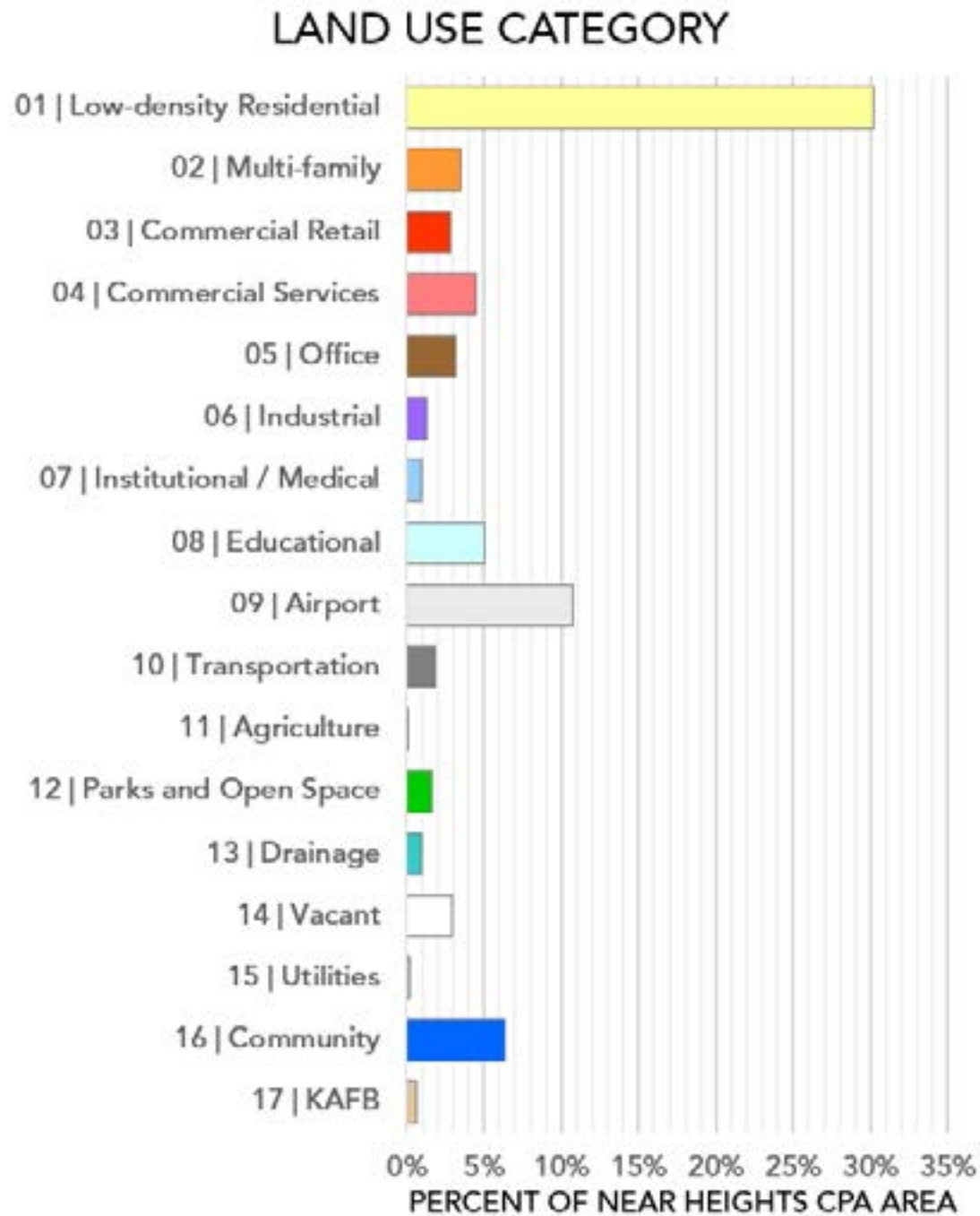




FIGURE 17. LAND USE CATEGORIES



Over 30% of the Near Heights' area is used for low-density residential. Community, educational and airport uses also cover a large portion of the area.

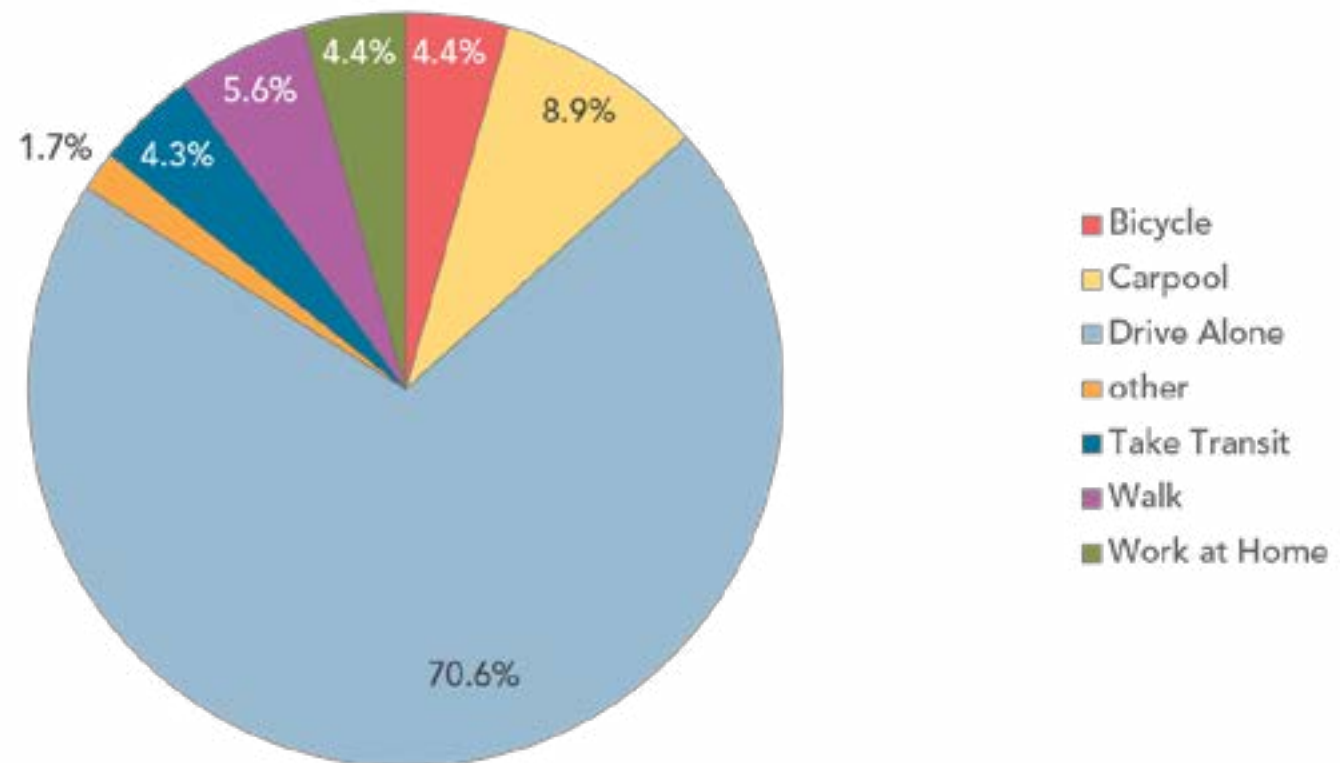




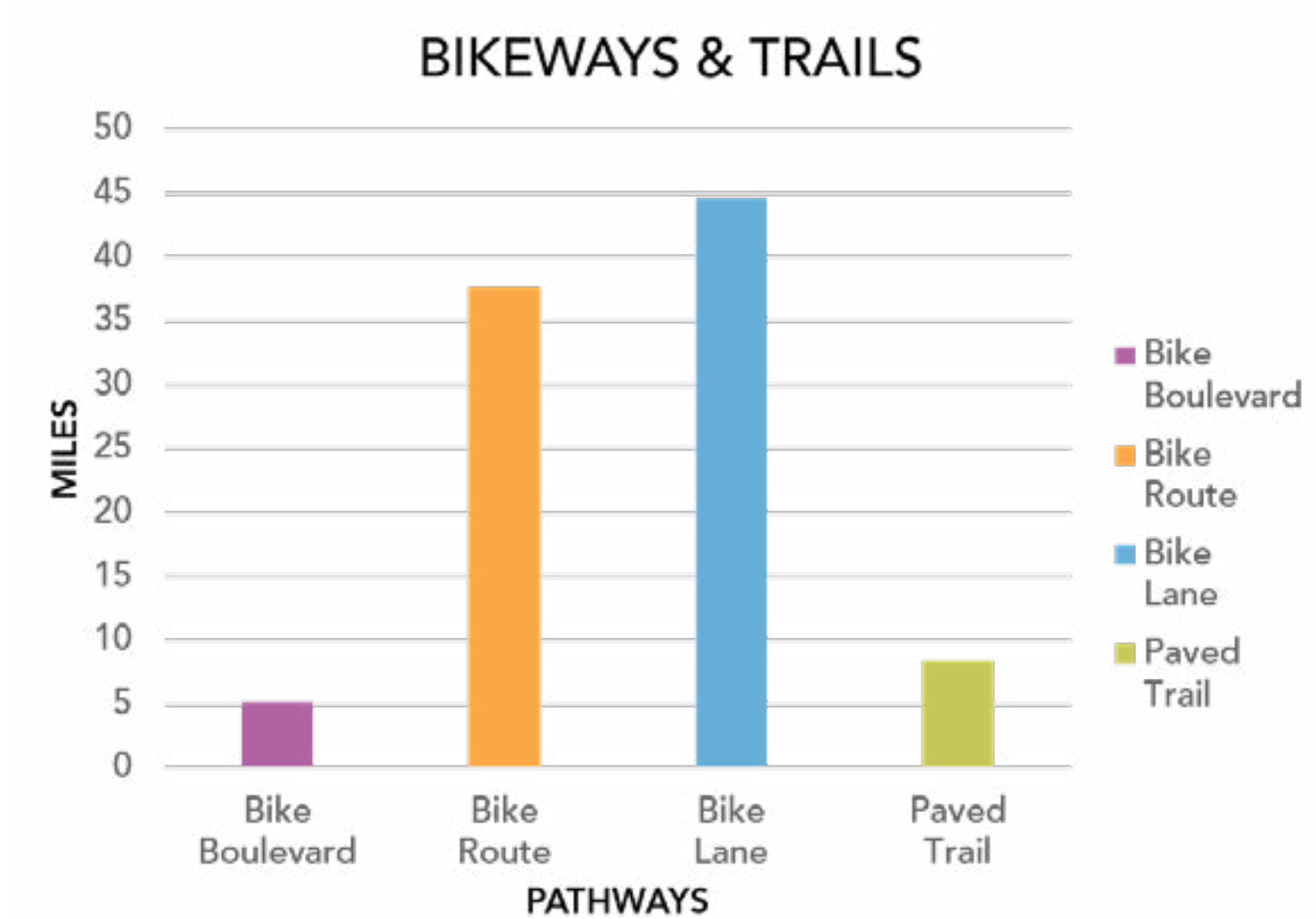
9. TRANSPORTATION METRICS



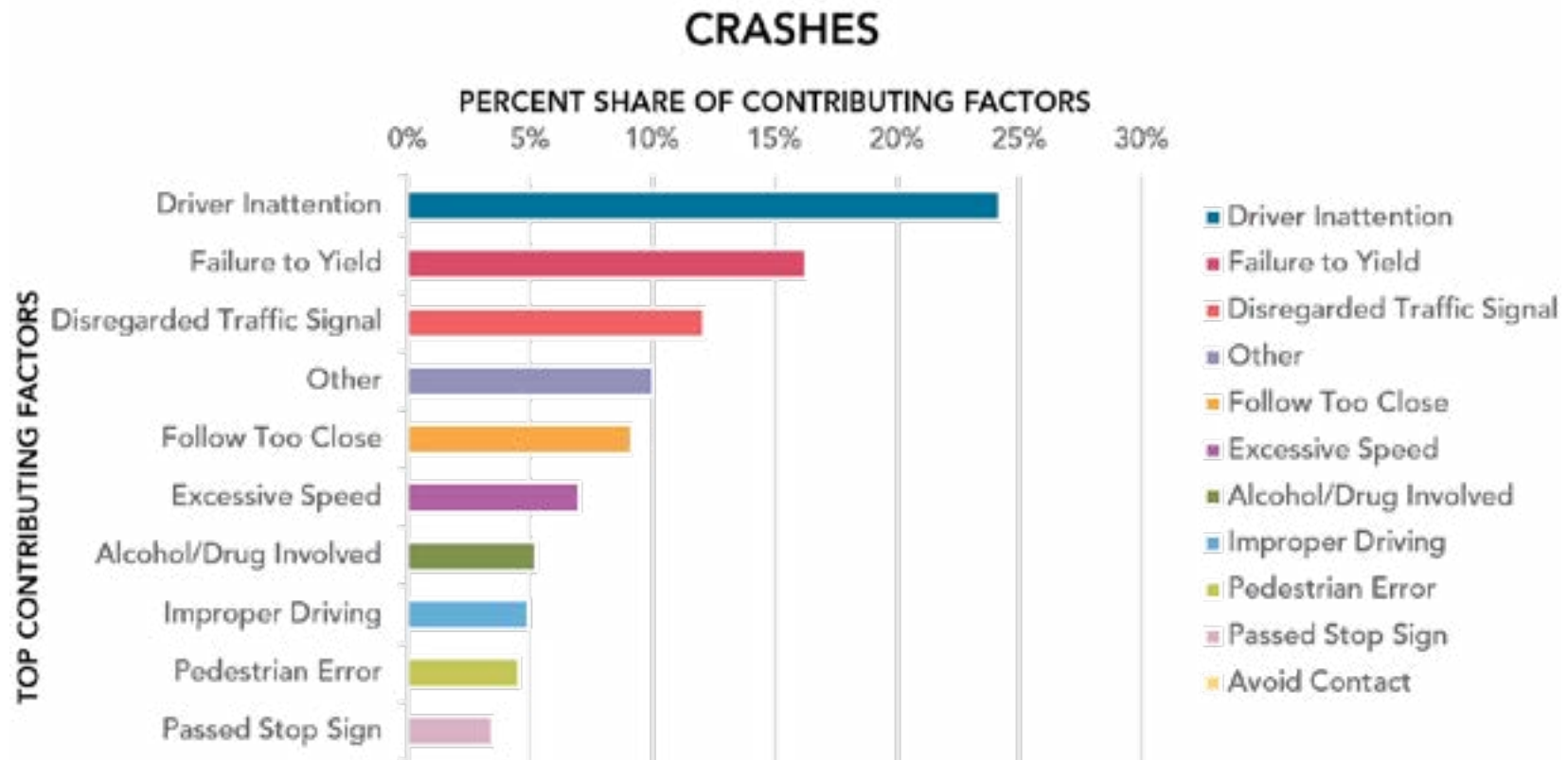
How the Near Heights CPA Commutes to Work



Over 70% of commuters drove by themselves to get to work every day in 2018, and another 8.9% carpooled with others. That same year, 10% commuted by either walking or biking.



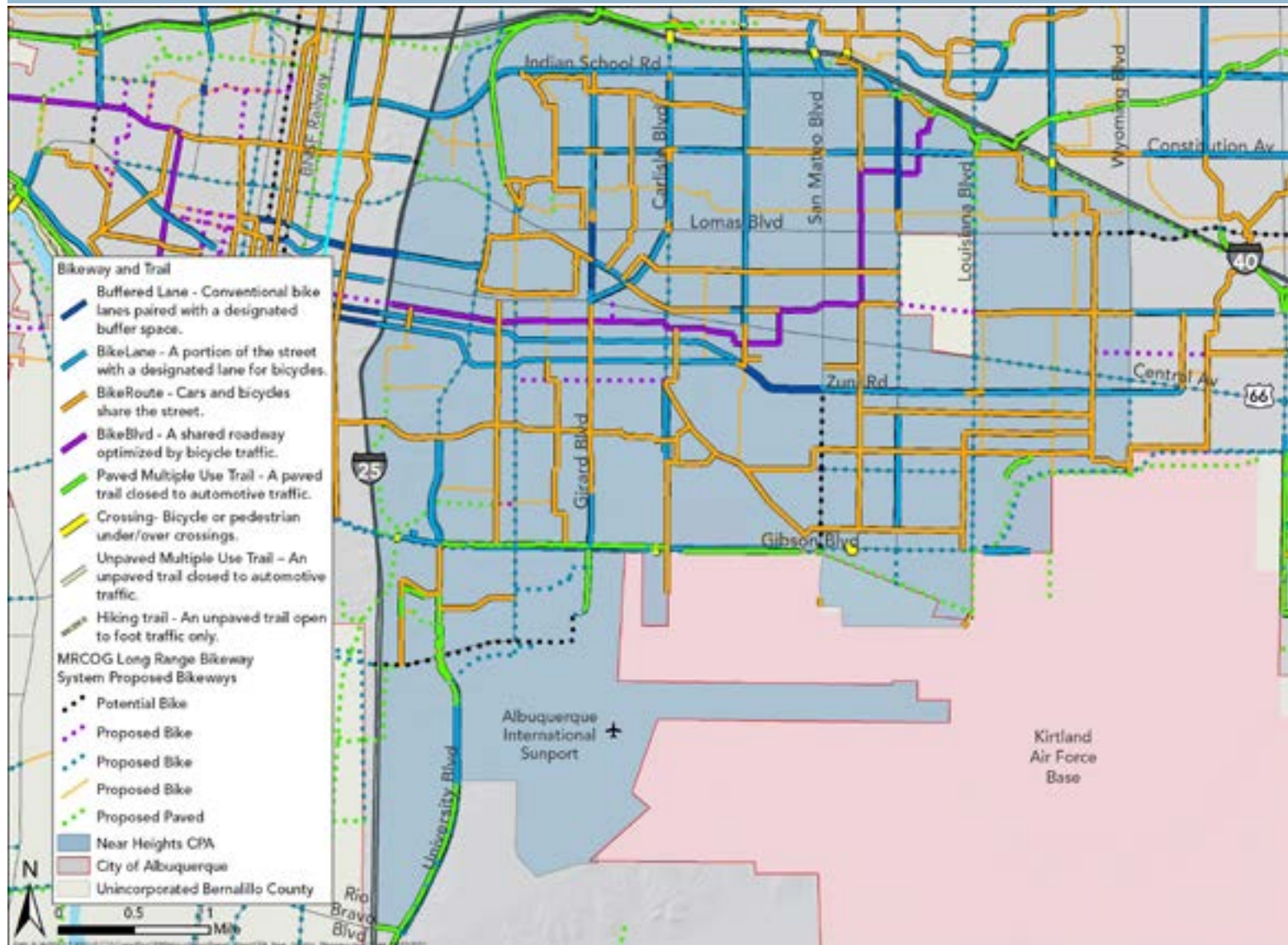
The bike network in the Near Heights CPA is largely made up of on-street bike facilities, with some multi-use paths connecting this area to other facilities in the city. The Area also has about 9 miles of paved trails, nearly 40 miles of bike routes, 54 miles of bike lanes, and 5 miles designated as Bike Boulevards.



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



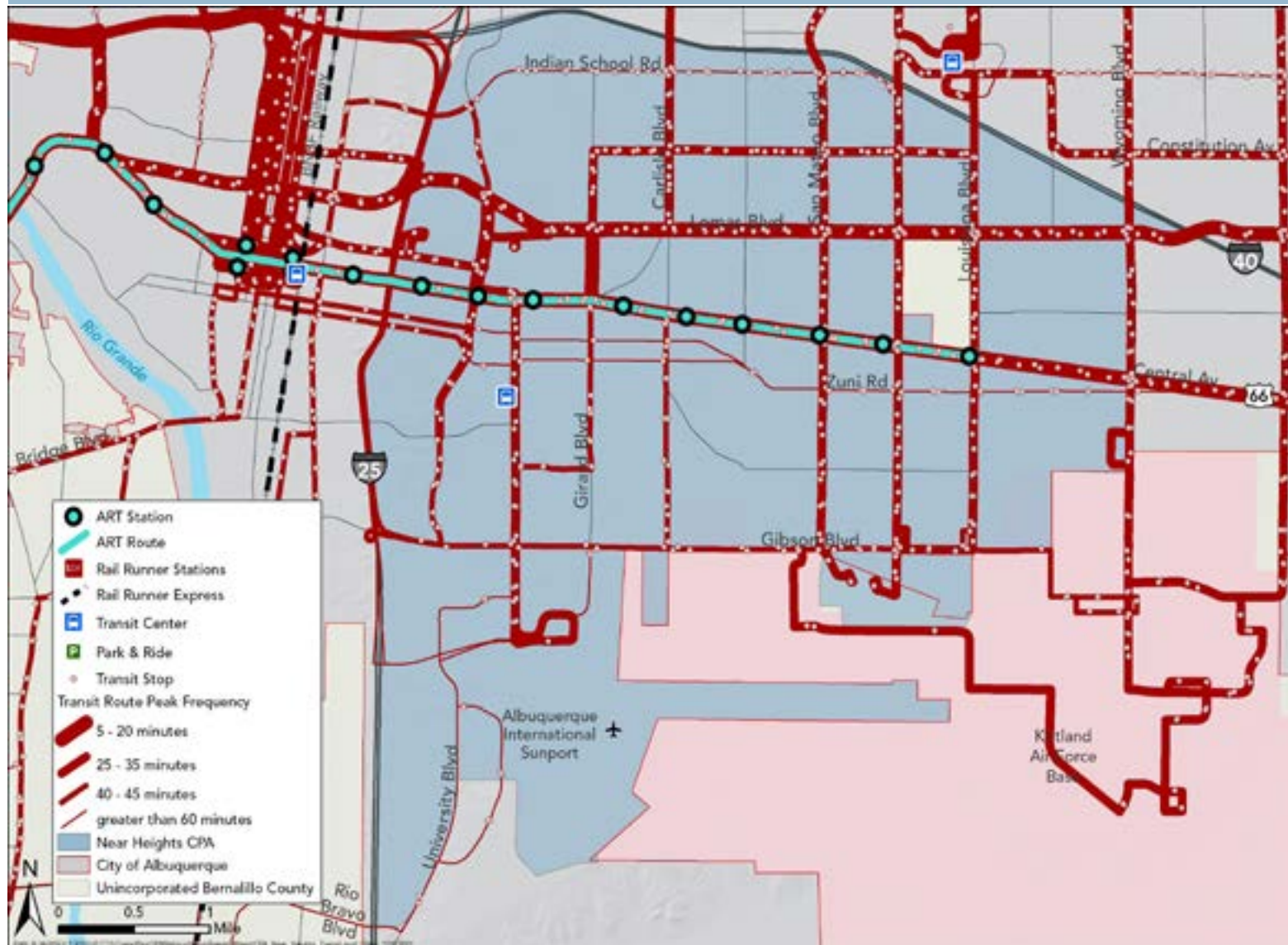
FIGURE 18. BIKEWAYS AND TRAILS



5 miles of designated Bike Boulevards run parallel south of Central to east of the International District where the Bike Boulevard leads northeast to the Uptown area. The Area is also served by nearly 40 miles of bike routes and about 45 miles of bike lanes. Visit cabq.gov/bike for resources about biking in Albuquerque.



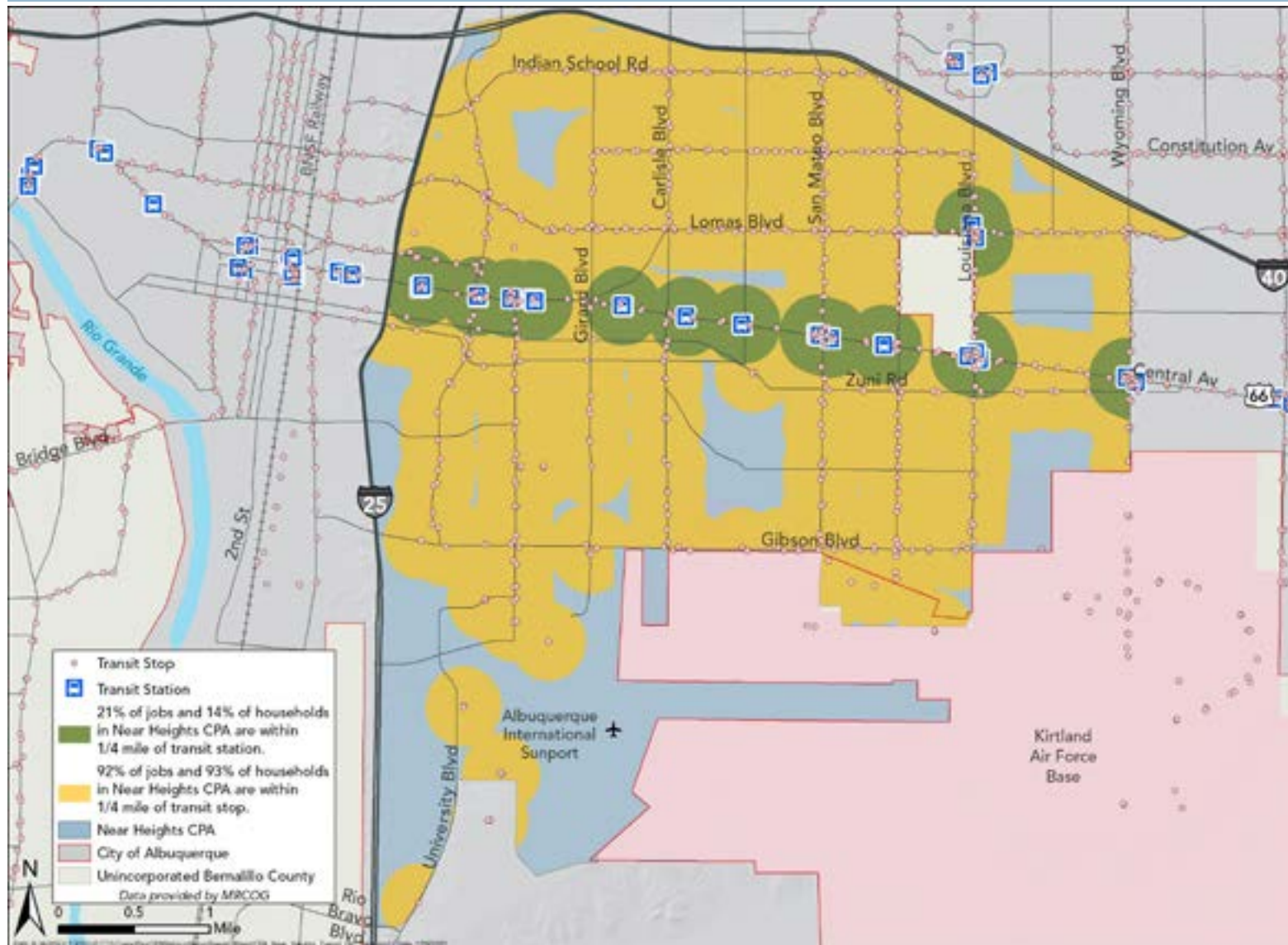
FIGURE 19. TRANSIT IN THE NEAR HEIGHTS



Transit routes crisscross the Near Heights, providing regular service to riders. The width of the red lines on the map above indicates frequency. The thickest lines have very high frequency, while thinner lines indicate longer times between pick-ups.



FIGURE 20. HOUSEHOLDS AND JOBS WITHIN 1/4 OF TRANSIT



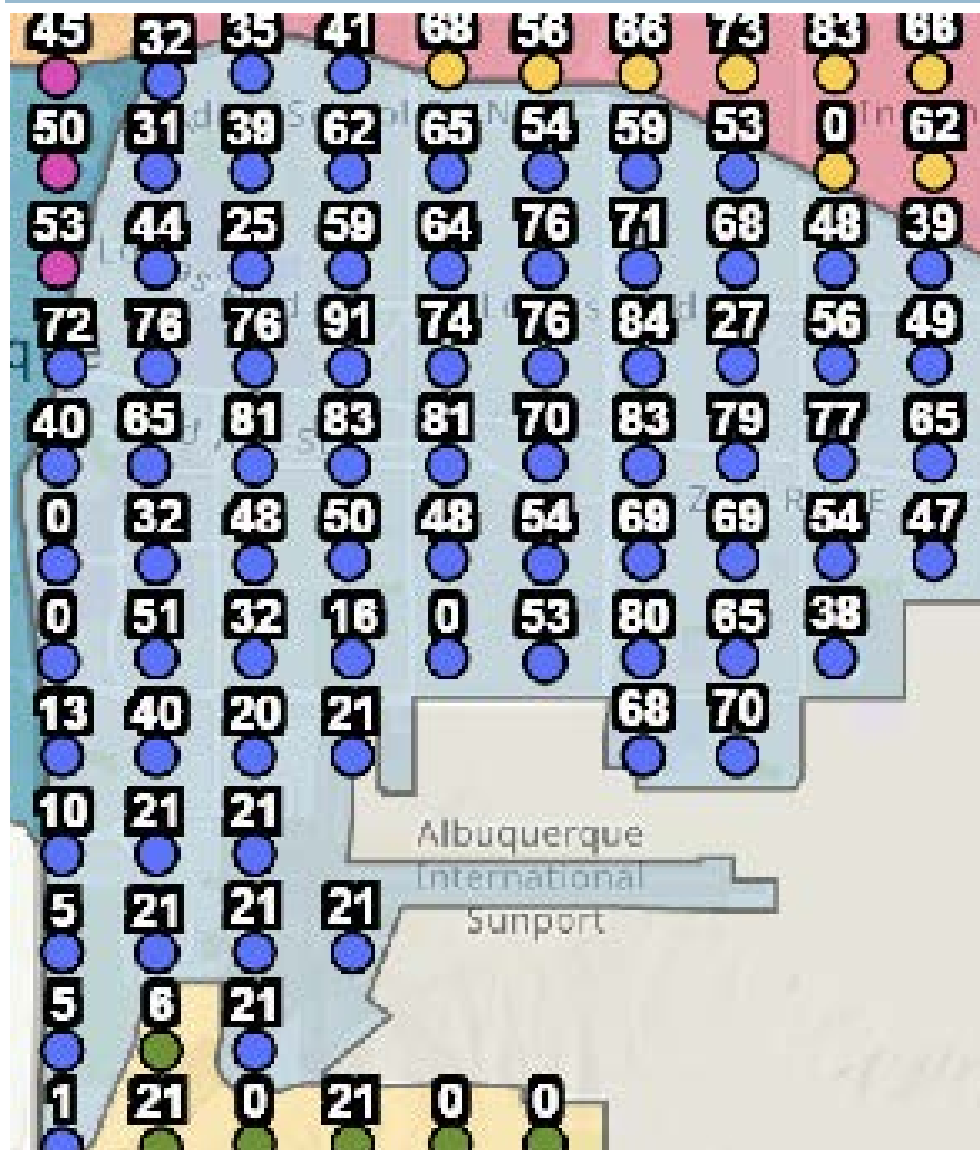
The proximity of transit services to residential and commercial areas impacts the efficiency of the transit network, making this an important factor for transit users. In the Near Heights, 93% of households and 92% of jobs are within a ¼ mile, or 10-minute walk, of a transit stop. In this CPA, 14% of households and 21% of jobs are within a ¼ mile of a premium transit station that has high-frequency rapid transit service.



10. URBAN DESIGN METRICS



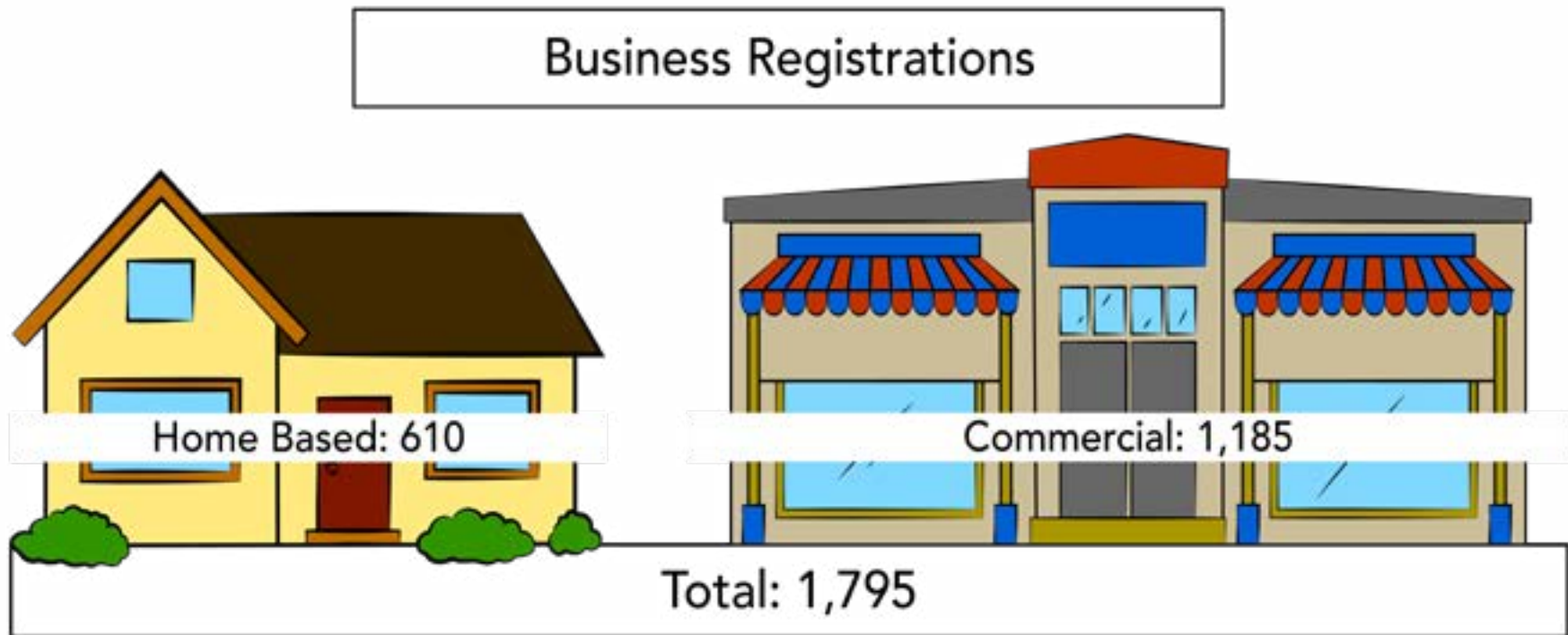
FIGURE 21. WALK SCORES IN THE NEAR HEIGHTS



Walk Score is a tool that anyone can use to learn more about how walkable, bikeable, or transit-friendly their home, neighborhood, or city is. To learn more about Walk Score's methodology, click [here](#). The Near Heights CPA includes some of the neighborhoods with the highest Walk Scores in Albuquerque. The University Heights and Nob Hill neighborhoods are currently ranked #2 and #3 amongst all neighborhoods in Albuquerque in terms of walkability. The map above shows a snippet of Walk Scores throughout the Near Heights. To explore more, visit our [interactive map](#).



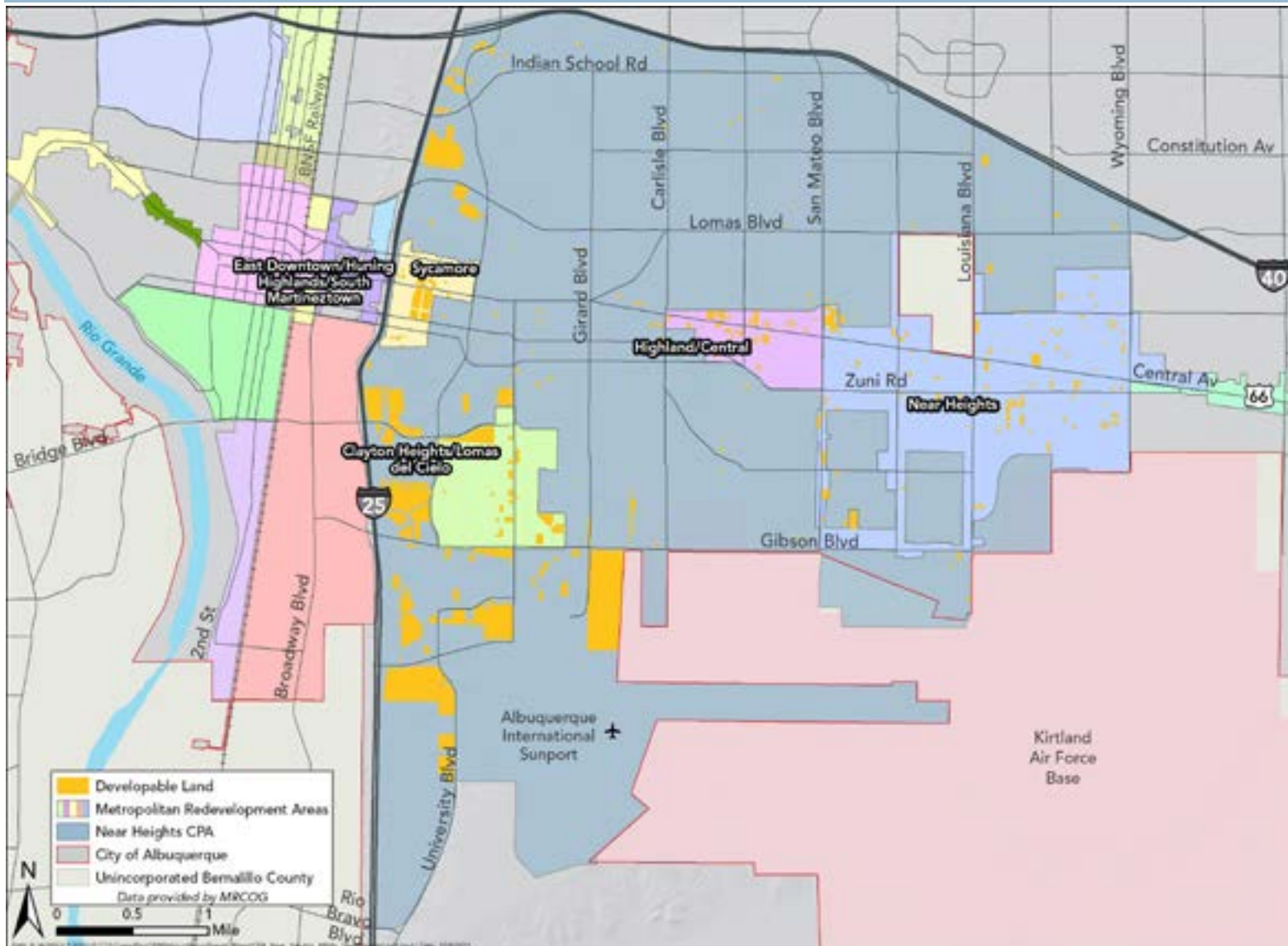
11. ECONOMIC DEVELOPMENT METRICS



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



FIGURE 22. DEVELOPABLE LAND & METROPOLITAN REDEVELOPMENT AREAS



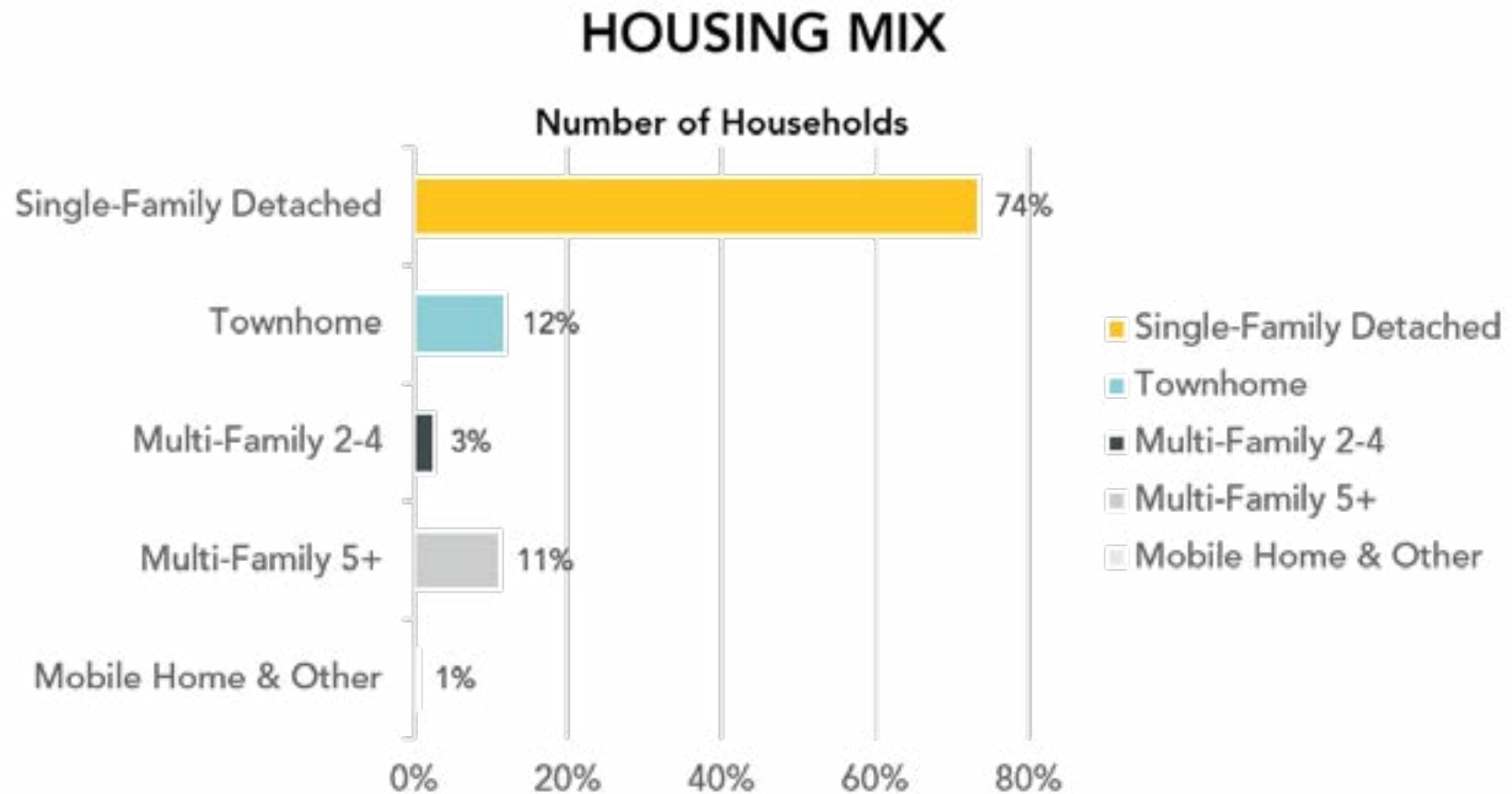
The Metropolitan Redevelopment Agency (MRA) works to revitalize the downtown and Central Avenue corridor, lead collaborative public-private partnerships that result in catalytic change, invest in sustainable infrastructure, and provide opportunities for local residents and businesses to thrive. This map shows the boundaries of designated MRAs in the Near Heights and the developable land located in this CPA.



12. HOUSING METRICS



Households: 34,001



Every CPA has a unique mix housing types and needs. 72% of the 38,698 housing units in the Near Heights CPA are low-density residential and small multi-family development, the other 28% are dense multi-family development.



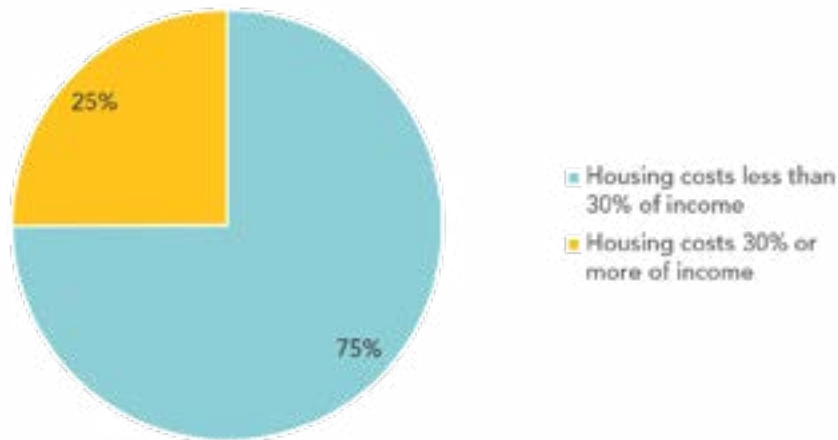
Average Household Size: **2.22**

Jobs to Housing Ratio: **1.62**

Households below poverty : **21.6%**



Housing Affordability for Owners



In the Near Heights, there are

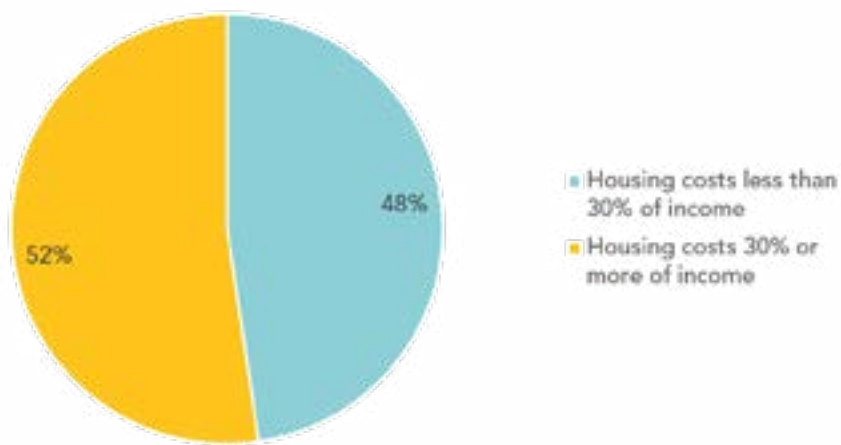
16 housing developments

& 1,664 housing units managed by the MFA

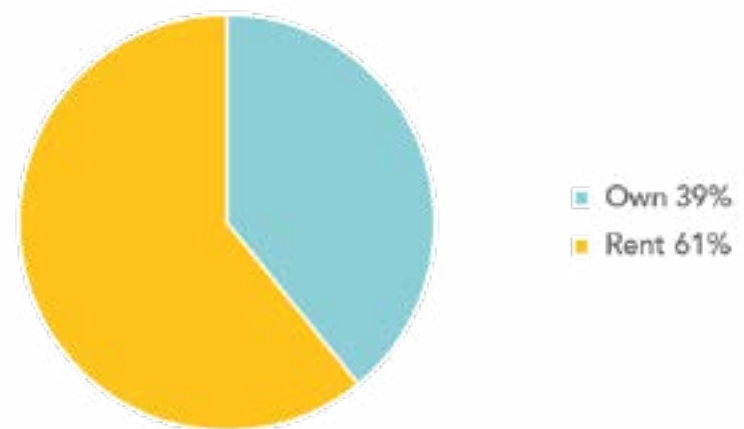
Housing affordability is typically measured by the percentage of income that a household spends on housing. Households that spend more than 30% of their household income on housing are typically considered to be cost burdened. Based on this threshold, 25% of homeowners and 52% of renters in the Near Heights are cost burdened.

The New Mexico Mortgage Finance Authority provides financing to make quality affordable housing and other related services available to low- and moderate-income New Mexicans. The MFA manages 1,664 housing units in the Near Heights, which contains 34,001 housing units in total.

Housing Affordability for Renters



Households Renting vs Owning





13. PARKS & OPEN SPACE METRICS



Percent of Total Area that is Park Land:

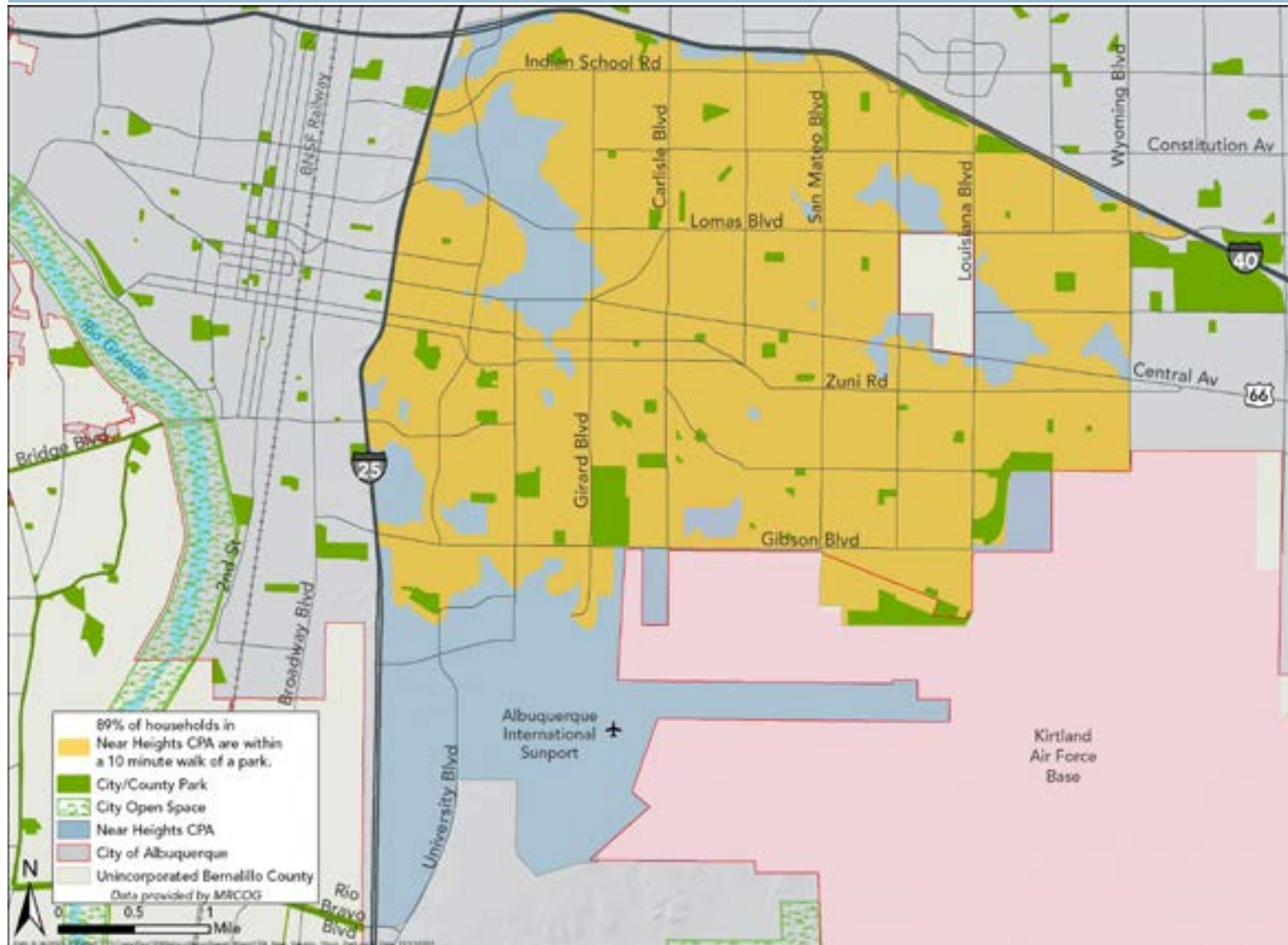
2.94

Park land acreage per capita:
4.65 acres of park land per
1,000 residents, no open space.

2.94% of the land in the Near Heights is park land, which translates to 4.65 acres of park land per 1,000 people. In comparison to the 11 other CPAs, the Near Heights ranks 4th in percentage of park land and 6th in park land per capita.



FIGURE 23. HOUSEHOLDS WITHIN 10 MINUTE WALK OF PARK



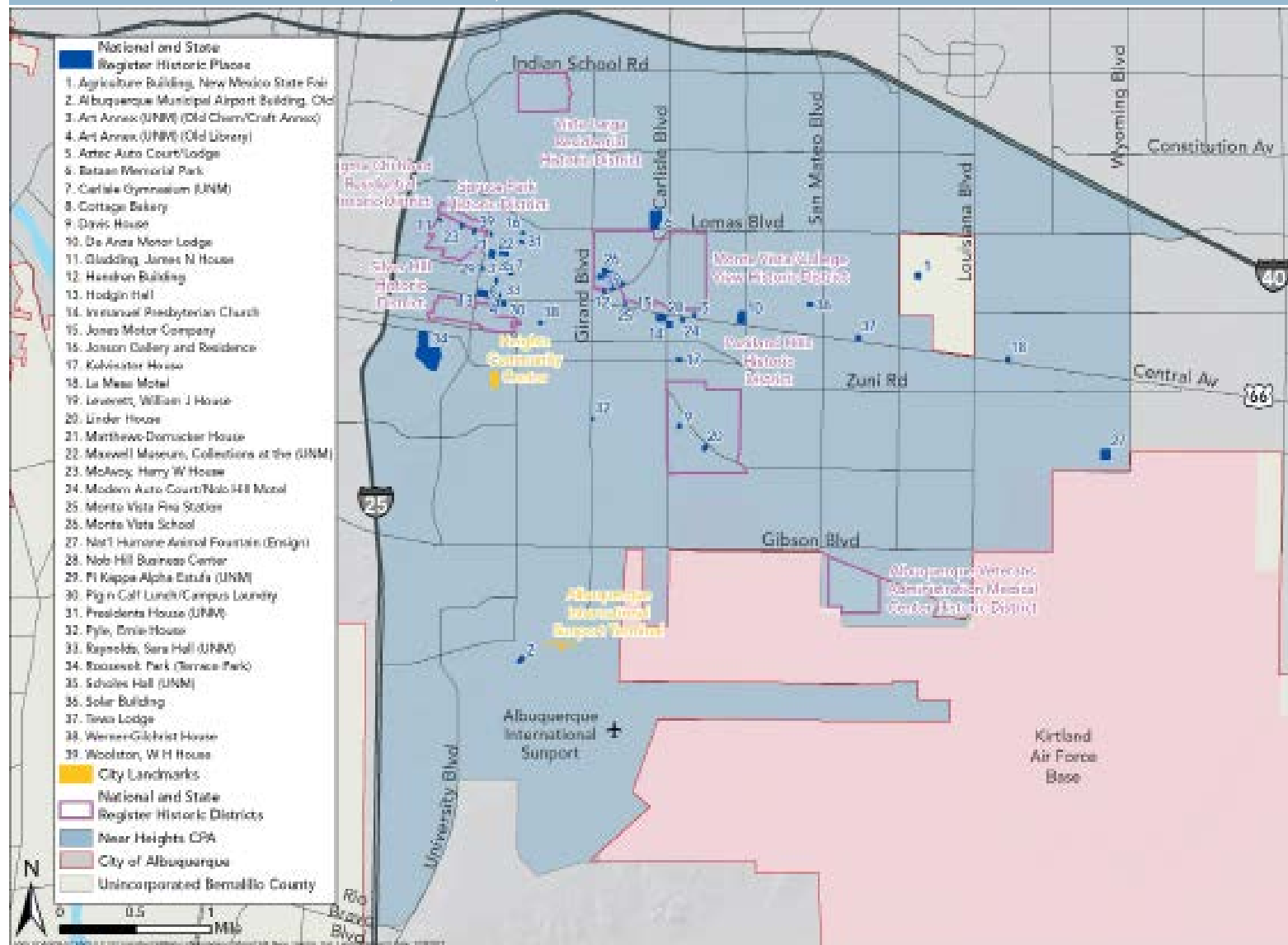
89% of households in the Near Heights CPA are within a 10-minute walk to a park. In 2021, a [report](#) released by the Trust for Public Land found that 90% of households within Albuquerque are within a 10-minute walk to a park.



14. HERITAGE CONSERVATION METRICS



FIGURE 24. REGISTERED HISTORIC BUILDINGS, LANDMARKS, AND DISTRICTS



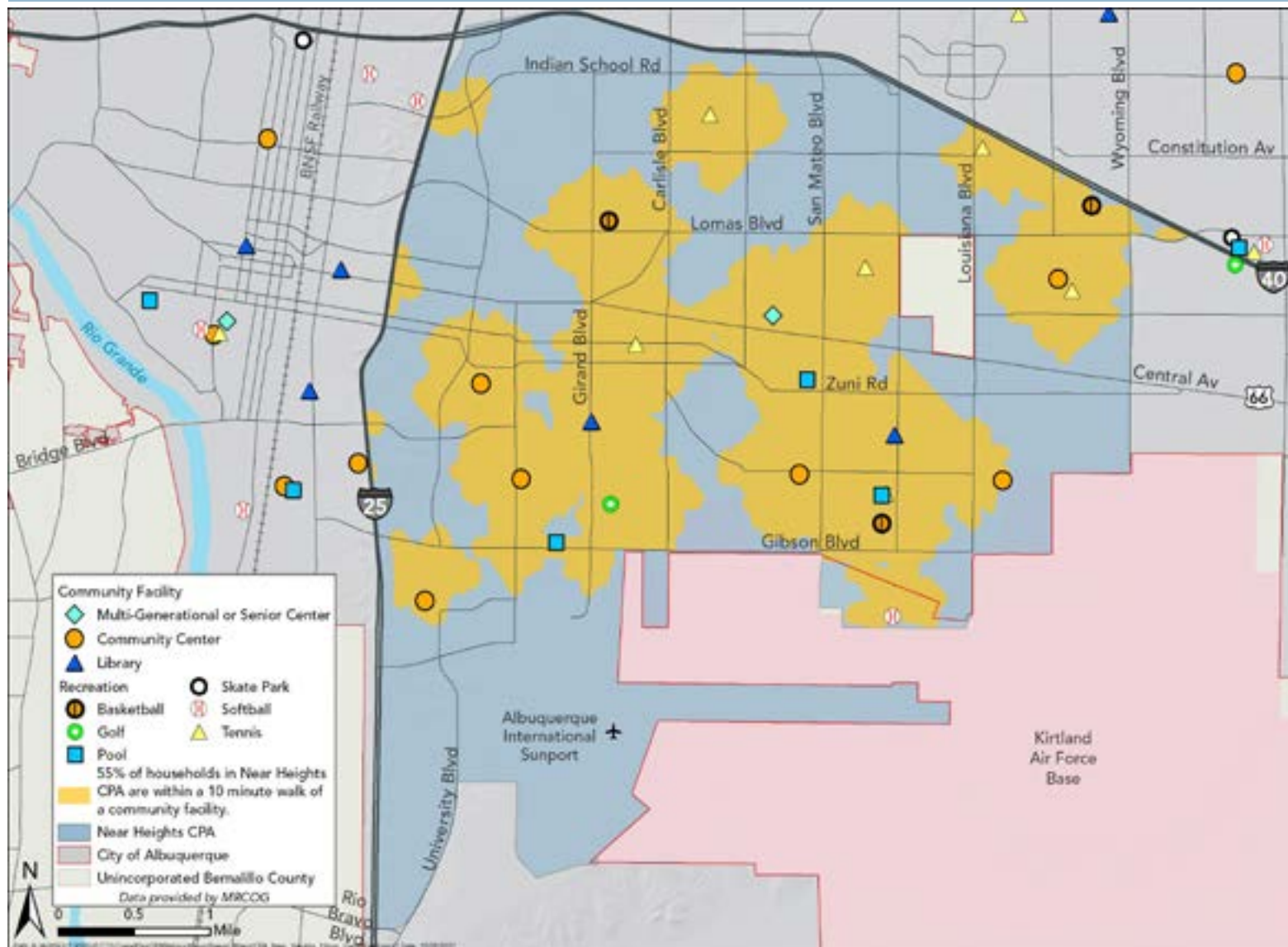
Albuquerque has a rich history - landmarks and historic places highlight key physical characteristics and important cultural resources in each CPA. The Near Heights is home to 9 landmarks and 56 registered historic places, including 11 sites on the UNM campus and several historic hotels along Route 66. 14 registered historic districts cover 589 acres of the Near Heights CPA.



15. INFRASTRUCTURE, COMMUNITY FACILITIES & SERVICES METRICS



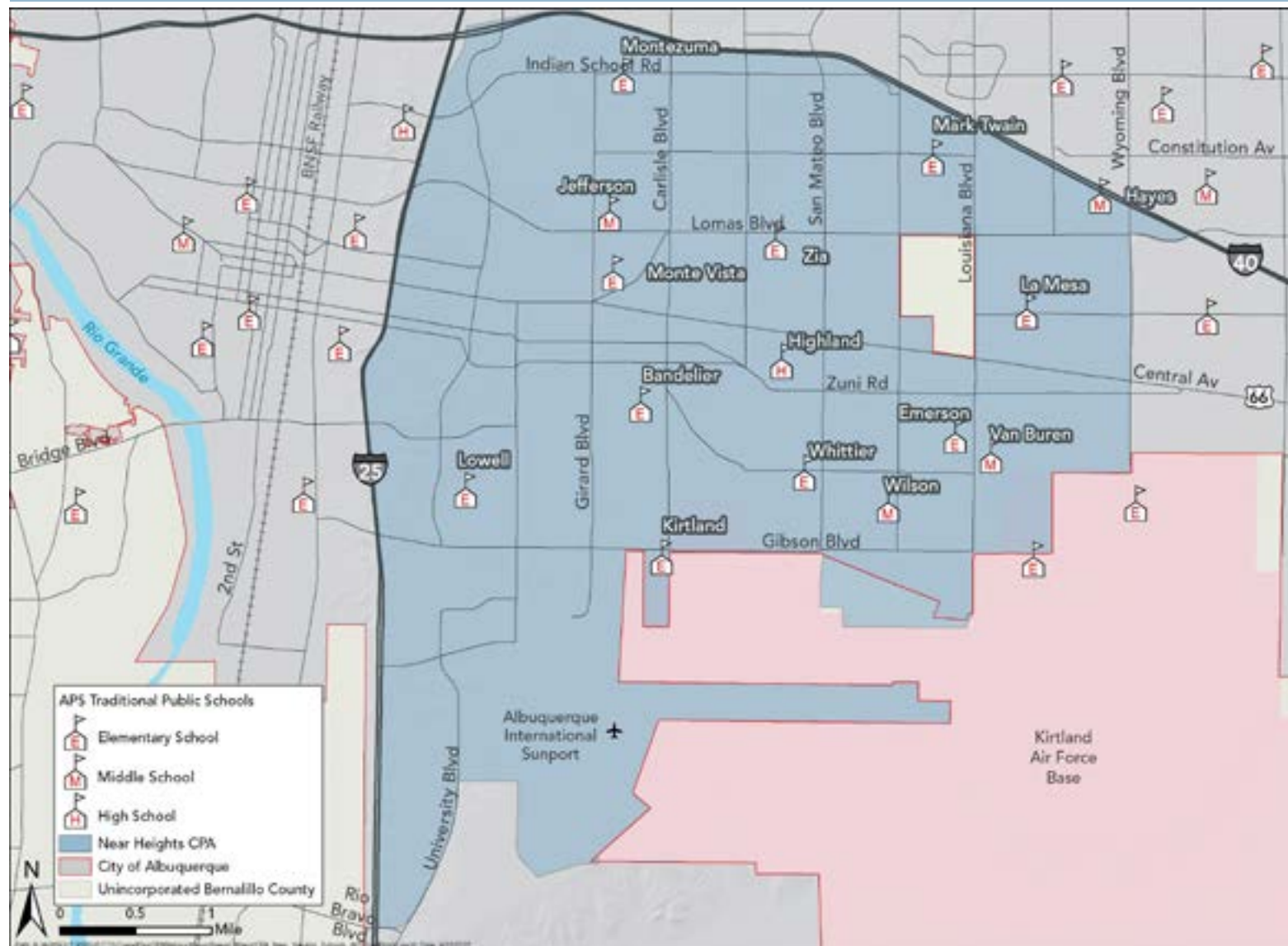
FIGURE 25. HOUSEHOLDS WITHIN 10 MINUTE WALK OF COMMUNITY FACILITIES



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



FIGURE 26. APS TRADITIONAL PUBLIC SCHOOLS



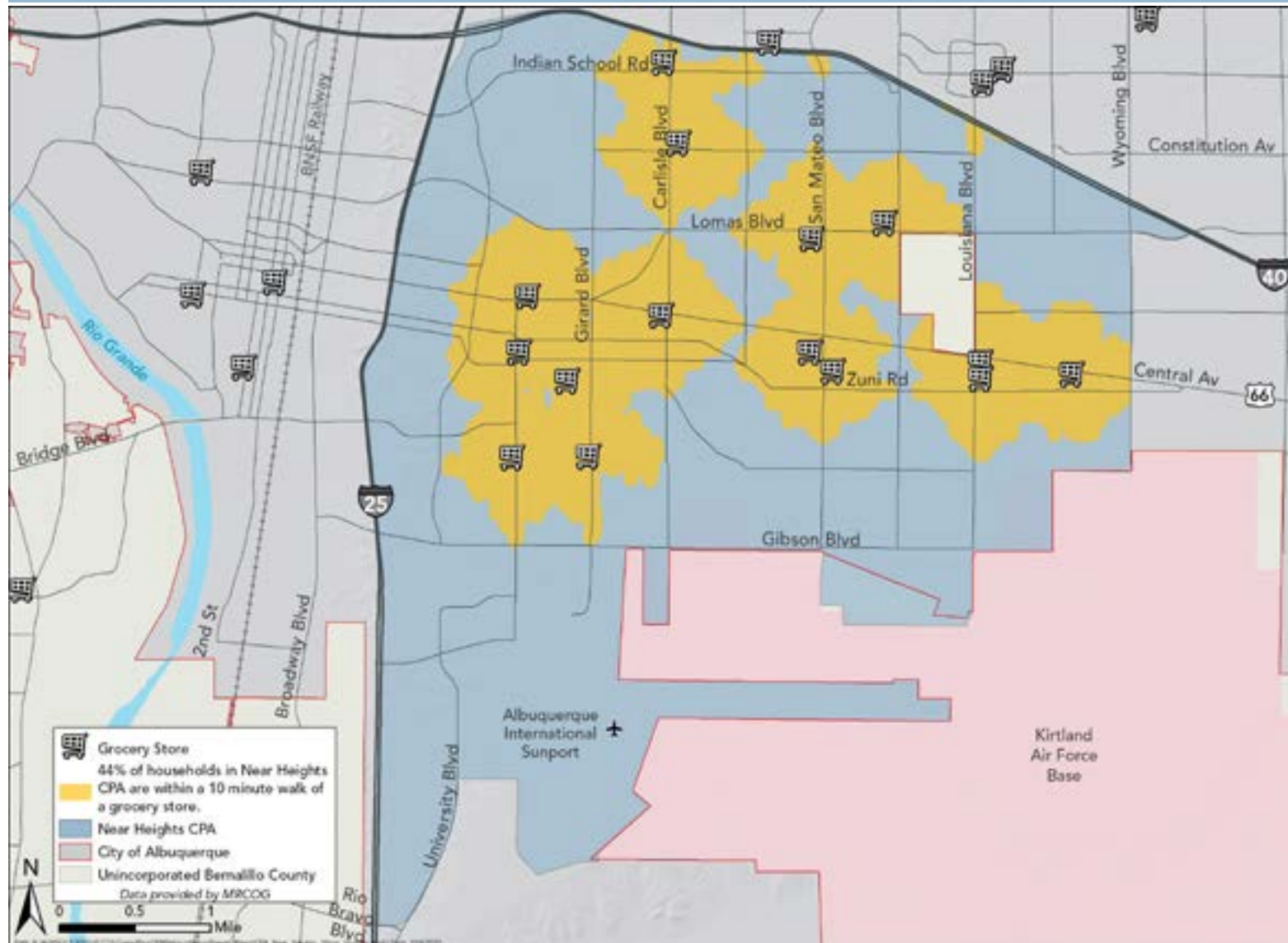
There are a total of 10 elementary schools, 4 middle schools, and 1 high school in the CPA. Highland HS is centrally located within Near Heights and much of the CPA is served by Albuquerque HS. The main campuses for UNM and CNM are also located in the Near Heights CPA.



16. RESILIENCE & SUSTAINABILITY METRICS



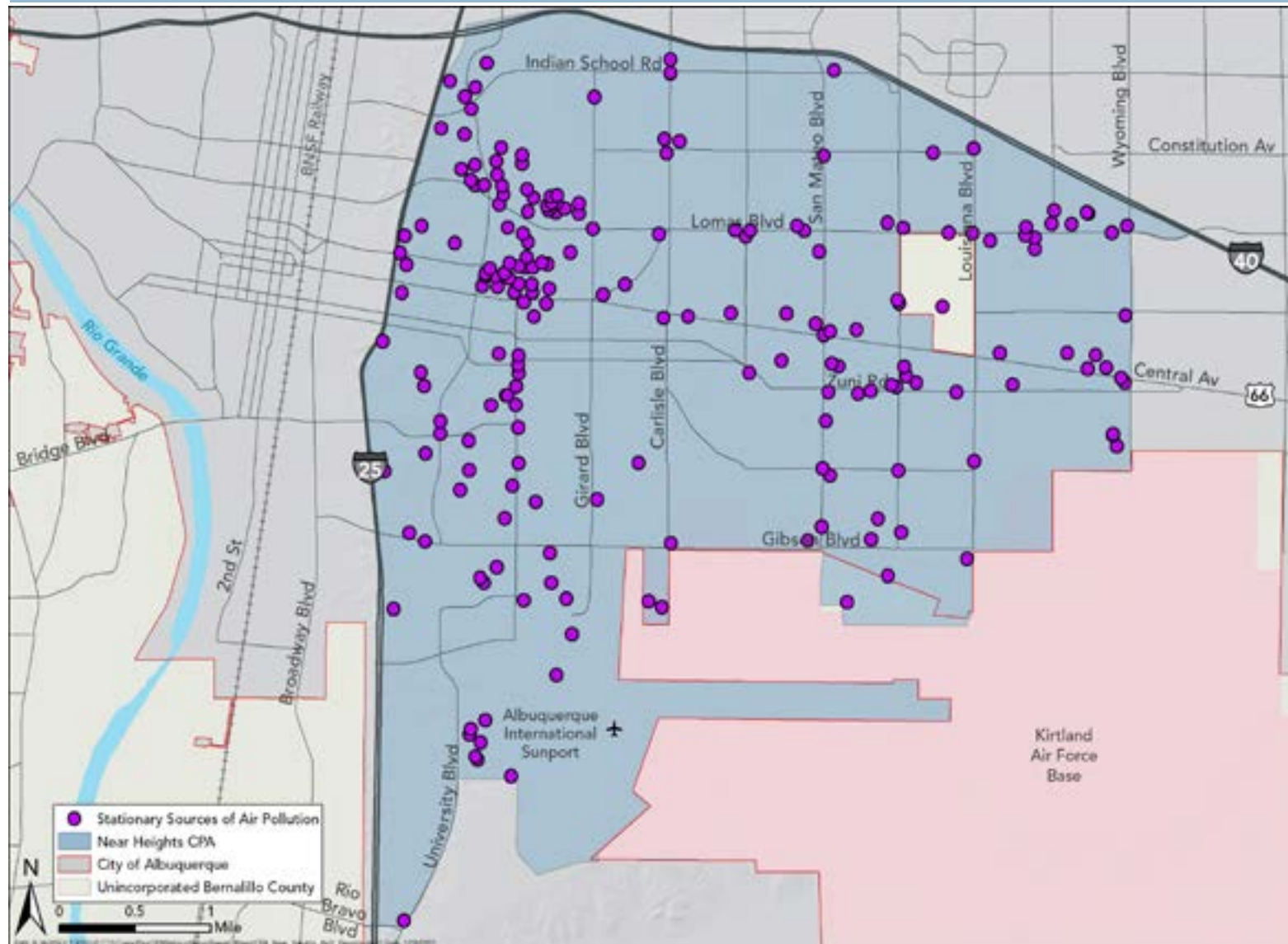
FIGURE 27. HOUSEHOLDS WITHIN 10 MINUTE WALK OF GROCERY STORE



Availability and access to grocery stores is a critical component in creating a sustainable and resilient built environment. The distance from a person's household to their nearest grocery store influences the way in which they travel to get there and the number of trips they take to the grocery store over time. For folks who don't own or have access to a vehicle, this distance can greatly impact their routine.



FIGURE 28. SOURCES OF AIR POLLUTION



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



17. PUBLIC ENGAGEMENT

Outreach for the Near Heights Community Planning Area assessment report began in February of 2021.

Due to the pandemic, meetings were online, with a few exceptions, until after vaccines became widely available.

Most meetings and online activities led by Planning Department staff were advertised through the [project webpage](#) and emailed to everyone that had signed up for the Near Heights mailing list. These email addresses have been collected by the City of Albuquerque Planning Department from people that signed up via the website, attended events, or became Neighborhood Association representatives.

Planning staff also attended the meetings of various community groups, with the intention of engaging people through existing networks, at times they had already reserved.

Between February 2021 and April 2022 planning staff...

- Hosted 4 Open Houses
- Promoted 7 online activities, from surveys to self-guided "meetings in a box"
- Presented or tabled at over 40 community organization meetings and events
- Attended dozens of other community organization meetings
- Built and promoted in-person activities at the San Pedro Library (February, March, and April 2021)
- Collaborated with Vision Zero on two neighborhood walk audits (Spring 2021)
- Received UNM student projects on topics related to the Near Heights (Spring 2021)
- Hosted 9 focus groups (April 2021)
- Tabled at 8 Block Parties
- Hosted 2 final Celebrations





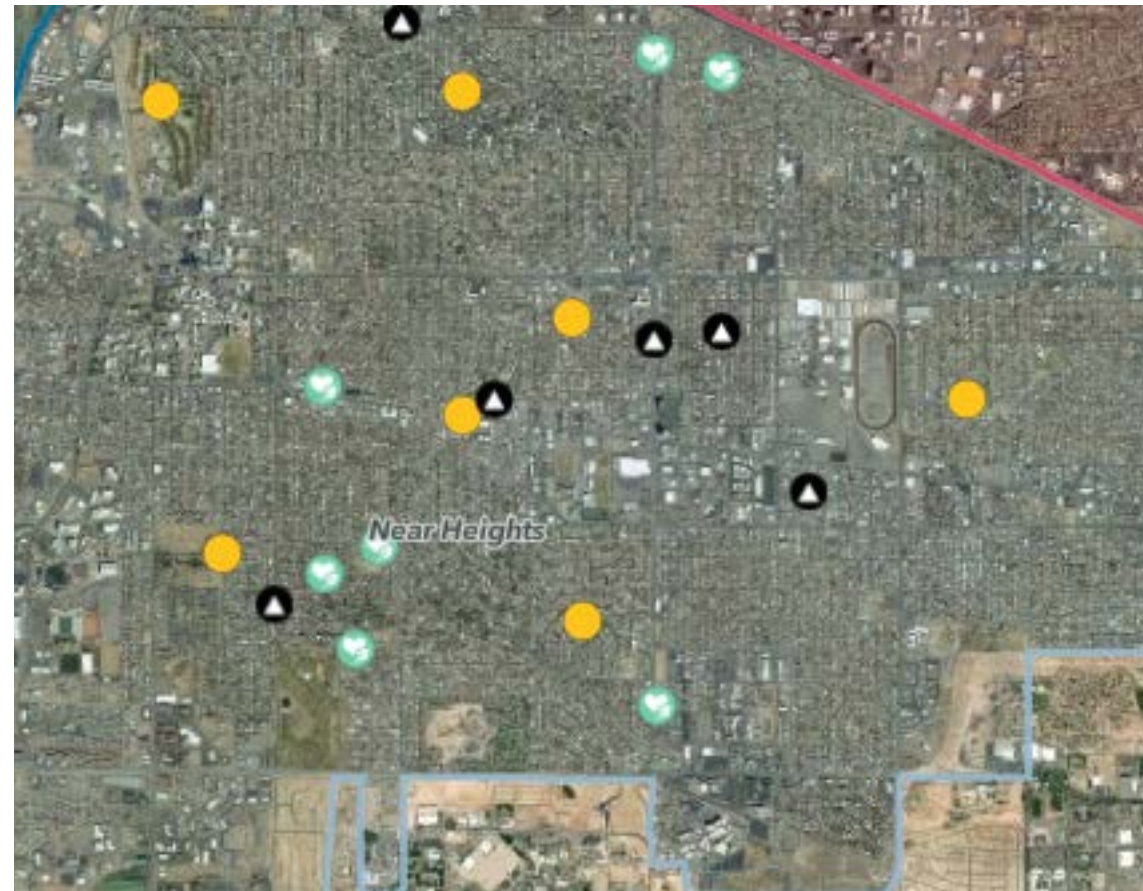
17.1 On-going Input

Anyone can give input into the CPA assessment process at any time through on-going, city-wide surveys and self-guided activities found on the project website: <https://cpa.abc-zone.com/going-engagement>

The Near Heights responses to these activities are posted on the project website as well. Staff did not receive the results of any independently led self-guided activities, however other input has been complied.

The Pre-Assessment Survey received 89 responses from the Near Heights. Those results are summarized [in a report](#).

All submissions to the Places I Love, Places that Need Love activity are viewable on an online map on the [on-going engagement page](#). In the Near Heights, people highlighted neighborhoods, gardens, bike infrastructure, and local businesses.



Places I Love Places that Need Love

- Both!
- I love it!
- It needs some love!



17.2 @CABQCPA on Instagram

The Long Range Planning Team is committed to finding innovative and engaging methods for getting community members involved in the long range planning process. These efforts led us to create an Instagram Photo Competition. While local governments traditionally use social media as a tool for promoting local initiatives and pushing information out to the public, the City's Long Range Planning Team decided to use social media as a tool for collecting community input and promoting involvement in the Community Planning Area assessment process.

Photographs posted on Instagram with the #cabqcpa hashtag (or other hashtags that identify the neighborhood in which they were taken) are collected and re-posted on a daily basis to the City's Instagram feed on the [Community Planning Area website](#). During each Community Planning Area (CPA) assessment, Long Range staff announce local photographers who have used the #cabqcpa hashtag and whose work has been selected to be published in the upcoming Assessment Report for each CPA.

Judging Criteria:

- > Attentiveness to Photo Competition Prompt
- > Representative of the CPA's cultural diversity, ethos, and sense of place
- > Thoughtfulness and constructiveness of any recommendations or comments included in the post
- > Artistic value
- > Documentative value
- > Value of the photo in informing public policy
- > Commitment of contributor to the neighborhood or CPA

In the first 4 months that the CABQ CPA Instagram account was created, the Long Range Planning Team collected over 1800 photos from community members using the #cabqcpa hashtag in neighborhoods throughout the City. In mid-May 2021, the Long Range Planning Team assessed all of these posts and on May 31, 2021 the team announced the Top Photograph to be featured on the cover of the Near Heights CPA Assessment Report and 5 Winning Photographers to have their work featured in various sections of the Assessment Report. Each of the Winning Photographers have their bios featured in this Assessment Report. Since the account's inception in January 2021, 3,584 posts have been made using the hashtag (as of April 25, 2022).

Near Heights CPA Winning Photographers:

- > Bobby Gutierrez
- > Matthew Kowal
- > Jared Rendon-Trompak
- > Jason Gastelum
- > Jo Jackman



Photo by Bobby Gutierrez



Photo by Jo Jackman



Photo by Jared Rendon-Trompak



Photo by Jason Gastelum

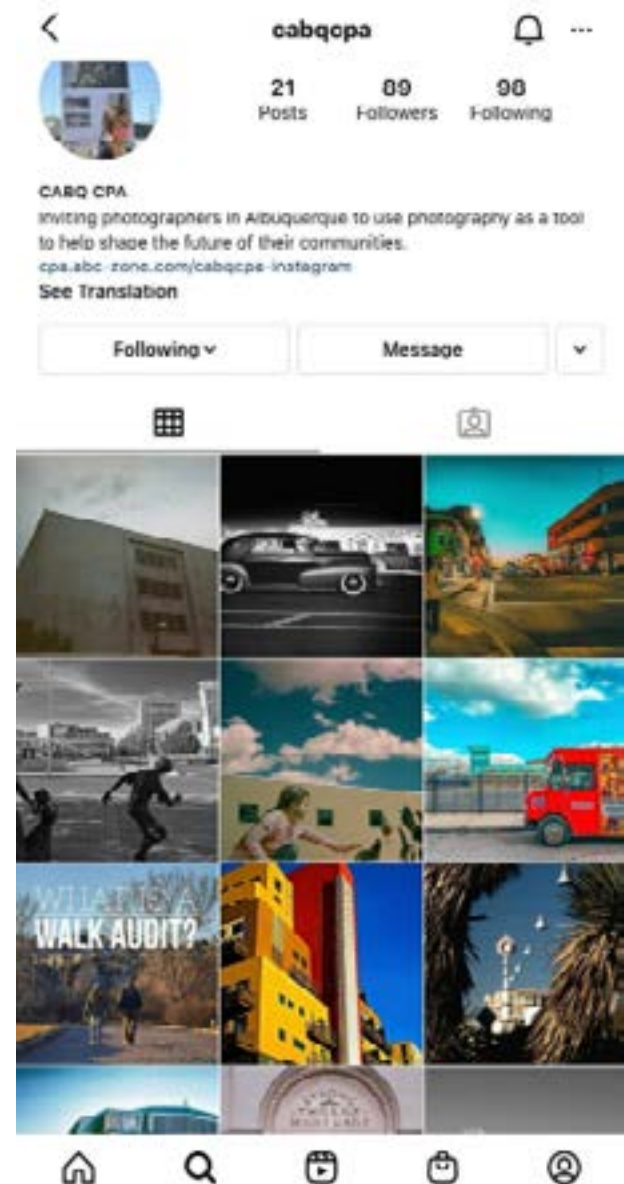
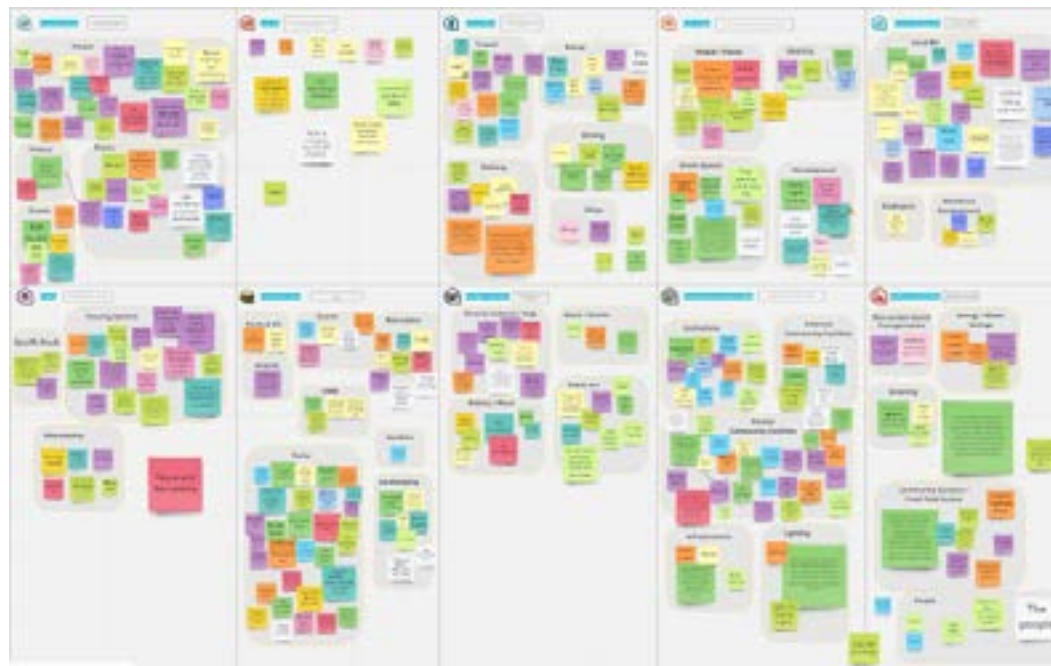


Photo by Matt Kowal



17.3 Assets and Opportunities

At the beginning of the Near Heights CPA assessment process, staff facilitated Assets & Opportunities activities at Open Houses hosted by the Planning Department and during other organization's meetings that we were invited to. The results were compiled into one [Miro board](#), and the demographic information about the participants was summarized on that same board.



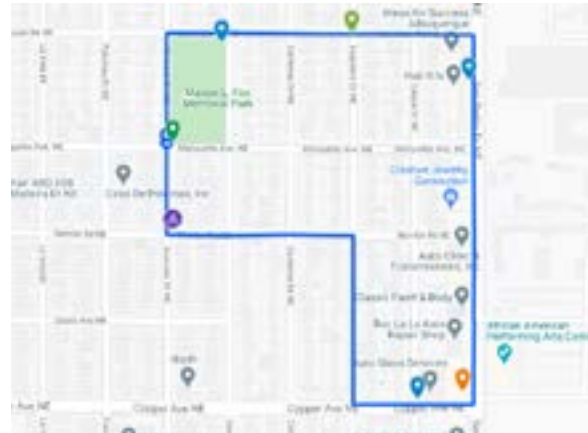


17.4 Poetic Routes

Two members of Planning staff, two facilitators, and four community members met virtually on Monday March 22nd for a place-based poetry workshop with [Poetic Routes](#). In this 90-minute workshop, we discussed place-based poetry and worked on community-oriented poems.

The Poetic Routes project hosts an interactive poetry map pinpoints poems, their reflections, epiphanies, and emotions onto specific streets, buildings, and landmarks within New Mexico. Through this poetic cartography, both emerging and established writers layer their voices with the history and cultural vibrancy of the state. This project, like the state itself, shows a complex and ever-changing set of relationships to our natural and built environment.

“There was care to be had in the Temple, and I just became a gardener not because I wasn’t bewildered by the stars but because the flowers fragrance was drought.”



Caption: Fair West Walk Audit Route



Caption: North San Pedro Walk Audit Route

17.5 Walk Audits

Vision Zero staff led two walk audits in the Near Heights during the Spring of 2021. The Fair West walk took place on March 27, and the North San Pedro walk happened on April 17.

This activity was designed to guide residents on a walking trip around their neighborhood to identify assets and opportunities, with a particular focus on the transportation system. Participants traveled on foot as a team and identified items on the Walk Audit list and score how comfortable/safe or uncomfortable/unsafe each element is related to walkability and active transportation.

About a dozen community members showed up for each walk, and there were two teams for each. We talked about the impact of wide streets, difficulties around ADA compliance, and what made each area comfortable or uncomfortable.



17.6 Focus Groups

All of the input submitted through early April of 2021 was summarized and sent to the related City departments.

In the third week of April, the Planning Department hosted 9 [focus groups](#). Staff from City Departments, County Departments, agencies, and other institutions were present and answered questions about the services and resources the community has been asking for so far in this process, and we discussed ideas for policies, regulations and projects.

Each focus group saved input on a Miro Board, each of which is linked to on the [Near Heights Focus Groups webpage](#).

17.7 Initial Draft Review

All of the input, including notes made during the Focus Groups, was compiled onto [another Miro Board](#), and staff began drafting an action plan.

In October, a first draft of report sections were posted, along with proposed recommendations. Community members could create a log in to leave comments directly on the draft, or in response to the recommendations. Due to the length and lack of Near Heights-specific content, few people read the entire draft.

A few people left comments on some of the draft sections. In Community Identity, the Mile-Hi Farmers' Market and the San Pedro Revitalization Corridor Strategic Plan, and the San Pedro road diet were highlighted. The Land Use section also had two comments from one participant, highlighting San Pedro and inquiring about a Nob Hill farmer's market. San Pedro was also highlighted in comments on the Economic Development section. Several other comments highlighted potential data source, typos, or formatting issues.

The recommendations in the first report did not receive many comments, although several people commented on Planning case tracking software, open cases map, and distance separation map. Due to the City-wide scale of these projects, they were removed from the Near Heights report.

One person made two comments on recommendations related to Transit-Oriented Development, both encouraging a deeper dive into the concept.



17.8 Process Update

While the 2021 draft was posted for review, the Planning Department and Council worked to update the Community Planning Area Process. Rather than spending four months in each area, it was determined that the schedule should allow for a year in each CPA, and the report format was updated to be more place-specific and more visual.

In the Near Heights, this offered the opportunity for staff to plan deeper dives into special topics. General outreach continued in the fall of 2021 and spring of 2022 at community meetings and Block Parties organized in various parts of the Albuquerque by the Office of Equity and Inclusion. Eight of the block parties were held in the Near Heights, and there were two additional City-wide events at the Railyards where comments about the Near Heights were recorded. Input gathered at these events was added to the Places I Love online survey and to a [new Miro board](#).

Over the summer and into the fall of 2022, nearly 500 people attended events and meetings where planning staff presented or offered engagement.



17.9 Centers & Corridors

One purpose of the CPA assessment process is to confirm the Centers and Corridors designated in the Comprehensive Plan. Staff set up tables at parks, community events, and community centers to talk to residents about these designations. Those discussions are documented in section 5.1 of this report and the Miro board linked to above.



17.10 Overlay Zone Outreach

In order to review the regulations related to the two overlay zones in the area, planning staff developed and implemented two strategies.

For the Silver Hills HPO, no public input had yet been received, so staff distributed pamphlets to every building in the Overlay Zone. This effort may have increased awareness of the special rules, however no response was received.

Several community members had mentioned the Nob Hill /Highland Character Protection Overlay Zone, including in a meeting with the Nob Hill Neighborhood Association Design Subcommittee. Staff once again distributed flyers to every business and many residences in the area. These flyers showed the CPO boundary and invited residents and property owners to any of three meetings to discuss the regulations related to the CPO.

Despite positive conversations while distributing flyers, the meetings had low participation, with only people who had already had conversations with Planning staff about the topic.

Additional comments were received during a Developers' Forum, held on October 12th of 2022. The results of these conversations are documented in section 5.3.1. Input is collected on [this Miro Board](#).



CHARACTER PROTECTION OVERLAY CONVERSATIONS

The Nob Hill and Highland area is a historic commercial district, special for its pedestrian friendly atmosphere, neon signs, and friendly neighbors. The small area zoning regulations help preserve the character of this special place.

Thinking about making changes to your property? Want to learn about the development standards and regulations in your neighborhood? Join us for a community conversation this May.

WHEN

Thursday, May 5, 2-3:30 p.m.

Wednesday, May 11, 9-10:30 a.m.

Thursday, May 12, 6:30-8 p.m.

WHERE

Heights Community Center (in-person)

Zoom * (online)

Zoom * (online)



*To join us on Zoom follow the QR code or visit:
cpa.abc-zone.com/nob-hillhighland-character-protection-overlay-zone

Spanish interpretation will be available at all meetings. Closed captioning will be available for the Zoom meetings. Interpreters for multiple other languages will be available if requested 3 days (72 hours) in advance by email: NearHeights-CPA@cabq.gov



17.11 Accessory Dwelling Unit Input

Following robust conversations with community members regarding the cost of housing, and availability of rentals, planning staff developed two activities to get input on the regulations surrounding Accessory Dwelling Units (ADUs). An in-person activity invited community members to place different colored dots on a map near where they live. They could choose to place a yellow dot if they believe ADUs in their area should be allowed conditionally, or a green dot if they should be allowed permissively. Participants could also place a red dot if they thought the current prohibition on kitchens in ADUs in some areas should continue, or a blue dot if they believed that kitchens should be allowed.

An online survey was also distributed through the Planning Department Near Heights CPA mailing list and through announcements in community meetings.

The results of both surveys are displayed on [this Miro board](#), discussed in section 4.14.1 of this report, and summarized here.

17.11.1 ONLINE ADU SURVEY SUMMARY

During the summer of 2022, Planning Staff created an online survey gauging public opinion on Accessory Dwelling Units in the Near Heights CPA. Community members were asked about their thoughts on ADUs being allowed either permissively or conditionally, along with how they felt about ADUs being built with or without kitchens. A vast majority of the community input on ADUs was supportive, both in terms of allowing ADUs as a permissive use and in allowing ADUs to have kitchens.

Nearly 94% of respondents indicated that they thought ADUs with kitchens were at least somewhat appropriate in their area. About 66% said that they were very appropriate. Only 4% of the respondents did not feel that they area appropriate. And 91.5% of respondents indicated that they would at least somewhat support ADUs as a permissive use, with about 66% indicated that they were very supportive. Similar percentages of community members indicated that they would be supportive of

ADUs being allowed conditionally, with only 3 people saying they would not support this. A vast majority of respondents – almost 79% - said that they think ADUs should be allowed citywide in any zone district. A handful of community members said they should be allowed in specific CPAs or in specific neighborhoods. Only a few participants thought that they should not be allowed outside of current mapped areas.

Nearly half of the respondents said that they had no concerns about ADUs. Among the other half, concern over parking, maintenance, traffic, size, or other concerns were indicated. Respondents said that a rental registry, traffic calming measures, parking minimums, a conditional use approval process, or other method would address concerns about ADUs, in this order. About 38% of respondents said they would likely not build an ADU on their property, while 56% said they would be at least somewhat likely to. Respondents indicated support for a wide variety of housing typologies outside of single-family housing options.



17.12 Historic Assets Outreach

Long range planning staff worked with Historic Preservation staff to develop outreach around historic assets in the Near Heights. Staff set up tables at the International District Library on July 27, 2022 and at the Heights Community Center on July 26th, 2022. at these sites, staff asked people “What building do you love?” “What building do you miss?” and “What building do you want to learn more about.” While no critical mass formed around any particular structure, the input did inform section 5/7 of this report and the input is documented on [a Miro board](#).

17.13 Near Heights MRA Areas of Opportunity Outreach

Planning Staff also asked community members about potential redevelopment sites, or areas of opportunity in the Near Heights Metropolitan Redevelopment Area. The plan for this area is fairly out of date, and public input leading up to the summer of 2022 pointed out the area as ripe for investment. Maps with previously identified areas were displayed at these events:

- Zuni Walk (7/7/22)
- Alvarado Park/Mile Hi NA Ice Cream Social (8/21/22)
- Nature Fest Phil Chacon (8/27/22)
- ID Markets Ribbon Cutting and Small Business Resource Fair (10/15/22)
- CiQlovía (10/16/22)

Community members could add sites and make suggestions for what should be developed. Those results are discussed in section 5.4.5 and documented [here](#).



CITY OF ALBUQUERQUE

COMMUNITY PLANNING AREA ASSESSMENT

NEAR HEIGHTS