



Environmental Planning Commission

Agenda Number: 02
Project Number: 2022-007736
Case #: SI-2022-01931
November 10, 2022

Staff Report

Applicant City of Albuquerque Planning Department

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

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

Staff Recommendation

A continuance of PR-2022-007736/SI-2022-01931 for a month to the December 15, 2022 regular EPC hearing, based on the findings on Page 17.

Staff Planner
Catalina Lehner, AICP- Principal Planner

Summary of Analysis

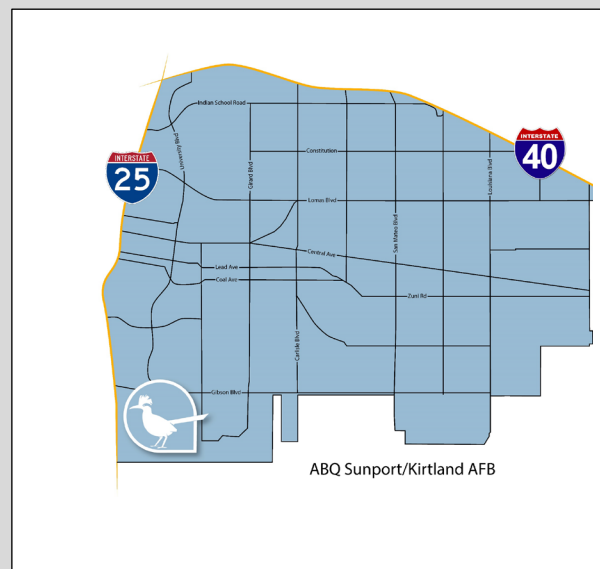
The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Near Heights CPA, located generally east of I-25 to Wyoming Blvd., south of I-40 and north of KAFB. The University Area, Nob Hill, and the International District are included. Near Heights is also the home to many large institutions and employers, such as UNM, CNM, Presbyterian, and the Sunport.

The Comprehensive Plan establishes 12 CPAs in the City, outlines a process to engage stakeholders, and establishes metrics. The results of planning efforts for each CPA are contained in a CPA Assessment Report; the Near Heights CPA Assessment Report is the first CPA report to be completed.

CPA Assessments are a tool to track and implement the Comprehensive Plan and engage the community in order to understand what is important to them. Community engagement efforts occurred between February 2021 and April 2022. Local priorities can help shape the Comprehensive Plan and the IDO moving forward.

Staff recommends a continuance to the December 15, 2022 regular EPC hearing to allow additional time for public testimony and discussion by the EPC.

Near Heights Area Map



NHCPA Assessment Report

I. INTRODUCTION

Request

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

The Near Heights CPA is one of the 12 Community Planning Areas (CPAs) established by the Comprehensive Plan for the City. The Near Heights area is bounded by Interstate 40 on the north, Kirtland Air Force Base on the south, Wyoming Blvd. on the east, and Interstate 25 on the west, and consists of approximately 12,000 acres.

Environmental Planning Commission (EPC) Role

Pursuant to IDO 14-16-6-2(E)(3)(f), the EPC has an advisory role in the Community Planning Area (CPA) Assessments. The EPC's task is to review and comment regarding the CPA reports; the EPC's findings are subsequently transmitted to the City Council. Pursuant to IDO 14-16-6-2(E)(7), the assessments shall be forwarded to the City Council for review and acceptance. This is a legislative matter.

Background

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

IDO 14-16-6-3(E)- Community Planning Area Assessments, establishes parameters for CPA assessments, which shall inform updates and amendments to planning policies, zoning regulations, technical standards for infrastructure, and capital improvement priorities. The IDO requires that CPA assessment recommendations accepted by the City Council be included in updates to ranked plans and the IDO annual update at least every five years.

Though the CPA Assessments are intended to inform updates and amendments to the Comprehensive Plan and the Integrated Development Ordinance (IDO), the assessments themselves are not a part of the Ranked planning system. The Comprehensive Plan is the Rank I Plan, Facility Plans are Rank II Plans, and Rank III Plans still consist of Master Plans and Resource Management Plans (RMPs).

Council Bill No. R-20-27 (Enactment No. R-2020-70) established the order of CPA assessments for 2021-2025 (see attachment). The Near Heights area was listed as the first CPA in the first year (2021). This bill also established a capacity building process for 2020. The Spring 2020 public health emergency changed how the CPA assessments were to be conducted. The resolution went into full effect in July 2020, without the Mayor's signature.

Council Bill No. R-22-42 (Enactment No. R-2022-061, see attachment) rescinded R-20-27, which had established the order of CPA assessments based on needs analysis. The public health emergency

beginning in the Spring of 2020 fundamentally changed how the CPA assessments could be conducted; community engagement could not be conducted in-person and gathering was not advisable. Therefore, the start date for the CPA assessment was changed from June 2020 to February 2021. The Council directed the Planning Department to conduct (or have a consultant conduct) the CPA assessments for 2022 (year one) in the following order: Near Heights, Southwest Mesa, Central Albuquerque. For 2023 (year two), East Gateway is up, followed by West Mesa and Northwest Mesa in 2024 (year three).

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND REGULATIONS

Ordinance citations are in regular text; ***Staff analysis follows in bold italics.***

State of New Mexico

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

The Near Heights CPA Assessment process helps to formulate and shape Comprehensive Plan Goals and policies particular to the Near Heights Area, which will be subsequently incorporated into the Comprehensive Plan as amendments.

Charter of the City of Albuquerque

The Citizens of Albuquerque adopted the City Charter in 1971. Applicable articles include:

Article I, Incorporation and Powers

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

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

Article IX, Environmental Protection

The Council (City Commission) in the interest of the public in general shall protect and preserve environmental features such as water, air and other natural endowments, ensure the proper use and development of land, and promote and maintain an aesthetic and humane urban environment. To affect these ends the Council shall take whatever action is necessary and shall enact ordinances and shall establish appropriate Commissions, Boards or Committees with jurisdiction, authority and staff sufficient to effectively administer city policy in this area.

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

Article XVII, Planning

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

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

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

Albuquerque/Bernalillo County Comprehensive Plan- Rank I

The Comprehensive Plan and the IDO work together to protect the health, safety, and general welfare of the public. The request for review and acceptance of the Near Heights CPA Assessment report generally furthers a preponderance of applicable Comprehensive Plan Goals and policies, which are listed below. Staff analysis follows in ***bold italics***.

Note that Goal 4.3- City Community Planning Areas and Policy 4.3.7- Near Heights CPA provide a location for policies that were developed through this CPA assessment process. An introduction to the new material follows this analysis.

Chapter 4: Community Identity

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

One purpose of the CPA Assessment Reports is to contribute and reinforce the distinct characteristics of communities. Identification of assets and opportunities will result in development of goals and projects that will help enhance and protect such communities. The request furthers Goal 4.1- Community Identity.

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

The cornerstone of the CPA assessment process is community engagement of neighborhoods and communities, in this case, in the Near Heights area. Developing an understanding of what is important to them will help to create recommendations for projects to enhance, protect, and preserve the neighborhoods in the long-term. The request furthers Policy 4.1.4- Neighborhoods.

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

A primary goal of the CPA assessment process is to engage communities through mechanisms such as open houses, walking tours, and meetings, so that residents can identify assets and opportunities, priorities, and plan for their needs based on their distinct character. The request furthers Goal 4.2- Process.

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

The Near Heights CPA Assessment Report contains metrics for each chapter/subject area in the Comprehensive Plan. The metrics will be used to track progress toward implementation of the community vision over time. The Actions in the report will provide another set of benchmarks. The request furthers Policy 4.2.1- Community Planning Areas.

Goal 4.3- City Community Planning Areas: Protect and enhance the natural and cultural characteristics and features that contribute to distinct identity and prioritize projects and programs to meet the needs of communities, neighborhoods, and sub-areas.

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

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

The Near Heights CPA Assessment Report identifies the character-defining elements of three distinct sub-areas: International District, University Neighborhoods, and Nob Hill. This long-range planning process discusses potential programs and partnerships, as well as capital investment, for the Near Heights Area. The request furthers Policy 4.3.1- CPA Assessments.

Chapter 5 – Land Use

Goal 5.7 - Implementation Processes: Employ procedures and processes to effectively and equitably implement the Comprehensive Plan.

A key component of the CPA assessment process, the cornerstone of which is community engagement, is to equitably implement the Comprehensive Plan by employing procedures to promote equitable participation in the process and ensuring that under-represented community members are included. Comprehensive Plan Goals and policies can be effectively connected to the community through an active and extensive engagement process, in which the community takes the lead at identifying assets and opportunities. The request furthers Goal 5.7- Implementation Processes.

Chapter 6: Transportation

Goal 6.8 – Context: Provide transportation investments that are responsive to context and natural setting.

Transportation was a main topic throughout the Near Heights CPA process and was identified by the community as a priority. The CPA process is intended to set the stage for future transportation investments that are responsive to the area’s context. The request furthers Goal 6.8- Context.

Policy 6.8.2 - Community Planning Areas: Provide transportation investments that are responsive to the distinct needs of each neighborhood and sub-area.

The Near Heights CPA assessment report identifies transportation needs based on the distinct needs of neighborhoods and sub-areas, as identified by the community. The report points to investment in north-south transit, increased frequency, maintaining free fares, and improving the pedestrian and bicycle environment, particularly when crossing Central Ave. The request furthers Policy 6.8.2- Community Planning Areas.

Chapter 8: Economic Development

Goal 8.1-Placemaking: Create places where business and talent will stay and thrive.

The CPA assessment process works with residents and businesses in a given area to identify opportunities and begin to find ways to address them, which will contribute to creating vibrant and distinct places where business and talent can stay and thrive. The request furthers Goal 8.1- Placemaking.

Policy 8.1.4 -Leverage Assets: Enhance and market the region’s unique characteristics internally and to outside businesses and individuals in order to compete with other regions.

The Near Heights is a large regionally-significant area. Assets that make the Near Heights unique, and opportunities for improvements, are identified in the CPA assessment report. Engagement with the community and future improvements suggested via this process will support and enhance the area and help make it more competitive internally and to outside businesses. The request furthers Policy 8.1.4- Leverage Assets.

Chapter 10: Parks & Open Space

Goal 10.1- Facilities & Access: Provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly.

The Near Heights contains many parks that are a well-loved and important asset for the community. Parks provide open space and active recreation opportunities to meet residents' needs and have mature trees, a valued natural resource. The CPA Assessment report identifies the amenities parks provide, notes the challenges they face, and aims to facilitate their improvement. The request furthers Goal 10.2- Facilities & Access.

Chapter 11: Heritage Conservation

Policy 11.1.4- Local Heritage: Keep local traditions and heritage alive and cultivate neighborhoods and rural areas as safe and excellent places to live and raise families.

The CPA assessment process engages the community to learn about what is important to them, including assets that make the area an excellent place to live. Local traditions and heritage unite communities, provide a common foundation, and make them distinct; they are an important part of the planning process for these reasons. The request furthers Policy 11.1.4- Local Heritage.

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

Historic assets are a defining feature of the Near Heights Area, which contains seven historic districts, Route 66, and many buildings that contribute to the area's character and reflect its past. Preserving and enhancing Near Heights historic assets will help strengthen the area's sense of identity moving into the future. The request furthers Goal 11.2- Historic Assets.

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

The Near Heights CPA Assessment report lists 39 buildings of significant historical interest that are on the National and State Registers of Historic Places; the planning efforts seek to promote and preserve them. The request furthers Policy 11.2.2- Historic Registration.

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

The CPA Assessment process engages the community to learn about the social, cultural, and historic features important to residents that contribute to the identity of an Area. The Near Heights unique local businesses, proximity to large institutions, cultural diversity, and historic

assets should be preserved and enhanced so they can continue to contribute to the distinctness of neighborhoods and districts. The request furthers Policy 11.2.3- Distinct Built Environments.

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

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

Chapter 12- Resilience & Sustainability

Goal 12.1- Infrastructure: Plan, coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth.

The Near Heights CPA Report identifies physical and social infrastructure, which includes facilities such as community centers and libraries, and provides a process through which existing and future infrastructure can be planned and coordinated in order to support the existing community and address challenges. The request furthers Goal 12.1- Infrastructure.

Chapter 13: Resilience & Sustainability

Policy 13.5.4- Environmental Justice: Recognize and work to address adverse environmental impacts that are experienced disproportionately by underrepresented and at-risk communities, in order to help improve the health outcomes of their residents over time.

The CPA Assessment process is one avenue to address past harms and engage communities equitably. Engaging community members, especially those that have been underrepresented, to ensure they have a say in the future of their neighborhoods will help improve residents' lives over time and make the Near Heights a more vibrant place to live, work, and play. The request furthers Policy 13.5.4- Environmental Justice.

Chapter 14: Implementation Plan (see Section V of this report).

Goals and Policies for the Near Heights

New Comprehensive Plan Goals and policies that emerged from the Near Heights CPA engagement process will be incorporated into the Comprehensive Plan via resolutions and/or ordinances as specified in IDO 14-16-6-3(E)(7); Chapter 4.3 of the Comprehensive plan contains a "holding bin" for the new text (see 4.3.7- Near Heights).

Please refer to Chapter 5 – Policy and Regulation Review, of the CPA Assessment Report. Table 2- Policy Matrix (see p. 82) presents the new policies and supportive sub-policies. Seven new policies, particular to the Near Heights Area, are presented. They are:

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.
2. Support projects that increase housing supply, broaden housing options, and add affordable housing.
3. Prioritize projects that increase safety and the comfort of pedestrianism, cyclists, and transit users in neighborhoods and along transportation routes.
4. Support projects that reinforce a sense of place tied to history and culture.
5. Prioritize support for local small businesses.
6. Support projects and investment that bolster transit as a viable and efficient transportation option.
7. Support projects that increase access to bathrooms and sanitation throughout the area.

Table 2 indicates the sections of the CPA Assessment Report that support development of the new policy and sub-policies, and lists related Comprehensive Plan policies already in place.

III. INTEGRATED DEVELOPMENT ORDINANCE (IDO)

IDO 14-16-6-3(E)- Community Planning Area Assessments, describes the purposes of the CPA Assessments and establishes parameters for how they are conducted. CPA Assessments shall inform updates and amendments to planning policies, zoning regulations, technical standards for infrastructure, and capital improvement priorities.

The Assessments are not part of the system of Ranked City Plans, but recommend changes to those plans on a regular basis. Subsection 6-3(E) contains seven criteria regarding the CPA Assessments, as follows:

6-3(E)(1) The Planning Director shall create a regular, rotating schedule to research, study, and analyze each CPA at least once every 5 years.

The Near Heights CPA is the first CPA scheduled to be conducted in year 1 (2022), in accordance with Council Bill No. R-22-42.

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

The Near Heights CPA Assessment report uses performance measures established by the Comprehensive Plan for each chapter (see 14.3.2- Comp Plan Metrics). Metrics for the Near Heights CPA are found in Part 7: Appendices of the report.

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

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

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

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

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

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

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

Any new Goals and policies particular to the Near Heights Area have been identified as part of this CPA Assessment process. After the appropriate update process, these will be included in Comprehensive Plan Chapter 4.3- City Community Planning Areas.

6-3(E)(7) The Planning Director shall report the findings and recommendations from each assessment to the EPC for review and recommendation to the City Council. Assessments shall be forwarded to the City Council for review and acceptance. Staff shall prepare resolutions and/or ordinances to accompany the assessment that will implement the findings and

recommendations of the assessment for the consideration of the City Council. City Council shall review for adoption any associated resolutions and/or ordinances.

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

IV. NEAR HEIGHTS ISSUES BY COMP PLAN CHAPTER

Part 3 – Area Profile of the Near Heights CPA Assessment Report correlates to each chapter in the Comprehensive Plan. Each section within Part 3 identifies Actors, Plans, and Programs, discusses Assets and Challenges identified through the community engagement process, and presents relevant metrics.

3.1- Community Identity (Comp Plan Chapter 4)

This section offers an overview of community identity in the Near Heights. The Near Heights has three commercial sub-areas: the International District, University Neighborhoods, and Nob Hill Highland. Each has its own unique character.

The Near Heights includes some of the most racially and ethnically diverse neighborhoods in the City. Community members pointed out that traditional knowledge should be incorporated into planning efforts. The Near Heights is also home to large employers (UNM, Sandia National Labs, KAFB) and prominent institutions such as UNM and CNM. Cultural diversity and access to amenities are strong assets; uneven distribution of amenities and disinvestment are some challenges.

3.2- Land Use (Comp Plan Chapter 5)

This section offers an overview of land use in the Near Heights. The Near Heights includes land in all categories and almost every zone district. During community engagement, priorities such as infill development, redevelopment, and affordable housing emerged. The Area's mixed-use character and distinct neighborhoods are strong assets; some land use challenges are vacant properties, housing affordability, and absent property owners.

3.3- Transportation (Comp Plan Chapter 6)

This section offers an overview of transportation in the Near Heights. The Area's transportation network consists of walking, bicycling, transit, and automobiles. The street network is fully built-out and primarily gridded and features a range of roadway types. Stakeholders expressed support for multi-modal transportation options and safety improvements. Connectivity is an asset that defines the area; some challenges are safety, lack of street crossings, and condition of infrastructure.

3.4- Urban Design (Comp Plan Chapter 7)

This section offers an overview of Urban Design in the Near Heights. The Near Heights built environment includes both pre and post WW2 development types, characterized by a grid with multiple access points in some places and curvilinear patterns in others. Development in the area has

occurred unevenly. Recent mixed-used development has occurred along Central Avenue in Nob Hill and the University Neighborhoods, but the relative disinvestment continues in the International District. The mix of architectural styles and neon along Central Avenue are assets, while lack of street lighting and barriers to walkability are challenges.

3.5- Economic Development (Comp Plan Chapter 8)

This section offers an overview of economic development in the Near Heights, an area characterized by unique local businesses and a variety of base jobs within its boundaries. UNM, CNM, and KAFB are major institutional assets and employers in the area. Many community members stated that they would like to see redevelopment of vacant commercial space. These institutions and opportunities for new development area assets. Challenges include unmaintained commercial properties, non-local landlords, and lack of capital and disinvestment in the International District.

3.6- Housing (Comp Plan Chapter 9)

This section offers an overview of housing in the Near Heights. The Near Heights has more renters compared to other CPAs and the most 2–4-unit buildings and larger multi-family buildings. Over 40% of households are rent burdened (>30% of income goes to rent). In the engagement process, community members prioritized housing affordability and stability. While assets in this area include diversity of housing options, especially for students and renters, and distinct historic neighborhoods, there are challenges such as affordability and a shortage of housing units.

3.7- Parks & Open Space (Comp Plan Chapter 10)

This section offers an overview of parks and open space in the Near Heights. Parks are a well-loved feature of the Near Heights and offer recreation opportunities, dog areas, fitness stations, and playground equipment. Most residents are within a 10-minute walk of a City park. Parks can also be used for community events. Parks (especially with green space and mature trees) and Tree New Mexico's NeighborWoods Program are assets noted by community members. Challenges are safety and maintenance.

3.8- Heritage Conservation (Comp Plan Chapter 11)

This section offers an overview of heritage conservation in the Near Heights. The Near Heights contains commercial development of all sizes and a vast mix of residential development that spans the entire 20th century in terms of development style, which contributes to the identity of each smaller area. The Near Heights has seven historic districts, such as Spruce Park, Monte Vista/College View, and Silver Hill, which represent the early automobile suburbs. The historic districts are assets, along with artwork, community events, and cultural diversity. Challenges include displacement and gentrification and representation within local arts and culture.

3.9- Infrastructure, Community Facilities, and Services (Comp Plan Chapter 12)

This section offers an overview of infrastructure, community facilities, and services in the Near Heights. Physical and social infrastructure are critical for maintaining safe, healthy, and thriving communities. The Near Heights has facilities, such as community centers and libraries, distributed throughout the Area. Community facilities and services are assets. Community members expressed

concern about unsheltered people and public safety. Challenges include crime, homelessness, and addiction.

3.10- Resilience and Sustainability (Comp Plan Chapter 13)

This section offers an overview of resilience and sustainability in the Near Heights. The Near Heights has several community gardens, which connect people with green spaces and sustainable food sources. Planting trees has been facilitated through programs such as NeighborWoods. During the engagement process, community members expressed support for efforts to improve resilience and sustainability. Assets include the tree canopy (mature trees) and community agriculture. Challenges are climate change, tree die-off, and the heat island effect.

V. IMPLEMENTATION & NEXT STEPS

Chapter 14- Implementation Plan

The Implementation Plan of the Comprehensive Plan (Chapter 14) contains a framework for implementing Comprehensive Plan Goals and policies. Strategic actions and performance measures are also included. The performance measures are used to track progress toward Comp Plan goals over time.

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

Several Strategic Actions in the Comprehensive Plan apply to the Community Planning Area (CPA) process. Strategic Action 1.1 calls for Staff to conduct CPA assessments in the City. In Strategic Action 2.1, CPA assessments are named as a way to foster coordination between the City and the County and across departments and agencies. The Near Heights CPA process included collaboration between a multitude of City department and agencies, and also County departments.

Strategic Action 4.3 calls for evaluation of growth and development in CPAs, which is achieved through assessing CPAs every five years by tracking new growth and development, capital spending, and health risks (see also Section IV of this Staff report).

Next Steps

The Near Heights CPA Report Chapter 4- Projects and Programs presents the primary ideas for projects that emerged from the public engagement process. They are: 4.1- Urban Agriculture; 4.2- Tree Planting; 4.3- International District Library; 4.4- Route 66; 4.5- Street Lighting and Alley Activation; 4.6- Speeding and Safety on Major Streets; 4.7- Bike and Pedestrian Safety; 4.8- Infrastructure Projects; 4.9 – Loma Linda Community Center; 4.10- Albuquerque Rapid Transit (ART); 4.11- Public Art; 4.12- Expo New Mexico; 4.13- Homelessness and Housing Instability; 4.14- Housing Options, Conditions and Affordability; 4.15- Parks Projects and Upgrades; 4.16- Small Business and Local Development

Part 6- Action Matrix of the Report contains recommendations developed with the community. For each action, stakeholders will work together to identify who will be the lead to achieve the action and what is needed to implement it. Table 3- Community Action Plan discusses community initiatives, institutional partnerships, and governmental actions that comprise the action plan and presents location, metrics, and desired timeframes (see p. 101 of the Report).

VI. PUBLIC ENGAGEMENT

Outreach Overview

Public engagement strategies were designed to offer a range of opportunities for input, discussion, and consensus-building around the Comp Plan Elements, community priorities, and planning topics.

→ Appendix 17 contains a summary of stakeholder and public engagement.

Assets & Opportunities

Early outreach, before the assessment officially kicked off, included two online surveys. The Pre-Assessment Survey received 89 responses from the Near Heights. Results are summarized in a report found here: <https://cpa.abc-zone.com/near-heights-pre-assessment-survey-results>. All submissions to the “Places I Love, Places that Need Love” activity were compiled in a map on the on-going engagement page. In the Near Heights, people highlighted neighborhoods, gardens, bike infrastructure, and local businesses. These results were analyzed along with the Assets & Opportunities gathered in early stages of outreach.

Staff held open houses, were invited to community meetings to present and facilitate activities, and staffed booths at community events where they asked people to identify assets and opportunities in each of the Comprehensive Plan categories. All comments received are viewable on an online whiteboard, found here: https://miro.com/app/board/o9J_lUHSVCE/

- Open House 2-11-21 (6-7:30 pm)
- Open House 2-12-21 (12-1:30 pm)
- Open House 2-15-21 (6-7:30 pm)
- Open House 2-16-21 (12-1:20 pm)
- Together 4 Brothers 2-23-21
- IDHCC 3-4-21
- United Way Ready 3-12-21
- Mile Hi NA 3-13-21
- Alvarado NA 3-20-21
- San Pedro Library February
- University Heights NA 4-5-21
- Victory Hills NA 4-7-21
- 8 Block Parties October 21- March 22

Focus Group Topics- April 2021	
Community Facilities	Monday, April 19 6:00-7:30 pm
Community Identity + Heritage Conservation	Tuesday, April 20, 12:00-1:30 pm
Housing	Wednesday, April 21, 12:00-1:30 pm
Transportation + Mobility	Thursday, April 22, 12:00-1:30 pm

Parks + Recreation	Monday, April 26, 6:00-7:30 pm
Public Safety + Community Services	Tuesday, April 27, 6:00-7:30 pm
Resilience + Sustainability	Wednesday, April 28, 12:00-1:30 pm
Transit	Thursday, April 29, 6:00-7:30 pm
Land Use + Zoning + Economic Vitality	Friday, April 30, 11:30 am-1:00 pm

Focus Groups

Between April 19th and 30th 2021, Planning Staff convened partners from 30 other departments, agencies, and organizations, along with members of the public, to meet at 9 separate focus groups. Each focus group was dedicated to a particular topic and previous input, relevant data, and maps, were presented on a Miro board. The groups then worked to develop feasible actions and recommendations to include in the report. The Miro boards are saved on the CPA website.

The First Draft Report

Throughout June and July, 2021, staff wrote the first draft of the Near Heights CPA Assessment Report. The report was posted online and members of the public could leave comments and respond to suggested recommendations. These drafts thoroughly documented existing programs and resources, however information specific to the Near Heights was sparse. The following winter, Planning Staff and Council proposed a new, year-long assessment process and the Near Heights CPA was granted more time to cover more localized topics and priorities.

Special Topics Outreach

After the Community Planning Area schedule was updated, outreach topics became more focused on special topics. There had already been two neighborhood walks in partnership with Vision Zero and two focus groups in partnership with Nob Hill Main Street and the International District Economic Development Center in spring of 2021. Throughout the summer of 2022 staff led 4 pedestrian crossing walks to inventory Central Avenue, organized a sustainability stroll, staffed booths at food truck nights, Neighborhood Association events, in parks and community centers to talk to people about the rules surrounding Accessory Dwelling Units, and more.

Six more community associations invited the team to present and do an activity. Staff also regularly attended International District Healthy Community Coalition, Nob Hill ECHO, District 6 Coalition of Neighborhood Association, and other organization and project meetings. On 25 different dates, Planning staff also set up tables at events, parks, and community centers to ask people in the area about Centers and Corridors, development sites, historic assets, and the rules around Accessory Dwelling Units.

To encourage discussion about Overlay Zones and areas where land use does not match the designated zoning, Planning Staff knocked on doors and distributed flyers. They also held three meetings about the Nob Hill/Highland Character Protection Overlay Zone.

Over all, hundreds of Near Heights residents, business owners, service providers, and community leaders participated in the development of this report. For a complete summary of the public input, see the Public Engagement Appendix at the end of this report.

For a complete summary of Public Input, please refer to the Public Engagement Appendix, found here: <https://cpa.abc-zone.com/near-heights-cpa-assessment-report-0#page=145>

Comments Received

As of this writing, Staff received one written comment. The individual expressed overall support for the request, and offered a recommendation regarding Projects and Programs 4.10-Albuquerque Rapid Transit. As a long-term transit rider, she notes that the bus system is essentially the same as it was many years ago with respect to routes. More north-south service is needed in the Near Heights to connect residential and commercial uses and make transit viable to many more potential riders (see attachment).

VII. CONCLUSION

The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Near Heights CPA, located generally east of I-25 to Wyoming Blvd., south of I-40 and north of KAFB. The EPC's role is to review and comment and forward a recommendation to the City Council.

The Near Heights CPA is one of 12 CPAs established by the Comprehensive Plan. The Near Heights CPA Assessment Report is the product of a two-year planning effort that included extensive research and public engagement efforts. The CPA Assessments, intended to inform updates and amendments to the Comprehensive Plan and the IDO, include chapters regarding projects and programs and policy and regulatory review.

Staff finds that the request is consistent with the intent of the City Charter and that it furthers a preponderance of applicable Comprehensive Plan Goals and policies. New policies that emerged from the CPA planning process are noted and will be include in Comprehensive Plan Chapter 4.3

Public engagement strategies offered a range of opportunities for input, discussion, and consensus-building. Hundreds of Near Heights residents, business owners, service providers, and community leaders participated in the development of this report.

Staff recommends that the request be continued to the regular December 15, 2022 hearing to allow further opportunity for public testimony and EPC deliberation prior to forwarding a recommendation to the City Council.

Note: Pursuant to IDO 14-16-6-4(N)(5)(a), findings are not required for decisions to defer or continue a public hearing. However, Staff offers the following for the EPC's consideration:

RECOMMENDED FINDINGS – PR-2022-007736, November 10, 2022- Near Heights CPA Assessment Report

1. The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Near Heights CPA. The Near Heights CPA is one of the twelve CPAs established by the Comprehensive Plan for the City.
2. The Near Heights area is bounded by Interstate 40 on the north, Kirtland Air Force Base on the south, Wyoming Blvd. on the east, and Interstate 25 on the west, and consists of approximately 12,000 acres.
3. The EPC has an advisory role in the Community Planning Area (CPA) Assessments [Ref: IDO 14-16-6-2(E)(3)(f)] and is to review and comment regarding the CPA reports. The assessments shall be forwarded to the City Council for review and acceptance [Ref: IDO 14-16-6-2(E)(7)].
4. The Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
5. A continuance is warranted to provide additional opportunity for the public to participate in the review process and/or to provide testimony. In order to make the most informed recommendation to the City Council that it can, the EPC needs more than one hearing to review and discuss the request.

RECOMMENDATION - PR-2022-007736, November 10, 2022

A CONTINUANCE of PR-2022-007736, review and comment of the Near Heights CPA Assessment Report, to the December 15, 2022 EPC hearing, based on the preceding Findings.

Catalina Lehner

**Catalina Lehner, AICP
Principal Planner**

BACKGROUND



City of Albuquerque

Office of the City Clerk

Timothy M. Keller, Mayor

Ethan Watson, City Clerk

Interoffice Memorandum

July 13, 2020

To: CITY COUNCIL

From: Camille Cordova, City Clerk Executive Assistant

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

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

Sincerely,

Ethan Watson
City Clerk

R-2020-070

CITY OF ALBUQUERQUE
CITY COUNCIL

INTEROFFICE MEMORANDUM

TO: Timothy M. Keller, Mayor

FROM: Stephanie M. Yara, Director of Council Services

SMY 7/1/20

SUBJECT: Transmittal of Legislation

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

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

SMY:mm
Attachment

CITY of ALBUQUERQUE

TWENTY FOURTH COUNCIL

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

SPONSORED BY: Isaac Benton and Trudy E. Jones

1 RESOLUTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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29 Ethan Watson, City Clerk
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CITY of ALBUQUERQUE

TWENTY FIFTH COUNCIL

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

SPONSORED BY: Trudy Jones and Isaac Benton by request

RESOLUTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

7 Year One (2022)

8 1. Near Heights

9 2. Southwest Mesa

10 3. Central ABQ

11 Year Two (2023)

12 1. East Gateway

13 Year Three (2024)

14 1. West Mesa (March – December)

15 2. Northwest Mesa (March – December)

16 Year Four (2025)

17 1. I-25 (March – December)

18 2. Near North Valley (March – December)

19 Year Five (2026)

20 1. Foothills (March – December)

21 2. Mid Heights (March – December)

22 Year Six (2027)

23 1. North ABQ (March – December)

24 2. Mesa del Sol (March – December)

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

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

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

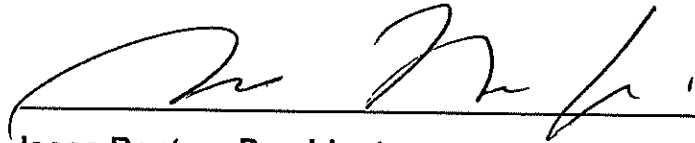
8 Section 6. COMPILATION. This resolution shall be incorporated in and
9 made part of the Revised Resolutions of Albuquerque, NM, 1994.

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

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

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

From: [Susan Page ABO](#)
To: [City of Albuquerque Planning Department](#)
Cc: [Lehner, Catalina L.](#); [Fiebelkorn, Tammy](#)
Subject: Near Heights CPA Comment in Support
Date: Tuesday, November 1, 2022 4:27:33 PM

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

Attn: EPC Chair Timothy MacEachen

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

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

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

I have been on subcommittees for the Bernalillo County Behavioral Health Initiative since it began and have been impressed to see the many ways that Initiative has braided funding from many sources for the first time in history. Let's build on that cooperation to provide transit service to the Near Heights area! It would get more remote residents of the area back onto Central to see the improvements there and

bring more residents onto the UNM campus, a real jewel in this area, as well as over to Expo New Mexico for events. Implementing it as an early part of the new Area Plan would give the City the opportunity to sell this service to our redeveloping area at a time when larger plans will take a while to come on board.

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

Susan E. Page
1831 Solano Dr NE 87110

CPA REPORT*

*Please see the .pdf (not attached here due to size of the document)
or the online version at: <https://cpa.abc-zone.com/near-heights>