



Environmental Planning Commission

Agenda Number: 7
Project Number: 2023-009110
Case #: SI-2023-01384
September 21, 2023

Staff Report

Applicant City of Albuquerque Planning Department

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

Location Generally south of Interstate 40, north of Dennis Chavez Blvd., and east of the western City limits, and west of the Rio Grande and Coors Blvd.

Staff Recommendation

That the EPC forward a recommendation that the City Council ACCEPT PR-2023-009110/SI-2023-01384, based on the findings beginning on Page 18.

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 Southwest Mesa CPA, located generally south of Interstate 40, north of Dennis Chavez Blvd., east of the western City limits, and west of the Rio Grande and Coors Blvd. The Southwest Mesa area is characterized by natural features, breathtaking views, and a rich cultural heritage.

The Comprehensive Plan establishes 12 CPAs, 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 Southwest Mesa CPA Assessment Report is the second CPA report to be completed. The first was the Near Heights CPA assessment report last Fall.

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. Local priorities can help shape the Comprehensive Plan and the IDO moving forward.

Staff recommends that the EPC forward a recommendation that the City Council accept the Southwest Mesa CPA Assessment Report.

The Southwest Mesa CPA Area

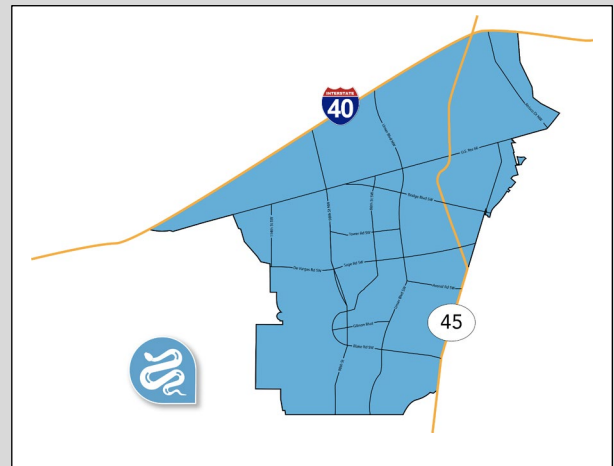


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I. INTRODUCTION

Request

The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Southwest Mesa CPA. The Southwest Mesa 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 Southwest Mesa CPA is one of the 12 Community Planning Areas (CPAs) that the Comprehensive Plan established for the City. The Southwest Mesa area is bounded generally by Interstate 40 on the north, Dennis Chavez Blvd. on the south, the Rio Grande river and Coors Blvd. on the east, and the City municipal limits on the west. The area 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 14-16-6-3(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 and/or revised policies for the Comprehensive Plan, new and/or revised regulations for the Integrated Development Ordinance (IDO), and new and/or revised projects or partnerships with implementing City Departments.

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 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), followed by the Southwest Mesa CPA. This bill also established a capacity building process for 2020; however, 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 were conducted; community engagement could not be done 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 first, followed by West Mesa and Northwest Mesa in 2024 (year three). Efforts are underway for the East Gateway CPA and the Central Albuquerque CPA.

II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND REGULATIONS

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 Southwest Mesa CPA Assessment process helps to formulate and shape Comprehensive Plan Goals and policies particular to the Southwest Mesa Area. The resulting Goals and policies 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) Assessment process, producing a report, and subsequently updating the Comprehensive Plan to incorporate new Goals and policies, is an act of maximum local self-government that is consistent with the purpose of the Charter.

Article IX, Environmental Protection

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

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

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

Article XVII, Planning

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

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

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

Albuquerque/Bernalillo County Comprehensive Plan- Rank 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 Southwest Mesa 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 4.3.12- Southwest Mesa 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 and prioritizing assets and opportunities will result in development of goals and projects that will help enhance, protect, and preserve 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, in this case, in the Southwest Mesa area. This area is characterized by a rich cultural heritage and traditional communities. Understanding what is important to them will help to create recommendations for projects that enhance, protect, and preserve the long-term health and vitality of neighborhoods moving into the future. 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 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 Southwest Mesa 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 Southwest Mesa CPA Assessment Report identifies the character-defining elements of the area, such as open spaces, parks, rural areas, a stretch of Historic Route 66, and a visitors center. This long-range planning process discusses potential programs and partnerships, as well as capital investment, for the Southwest Mesa Area. The request furthers Policy 4.3.1- CPA Assessments.

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 significant topic in the Southwest Mesa CPA process and was identified by the community as a priority, particularly infrastructure improvements and transit. 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 Southwest Mesa CPA assessment report identifies transportation needs based on the distinct needs of neighborhoods and sub-areas, as identified by the community. The report identifies the desire for investment in transportation infrastructure, transit, increased transit frequency, and maintaining free fares. 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 Southwest Mesa is a large, regionally-significant area. Assets that make it 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 desirable 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 Southwest Mesa area's parks are a treasured community asset. A variety of park types provide open space, active and passive recreation, and ties to cultural heritage. The CPA Assessment report notes that improving park safety and programming will help meet residents' needs and encourage responsible use of the natural resources in parks. The request furthers Goal 10.1- Facilities & Access.

Chapter 11: Heritage Conservation

Goal 11.1-Traditional, Rural, and Agricultural Heritage: Preserve and enhance farmland, the acequia system, and traditional communities.

The Southwest Mesa area is characterized by its agricultural heritage, which is the foundation of traditional communities. The CPA Assessment report recognizes the importance of preserving the acequia system and the culture of farming; community members identified these as important to the area's character. The request furthers Goal 11.1- Traditional, Rural, and Agricultural Heritage.

Policy 11.1.3- Acequia Preservation: Support efforts to protect and preserve the acequia system for agricultural and low-impact recreation purposes and strengthen connections with adjacent neighborhoods and development.

The acequia system is a defining cultural asset of the Southwest Mesa area that has been used for centuries. Efforts to protect and preserve acequias support the area's traditions and agricultural heritage. The community identified acequias as an important recreational asset; acequia trails, used for walking, biking, and horseback riding strengthen connections between neighborhoods. The request furthers Policy 11.1.3- Acequia Preservation.

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 share what is important to them, including assets that make the area an excellent place to live. In the Southwest Mesa area, long-standing local traditions and heritage are kept alive and continue to 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 11.3- Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The CPA Assessment process engages the community to identify significant natural and cultural features that should be protected, reused, and enhanced. The Southwest Mesa Area's open

spaces, acequias, and farmlands are important contributors to the Area's heritage and rich and complex identity. The request furthers Goal 11.3- Cultural Landscapes.

Policy 11.3.1- Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The Southwest Mesa Area is defined by natural characteristics, such as open spaces and views, and by cultural characteristics, such as agricultural heritage and cruising culture. The CPA Assessment process recognizes that these characteristics contribute to the community's distinct identity, and aims to preserve and enhance them by identifying what residents believe is important and supporting efforts to address challenges. The request furthers Policy 11.3.1- Natural and Cultural Features.

Chapter 12- Infrastructure, Community Facilities, and Services

Goal 12.2- Community Facilities: Provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement.

The Southwest Mesa CPA Report identifies community facilities, such as multi-generational centers, senior service centers, libraries, etc. that provide a wide range of programs for residents from a variety of groups. The CPA Assessment process is a mechanism to help plan existing and future facilities in order to support the community and address challenges. The request furthers Goal 12.2- Community Facilities.

Chapter 13: Resilience & Sustainability

Policy 13.2.1- Water Supply: Coordinate with the ABCWUA, state, and other agencies to plan and maintain an adequate water supply to meet municipal, agricultural, and ecosystem needs that ensure the overall resilience and sustainability of our community.

Water supply is particularly important in the Southwest Mesa Area because of ties to agricultural heritage. Community members expressed concern about water availability and resource usage, which is a key element of sustainability. The Southwest Mesa CPA Report mentions coordination between Bernalillo County and the Conservancy District regarding acequias, trails, and farmland, which will help ensure the overall resilience of the community. The request furthers Policy 13.2.1- Water Supply.

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 Southwest Mesa 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 Southwest Mesa

New Comprehensive Plan Goals and policies that emerged from the Southwest 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 4.3.12- Southwest Mesa).

Please refer to Part 5 – Policy and Regulation Review, of the CPA Assessment Report. Table 2- Policy Matrix (see p. 92) contains the new policies and supportive sub-policies. Nine new policies, particular to the Southwest Mesa Area, are presented. They are:

1. Encourage safety and cleanliness in parks by expanding needle pick-up, adding bathrooms, and/or sanitation stations (sub-policies A and B).
2. Improve multi-modal transportation and infrastructure in the Southwest Mesa (with sub-policies A – F).
3. Provide services for people experiencing homelessness and avenues to permanent housing solutions (sub-policies A – C).
4. Support and increase dense and mixed-use housing options in the Southwest Mesa (sub-policies A – G).
5. Support development that promotes the unique identity of the Southwest Mesa (sub-policies A – C).
6. Maintain the historic character of motor tourism along Route 66, especially near signs.
7. Encourage development that incorporates neighborhood scale services (sub-policies A – C).
8. Encourage zone changes that allow intense mixed-use, commercial, or light industrial land uses on vacant land.
9. Support business development, retail, and services, particularly childcare and family-friendly activities.

Table 2 references sections of the CPA Assessment Report that support development of each new policy 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 14-16-6-3(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 Southwest Mesa CPA is the second CPA process to be conducted, 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 desired outcomes to reflect the unique status of each CPA while also allowing comparison of objective data across the city.

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

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

Part 3 of the Southwest Mesa Assessment Report (Area Profile) mentions ONC involvement, particularly with respect to neighborhood sign programs and association websites.

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 Southwest Mesa 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.

Part 2 of the Southwest Mesa Assessment Report discusses the area's history and special places, such as West Central/Route 66, the acequias, parks and open spaces, and the Tower-Unser area, originally subdivided in 1944. The area's character is discussed in Part 3- Area Profile. Capital needs are identified by topic 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 Southwest Mesa Area are identified as part of the CPA Assessment process and, after the appropriate update process, 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 Southwest Mesa 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. SOUTHWEST MESA ISSUES BY COMP PLAN CHAPTER

Part 3 – Area Profile of the Southwest Mesa 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, provides brief contextual information, and presents relevant metrics.

3.1- Community Identity (Comp Plan Chapter 4)

This section offers an overview of community identity in the Southwest Mesa. The Southwest Mesa encompasses numerous distinct communities, landscapes, and special places that shape its identity. The area also has many close ties with the nearby South Valley.

The Southwest Mesa’s natural features and breathtaking views are a cherished asset for both residents and visitors alike. The area’s rich cultural heritage and popular activities and events such as cruising, West Fest, the Marigold Parade, and other neighborhood-driven special events are another critical asset for the community. Challenges include misperceptions of the area, accessibility and maintenance of public amenities, and irregular jurisdictional boundaries.

3.2- Land Use (Comp Plan Chapter 5)

This section offers an overview of land use in the Southwest Mesa. The Southwest Mesa CPA is predominantly composed of low-density land uses, particularly residential uses, of which single-family detached houses make up a vast majority (81%). During community engagement, priorities such as protecting viewsheds and open spaces, housing affordability, and the character of existing

neighborhoods were mentioned. Community members also expressed the need for additional commercial amenities such as local restaurants, grocery stores, and retail outlets located closer to existing neighborhoods. Opportunities around land use include existing vacant land, promoting greater access to amenities, and zoning that allows for affordable housing options.

3.3- Transportation (Comp Plan Chapter 6)

This section offers an overview of transportation in the Southwest Mesa. The Southwest Mesa's transportation system and roadway network is shaped by the area's land use pattern, which has created lower levels of road connectivity and a fair number of cul-de-sacs, gated communities, and walled subdivisions. Southwest Mesa's land use patterns make vehicle ownership essential for most residents while diminishing the accessibility and efficiency of public and active transportation. Southwest Mesa community members indicated their desire for a more affordable, convenient, and accessible public transportation system during the engagement process, which are currently challenges in the area. Speeding and safety are other challenges faced in this area.

3.4- Urban Design (Comp Plan Chapter 7)

This section offers an overview of Urban Design in the Southwest Mesa. The area features low-density settlement patterns, increased separation of uses, and homogenous residential areas of single-family homes located on wide, shallow lots. Many community members in the Southwest Mesa expressed appreciation of the built environment's existing character during the CPA engagement process, while some considered the lack of businesses and amenities near neighborhoods as an inconvenience and challenge in this area. Other challenges include uncertainty on who to contact for street light issues and concerns, wayfinding, and a lack of greenery.

3.5- Economic Development (Comp Plan Chapter 8)

This section offers an overview of economic development in the Southwest Mesa. One of the Southwest Mesa's most essential assets is its small business and non-profit community, which many community members highlighted throughout the engagement process. The importance of the area's cultural economy, which facilitates a range of special events, art exhibitions, performative arts, and other activities is highlighted as well. Community members also expressed a need for more commercial amenities and well-paying jobs in the area, which correlates with Comprehensive Plan Goals and policies related to the jobs-housing balance and economic development on the West Side of Albuquerque. Other challenges include difficulties in attracting commercial business and maintaining adequate infrastructure for future development.

3.6- Housing (Comp Plan Chapter 9)

This section offers an overview of housing in the Southwest Mesa. The Southwest Mesa has a high rate of homeownership, with 71% of the area's residents owning homes. During the CPA process, some community members expressed the need for more affordable housing options in the area, while others shared their perception that the relatively low price of homes in this area makes homeownership available to more people. The importance of multi-generational living arrangements and existing

programs and services around housing are also highlighted in this section. Challenges in the area include a high number of cost-burdened households, few rental opportunities, limited housing options, increasing unaffordability, and homelessness.

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

This section offers an overview of parks and open space in the Southwest Mesa. Parks are a well-loved feature of the Southwest Mesa and are listed among the community's best assets. The area features over 2 dozen parks and has 3,670 acres of Major Public Open Space. Community members expressed interest in developing new parks to serve this area, as well as improving the amenities and features in the existing parks. Residents also mentioned the importance of acequias as a recreational asset, noting that many feature multi-use trails often used for walking, running, bicycling, and horseback riding. Challenges include the need for more recreational activities for youth and families, including youth sports facilities, along with maintenance and safety in existing parks.

3.8- Heritage Conservation (Comp Plan Chapter 11)

This section offers an overview of heritage conservation in the Southwest Mesa. Sense of place and heritage in Southwest Mesa is tied to long-standing agricultural traditions and relationships to the land and water. The area's rich history and heritage are interwoven with the histories of the Atrisco Land Grant and the South Valley, where people have lived since trade routes through the region were first established nearly 7,000 years ago. During the CPA process, community members in Southwest Mesa shared their support for efforts around heritage conservation, highlighting the area's diverse population, local community and cultural events, and strong ties to small-scale agriculture. Opportunities around heritage conservation include projects such as mural project and oral histories, along with events celebrating ties to the area's land, water, and natural resources.

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

This section offers an overview of infrastructure, community facilities, and services in the Southwest Mesa. The Southwest Mesa has over a dozen community facilities that provide a wide range of benefits for community members. During the CPA process, community members emphasized the importance of existing community facilities that offer services, programs, and resources in the area, along with infrastructure such as lighting and sidewalks in their neighborhood. Many community members also expressed that the Southwest Mesa is underserved and that communities have had to advocate extensively to get facilities and services sited in their area. Other challenges include crime, public safety, and substance use.

3.10- Resilience and Sustainability (Comp Plan Chapter 13)

This section offers an overview of resilience and sustainability in the Southwest Mesa. Many participants in the CPA process noted the importance of trees and wildlife habitat, expressing support for increasing tree coverage and protecting natural features such as the Bosque and other open spaces. Programs and initiatives such as the Let's Plant ABQ initiative, NeighborWoods program, and TreeBate program have resulted in the planting of hundreds of trees in various neighborhoods

throughout the Southwest Mesa. During the CPA process, some community members expressed concern about challenges such as water availability, resource use in the context of prolonged drought and climate change. Illegal dumping was also mentioned as a challenge by numerous community members throughout the engagement process.

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 Southwest Mesa 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 Southwest Mesa CPA Assessment Report Part 4- Projects and Programs highlights existing programs that meet community needs and presents ideas for projects that emerged from the public engagement process. These are: 4.1- Parks Projects and Upgrades; 4.2- Park Activation and Safety; 4.3- Acequias and Trails; 4.4- Illegal Dumping and Litter; 4.5- Economic Development; 4.6- Speeding and Safety; 4.7- Transportation Infrastructure; 4.8- Transit; 4.9- Homelessness and Housing Instability; 4.10- Housing Options and Affordability 4.11- Community Services and Facilities; 4.12- Culture and Heritage; 4.13- Public Art; 4.14- Food Justice; 4.15- Candid Communities.

The Southwest Mesa CPA Assessment Report Part 5- Policy and Regulation Review provides a review of policy and regulations as applied in the Southwest Mesa. Part 5 includes a review of: 5.1- Centers & Corridors; 5.2- Land Use in the Southwest Mesa; 5.3- Metropolitan Redevelopment Areas; 5.4 Coors Boulevard CPO-2; 5.5- Policy Matrix. The Policy Matrix (5.5) compiles all of the policy recommendations in Parts 4 and 5 of the Report, includes section references for each policy and sub-policy, and references to related Comp Plan Goals and policies.

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 governmental actions that comprise the action plan and presents location, metrics, and desired timeframes (see p. 95 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 8 contains a summary of stakeholder and public engagement.

Assets & Opportunities

Early outreach, before the assessment officially kicked off and throughout the first engagement phase, included two online surveys. Between January 21st 2021 to December 15th 2022 the Pre-Assessment Survey received 95 responses from the Southwest Mesa. 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 Southwest Mesa, people highlighted neighborhoods, parks, and local commercial developments. 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 of the comments received are viewable [here](#).

- T4B 3-10-2021 (English room)
- T4B 3-10-2021 (Spanish room)
- Open House 3-15-2021 (Tu, 6-7:30 pm)
- Open House 3-18-2021 (Th, 12-1:30 pm)
- Open House 3-23-2021 (Tu, 6-7:30 pm)
- Open House 3-24-2021 (Wed, 12-1:30 pm)
- West Mesa HS, 3-29-2021
- South Valley Academy
- Rio Grande HS 4-8-2021
- United Way Families 4-12-2021
- Unser/Central Library - March/April
- Taste of AHA, 8-31-2022
- West Fest, 9-24-2022
- Naturefest, 9-24-2022
- Bingo & Burritos, 10-5-2022
- PCA, 10-25-2022
- Edward Gonzales Fall Festival, 10-28-2022
- Los Volcanes Senior Center Tabling, 12-9-20

Focus Groups

Between May 19th and June 8th 2021, Planning Staff convened partners from 30 other departments, agencies, and organizations, along with members of the public, to meet at 4 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 all saved [here](#) on the CPA website.

Focus Group Topics- April 2021	
Land Use, Economic Development, and Housing	Wednesday, May 19 th , 2021, 11:30 am-1:30 pm
Transportation, Infrastructure, and Utilities	Thursday, May 20 th , 2021, 11:30 am-1:30 pm
Community Identity, Community Facilities, and Schools	Thursday, May 27 th from 11:30 am-1:30 pm
Parks/Open Space, Sustainability, and Public Safety	Tuesday, June 8 th from 11:30 am-1:30 pm

The First Draft

Throughout June and July, 2021, staff wrote the first draft of the Southwest mesa 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 Southwest Mesa was sparse. The following winter, Planning Staff and Council proposed a new, year-long assessment process and the Southwest Mesa 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. In April and May of 2022 staff led 6 community walks, tabled at over a dozen events, conducted stakeholder interviews, and more.

Safety in parks and resources for youth led to park activation outreach efforts and a partnership with Art Hub and Rio Grande High School’s Community School Council.

To encourage discussion about local business and economic development, the CPA team partnered with the Economic Development Office on two small business focus groups, hosted by the Partnership for Community Action and West Central Community Development Group, and a Small Business Resource Fair.

Over all, hundreds of Southwest Mesa 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 the Public Input, please see the [Public Engagement Appendix](#).

Action and Policy Survey

CPA Staff created two surveys gauging support for proposed Actions and Policies in the Assessment Report. One survey was centered around Actions, allowing participants to rank (via Likert scale) their agreement or disagreement with proposed Actions. Staff received responses from two individuals on this survey; their feedback was positive and in agreement with a vast majority of Actions. The other survey was centered around Policies and allowed community members to rate proposed Policies on a scale of 1-5 stars. Staff received responses from three individuals on this survey, with most of the Policies rated between 3 and 5 stars respectively, and only a handful rated lower than that (and typically only be a single participant).

Comments Received

Staff received the following comment from the Transit Department: ABQ RIDE thanks Planning Staff for coordinating on the Transit section of this report. We appreciate being noted as collaborators in evaluating the Corridor Type Designations in this area to best align with any future transit service priorities. However, on Page 64, section 4.8.2, the name and status of ABQ RIDE’s planning effort is inaccurate. The last sentence of that paragraph would be improved if it read: “The ABQ RIDE Forward Network Plan is still under development as of the writing of this report.”

VII. CONCLUSION

The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Southwest Mesa CPA, bounded generally by Interstate 40 on the north, Dennis Chavez Blvd. on the south, the Rio Grande river and Coors Blvd. on the east, and the City municipal limits on the west.

The Southwest Mesa CPA is one of 12 CPAs established by the Comprehensive Plan. The Southwest Mesa 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 Southwest Mesa residents, business owners, service providers, and community leaders participated in the development of this report.

Staff recommends that the EPC forward a recommendation that the City Council accept the Southwest Mesa CPA report.

RECOMMENDED FINDINGS – PR-2023-009110, September 21, 2023- Southwest Mesa CPA Assessment Report

1. The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Southwest Mesa CPA. The Southwest Mesa CPA is one of the twelve CPAs that the Comprehensive Plan established for the City.
2. The Southwest Mesa area is bounded approximately by Interstate 40 on the north, Dennis Chavez Rd. on the south, the Rio Grande River and Coors Blvd. on the east, and the City municipal boundaries on the west.
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 14-16-6-3(E)(7)].
4. CPA assessments are intended to provide opportunities to generate community-based recommendations for new and/or revised policies for the Comprehensive Plan, new and/or revised regulations for the Integrated Development Ordinance (IDO), and new and/or revised projects or partnerships with implementing City Departments.
5. IDO 14-16-6-3(E)- Community Planning Area Assessments, establishes parameters for CPA assessments. The IDO requires that CPA assessment recommendations accepted by the City Council be included in updates to ranked plans and the IDO annual update at least every five years.
6. The Comprehensive Plan and the Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.
7. The request is consistent with the Constitution of the State of New Mexico, which allows municipalities to adopt a charter to provide for maximum local self-government (see Article X, Section 6- Municipal Home Rule). The Southwest Mesa CPA Assessment process helps to formulate and shape Comprehensive Plan Goals and policies particular to the Southwest Mesa Area. The resulting Goals and policies will be subsequently incorporated into the Comprehensive Plan as amendments.
8. The request is consistent with the following, relevant Articles of the City Charter:
 - A. Article I, Incorporation and Powers: Conducting the Community Planning Area (CPA) Assessment process, producing a report, and subsequently updating the Comprehensive Plan to incorporate new Goals and policies, is an act of maximum local self-government that is consistent with the purpose of the Charter.
 - B. Article IX, Environmental Protection: The CPA Assessment process, the CPA reports, and future related Comprehensive Plan updates will help protect and enhance quality of life for Albuquerque's citizens by helping to promote and maintain an aesthetic and humane urban

environment and ensure the proper use and development of land. Commissions, Boards, and Committees will have up-to-date guidance to better administer City policy to benefit the residents.

C. Article XVII, Planning- Sections 1 and 2: The acceptance of the CPA Assessment Reports, which inform future Comprehensive Plan updates, is an instance of the Council exercising its role as the City's ultimate planning and zoning authority. Future updates will help inform the Mayor and the Council about community priorities that can tie into future Capital Improvement Plans.

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

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

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

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

The cornerstone of the CPA assessment process is community engagement of neighborhoods, in this case, in the Southwest Mesa area. This area is characterized by a rich cultural heritage and traditional communities. Understanding what is important to them will help to create recommendations for projects that enhance, protect, and preserve the long-term health and vitality of neighborhoods moving into the future.

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

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

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

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

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

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

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

The Southwest Mesa CPA Assessment Report identifies the character-defining elements of the area, such as open spaces, parks, rural areas, a stretch of Historic Route 66, and a visitors center. This long-range planning process discusses potential programs and partnerships, as well as capital investment, for the Southwest Mesa Area.

10. The request furthers Goal 5.7 - Implementation Processes of Chapter 5 – Land Use, which is to employ procedures and processes to effectively and equitably implement the Comprehensive Plan. A key component of the CPA assessment process, the cornerstone of which is community engagement, is to equitably implement the Comprehensive Plan by employing procedures to promote equitable participation in the process and ensuring that under-represented community members are included. Comprehensive Plan Goals and policies can be effectively connected to the community through an active and extensive engagement process, in which the community takes the lead at identifying assets and opportunities.

11. The request furthers the following Goal and policy pair from Chapter 6: Transportation:

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

Transportation was a significant topic in the Southwest Mesa CPA process and was identified by the community as a priority, particularly infrastructure improvements and transit. The CPA process is intended to set the stage for future transportation investments that are responsive to the area's context.

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

The Southwest Mesa CPA assessment report identifies transportation needs based on the distinct needs of neighborhoods and sub-areas, as identified by the community. The report identifies the desire for investment in transportation infrastructure, transit, increased transit frequency, and maintaining free fares.

12. The request furthers the following Goal and policy pair from Chapter 8: Economic Development:

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

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

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

The Southwest Mesa is a large, regionally-significant area. Assets that make it 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 desirable to outside businesses.

13. The request furthers Goal 10.1- Facilities & Access, from Chapter 10: Parks & Open Space, which is to provide parks, Open Space, and recreation facilities that meet the needs of all residents and use natural resources responsibly. The Southwest Mesa area’s parks are a treasured community asset. A variety of park types provide open space, active and passive recreation, and ties to cultural heritage. The CPA Assessment report notes that improving park safety and programming will help meet residents’ needs and encourage responsible use of natural resources in parks.

14. The request furthers the following, applicable Goals and policies from Chapter 11: Heritage Conservation:

A. Goal 11.1-Traditional, Rural, and Agricultural Heritage: Preserve and enhance farmland, the acequia system, and traditional communities.

The Southwest Mesa area is characterized by its agricultural heritage, which is the foundation of traditional communities. The CPA Assessment report recognizes the importance of preserving the acequia system and the culture of farming; community members identified these as important to the area’s character.

B. Policy 11.1.3- Acequia Preservation: Support efforts to protect and preserve the acequia system for agricultural and low-impact recreation purposes and strengthen connections with adjacent neighborhoods and development.

The acequia system is a defining cultural asset of the Southwest Mesa area that has been used for centuries. Efforts to protect and preserve acequias support the area’s traditions and agricultural heritage. The community identified acequias as an important recreational asset; acequia trails, used for walking, biking, and horseback riding strengthen connections between neighborhoods.

C. 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 share what is important to them, including assets that make the area an excellent place to live. In the Southwest Mesa area, long-standing local traditions and heritage are kept alive and continue to unite communities, provide a common foundation, and make them distinct; they are an important part of the planning process for these reasons.

- D. Goal 11.3- Cultural Landscapes: Protect, reuse, and/or enhance significant cultural landscapes as important contributors to our heritage and rich and complex identities.

The CPA Assessment process engages the community to identify significant natural and cultural features that should be protected, reused, and enhanced. The Southwest Mesa Area's open spaces, acequias, and farmlands are important contributors to the Area's heritage and rich and complex identity.

- E. Policy 11.3.1- Natural and Cultural Features: Preserve and enhance the natural and cultural characteristics and features that contribute to the distinct identity of communities, neighborhoods, and cultural landscapes.

The Southwest Mesa Area is defined by natural characteristics, such as open spaces and views, and by cultural characteristics, such as agricultural heritage and cruising culture. The CPA Assessment process recognizes that these characteristics contribute to the community's distinct identity, and aims to preserve and enhance them by identifying what residents believe is important and supporting efforts to address challenges.

15. The request furthers Goal 12.2- Community Facilities from Chapter 12- Resilience & Sustainability, which is to provide community facilities that have convenient access and a wide range of programs for residents from all cultural, age, geographical, and educational groups to enhance quality of life and promote community involvement. The Southwest Mesa CPA Report identifies community facilities, such as multi-generational centers, senior service centers, libraries, etc. that provide a wide range of programs for residents from a variety of groups. The CPA Assessment process is a mechanism to help plan existing and future facilities in order to support the community and address challenges.

16. The request furthers the following policies from Chapter 13: Resilience & Sustainability:

- A. Policy 13.2.1- Water Supply: Coordinate with the ABCWUA, state, and other agencies to plan and maintain an adequate water supply to meet municipal, agricultural, and ecosystem needs that ensure the overall resilience and sustainability of our community.

Water supply is particularly important in the Southwest Mesa Area because of ties to agricultural heritage. Community members expressed concern about water availability and resource usage, which is a key element of sustainability. The Southwest Mesa CPA Report mentions coordination between Bernalillo County and the Conservancy District regarding acequias, trails, and farmland, which will help ensure the overall resilience of the community.

- B. 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 Southwest Mesa area a more vibrant place to live, work, and play.

17. The Area Profile of the Southwest Mesa CPA Assessment Report (Part 3) correlates to each chapter in the Comprehensive Plan. Each section within Part 3 identifies Actors, Plans, and Programs, discusses Assets and Challenges identified through the community engagement process, and presents relevant metrics.
18. The Southwest Mesa CPA Assessment Report (Part 4) introduces nine new policies, and several new sub-policies, particular to the Southwest Mesa Area. These new policies and sub-policies will be incorporated into the Comprehensive Plan, Chapter 4- Community Identity, Section 4.3.12- Southwest Mesa.
19. IDO 14-16-6-3(E)- Community Planning Area Assessments, establishes parameters for how CPA Assessments are conducted. The request fulfills the seven criteria of Subsection 6-3(E), as follows:

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

The Southwest Mesa CPA is the second CPA process to be conducted, in accordance with Council Bill No. R-22-42.

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

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

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

Part 3 of the Southwest Mesa Assessment Report (Area Profile) mentions ONC involvement, particularly with respect to neighborhood sign programs and association websites.

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

Public engagement is a key component of the Southwest Mesa 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.

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

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

Part 2 of the Southwest Mesa Assessment Report discusses the area's history and special places, such as West Central/Route 66, the acequias, parks and open spaces, and the Tower-Unser area, originally subdivided in 1944. The area's character is discussed in Part 3- Area Profile. Capital needs are identified by topic as challenges that need to be addressed.

- F. 6-3(E)(6) At least every 5 years, based on the data, analyses, and findings of the assessments, the Planning Director shall recommend updates and amendments as relevant and necessary 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 Southwest Mesa Area are identified as part of the CPA Assessment process and, after the appropriate update process, will be included in Comprehensive Plan Chapter 4.3- City Community Planning Areas.

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

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

20. The cornerstone of the CPA assessment process is engagement of community members, residents, businesses, and other stakeholders. Public engagement strategies for the Southwest Mesa CPA planning effort included a range of opportunities for input, discussion, and consensus-building. Hundreds of Southwest Mesa area residents, business owners, service providers, and community

leaders participated in the development of this report and contributed toward the recommendations it contains.

21. As of the writing of the Staff report, Staff received one written comment. The comment, from the Transit Department/ABQ Ride thanks Planning Staff for coordinating, suggests a couple of editorial changes, and notes that the ABQ RIDE Forward Network Plan is still under development.

RECOMMENDATION – September 21, 2023

That the EPC forward a recommendation that the City Council ACCEPT PR-2023-009110/SI-2023-001384, the Southwest Mesa Community Planning Area Assessment Report, based on the preceding Findings.

***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

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

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

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

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

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

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

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

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

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

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

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.

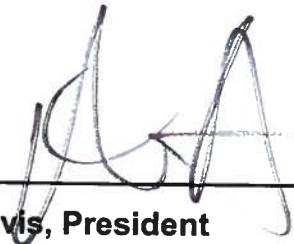
1 Capacity building will occur online, via telephone, and via mail, and will
2 commence in person when it is deemed safe to do so.

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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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Patrick Davis, President
City Council

APPROVED THIS _____ DAY OF _____, 2020

Bill No. R-20-27

Timothy M. Keller, Mayor
City of Albuquerque

ATTEST:



Ethan Watson, City Clerk

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CITY of ALBUQUERQUE

TWENTY FIFTH COUNCIL

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

SPONSORED BY: Trudy Jones and Isaac Benton by request

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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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.

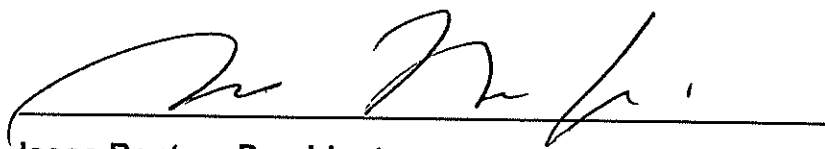
10 Section 7. EFFECTIVE DATE. This Resolution shall take effect five days
11 after publication by title and general summary.

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

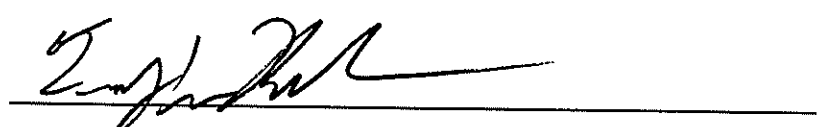
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Isaac Benton, President
City Council

APPROVED THIS 26 DAY OF August, 2022

Bill No. R-22-42



Timothy M. Keller, Mayor
City of Albuquerque

ATTEST:



Ethan Watson, City Clerk

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APPLICATION



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	Decisions Requiring a Public Meeting or Hearing	Policy Decisions
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input checked="" type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Annexation of Land (Form Z)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
		Appeals
		<input type="checkbox"/> Decision by EPC, LC, ZHE, or City Staff (Form A)

APPLICATION INFORMATION

Applicant: Rebecca Bolen		Phone: 505-924-3843
Address: 600 2nd St NW		Email: rbolen@cabq.gov
City: Albuquerque	State: NM	Zip: 87102
Professional/Agent (if any):		Phone:
Address:		Email:
City:	State:	Zip:
Proprietary Interest in Site:		List <u>all</u> owners:

BRIEF DESCRIPTION OF REQUEST

Southwest Mesa Community Planning Area Assessment Report submitted to EPC for review

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.:	Block:	Unit:
Subdivision/Addition:	MRGCD Map No.:	UPC Code:
Zone Atlas Page(s): See attached	Existing Zoning:	Proposed Zoning:
# of Existing Lots:	# of Proposed Lots:	Total Area of Site (acres):

LOCATION OF PROPERTY BY STREETS

Site Address/Street:	Between: -40	and: Dennis Chavez Blvd
----------------------	----------------------	--------------------------------

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

Signature: <i>Rebecca A Bolen</i>	Date: 8/15/23
Printed Name: Rebecca Bolen	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY

Case Numbers	Action	Fees	Case Numbers	Action	Fees

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

FORM R1: EPC RECOMMENDATION

A single .PDF file of the complete application, including all required plans and documents, must be provided.

Note: If the file is over the 9 MB limit, please e-mail PLNDRS@cabq.gov to request an upload link.

RANK 1 COMPREHENSIVE PLAN

The EPC is a recommending body; the City Council makes the final decision. See IDO Table 6-1-1.

- Please refer to IDO 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7)
- Project letter thoroughly describing the request
- Evidence of Public Outreach Efforts (required and other)
- Zone Atlas map (unless the request would apply City-wide)
- The Comprehensive Plan with amendments clearly indicated (as a .pdf)

COMMUNITY PLANNING AREA (CPA) ASSESSMENT REPORT REVIEW

CPA reports shall be forwarded to the City Council for acceptance. The EPC makes a recommendation to City Council.

- Please refer to IDO 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7)
- Project letter thoroughly describing the request
- Evidence of Public Outreach Efforts (required and other)
- Zone Atlas map
- The CPA Assessment Report (as a .pdf)

RANK 2 FACILITY PLAN

The EPC is a recommending body; the City Council makes the final decision. See IDO Table 6-1-1.

- Please refer to IDO 14-16-6-2(E)(3)(f) and 14-16-6-3(E)(7)
- Project letter thoroughly describing the request
- Evidence of Public Outreach Efforts (required and other)
- Zone Atlas map (unless the request would apply City-wide)
- The Rank II Facility Plan with amendments clearly indicated (as a .pdf)

RANK 3 RESOURCEMANAGEMENT PLAN

City departments may choose to have Rank III RMPs reviewed by the EPC and/or accepted by the City Council when additional input is desired.

- Please refer to IDO 14-16-6-3(C)
- Evidence of Public Outreach Efforts (required and other)
- Project letter thoroughly describing the request
- Zone Atlas map (unless the request would apply City-wide)
- The RMP with amendments clearly indicated (as a .pdf)


CAPITAL IMPLEMENTATION PROGRAM (CIP)

The EPC makes recommendations for programming of capital improvements for each biennial CIP.

- Please refer to IDO 14-16-6-2(E)(3)(c)
- Evidence of Public Outreach Efforts (required and other)
- Project letter thoroughly describing the request
- Zone Atlas map (unless the request would apply City-wide)
- The CIP Plan (as a .pdf)

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.

Signature: <i>Rebecca Bolen</i>	Date: 8/9/23
Printed Name: Rebecca Bolen	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY	
Project Number:	Case Number
Staff Signature:	
Date:	

Planning Department
PO Box 1293
Albuquerque NM 87103

August 9, 2023

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

Dear Chair Shaffer,

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

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

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

This report describes the history, special places, character, and capital needs of the Southwest Mesa. The first section describes the purpose and process. The second section covers important context, including the history of the area, and the demographics of its residents. Existing conditions organized according to the broad categories formed by Comprehensive Plan elements are reviewed in section three. This section also incorporates metrics as proposed by the ABC Comprehensive Plan. All metrics tracked over time by the Planning Department are displayed in the appendices. Section Four describes projects and programs prioritized by the community, while Section Five provides a review of policy and regulations as applied in the Southwest Mesa. An action plan and proposed policies make up Section Six.

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

Sincerely,

Rebecca Bolen

Rebecca Bolen
Principal Planner

STAFF INFORMATION

August 28, 2023

TO: Rebecca Bolen, Principal Planner
FROM: Catalina Lehner, AICP- Principal Planner
TEL: (505) 924-3935, clehner@cabq.gov
RE: Southwest Mesa Community Planning Area (CPA) Assessment Report
PR-2023-009110/SI-2023-01384

I have reviewed the application for the Southwest Mesa CPA Report and taken a first look at the document. I would like to share timeline and process information with you, and I have a few questions.

1) Introduction:

- A. Though I've done my best for this review, additional items may arise as the case progresses. If so, I will inform you immediately.
- B. Do you already have a legal description for the project area? If so, let's use that.
- C. If not, we can create one similar to the one used for the Near Heights CPA Report, which was:
 - Rebecca Bolen, City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the Near Heights CPA, to the EPC for review and comment, pursuant to IDO 14-16-6-3(E)(7), City-wide.
 - With the following changes:
 - i. A description of the area's boundaries.
 - ii. A "3 x 5" map showing the area.
- D. Intake notes for this project are found here: X:\PL\SHARES\PL-Share\EPC\AGENCY DISTRIBUTION AND APPLICATIONS\2023\9 September\SW Mesa CPA RM_CL
 - i. I found the Zone Atlas pages that contain the SW CPA Area at the end of the attached document.
 - ii. Cover application retrieved and submitted.

2) Process:

- A. Information regarding the EPC process, including the calendar and current Staff reports, can be found at: <http://www.cabq.gov/planning/boards-commissions/environmental-planning-commission>

- B. The EPC is a review and recommending body for the CPA Assessment Reports; the EPC will make a recommendation to the City Council, which is the body tasked with accepting the report.
- C. Timelines and EPC calendar: the EPC public hearing for September is on the 21st. Final staff reports will be available about one week prior, on September 14th.
- D. I will contact you regarding any agency comments received. We get agency comments typically a couple of weeks after application submittal.

3) Neighborhoods & Notification:

- A. Notification requirements for the Community Planning Area (CPA) Assessment Reports are not specified in the Integrated Development Ordinance (IDO) and is not found in Table 6-1-1: Summary of Development Review Procedures. Rather, community engagement is the cornerstone of the CPA process and takes place throughout the CPA process.
- B. Similar to the Near Heights CPA Report, are you ok with writing the public engagement section of the Southwest CPA Report? The report had an Outreach Overview section and a section on Focus Groups.
- C. Any comments received from the public during the CPA process were also discussed; we can add any comments submitted during the EPC process from members of the public an address them provided they are received prior to around 9/12 (final report is due 9/14).
- D. Please let me know if you receive any additional comments.

4) Project Letter & Issues:

- A. What are some of the challenges you found working on this CPA process? Please share those with me.
- B. If you have to choose one issue as the biggest/most important one for this area, what would it be and why?
- C. It looks like 9 new policies are proposed for the area. Please tell me a bit about them.
- D. Do you have any updates on the Action Matrix? Has anything evolved and/or changed since this “final draft” version of the report?

5) Housekeeping:

- A. FYI: As with the Near Heights CPA Report, I will include the relevant Council bills for the CPA process (R-27 and R-42).
- B. Please provide a .pdf copy of the Southwest Mesa CPA Report, finalized, and separated from the application, since it will be posted separately from the Staff report due to its size and for ease of reading.

From: [Planning Department](#)
To: [Lehner, Catalina L.](#)
Subject: The Southwest Mesa CPA Assessment Report is heading to the EPC
Date: Thursday, September 7, 2023 2:20:08 PM

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

[View this email in your browser](#)





We are all One Albuquerque.

Southwest Mesa Community Planning Area Report

The Environmental Planning Commission (EPC)'s hearing of the Southwest Mesa Community Planning Area (CPA) Assessment Report will be Thursday, September 21. This hearing is the first step in the City's review process, after which the report goes to Council for acceptance.

Hearing: Thursday September 21, 2023 - Zoom

Staff will present the proposed amendments, and the EPC will take public comments and discuss potential conditions of approval. The meeting agenda, staff report, and all other meeting materials will be available by Friday, November 4 here:

- [EPC webpage](#)

To send written comments for consideration by the Environmental Planning Commission (EPC), please address them to:

EPC Chair Timothy MacEachen

Email: abcto@cabq.gov

Mail: 600 2nd Street, Albuquerque, NM 87104

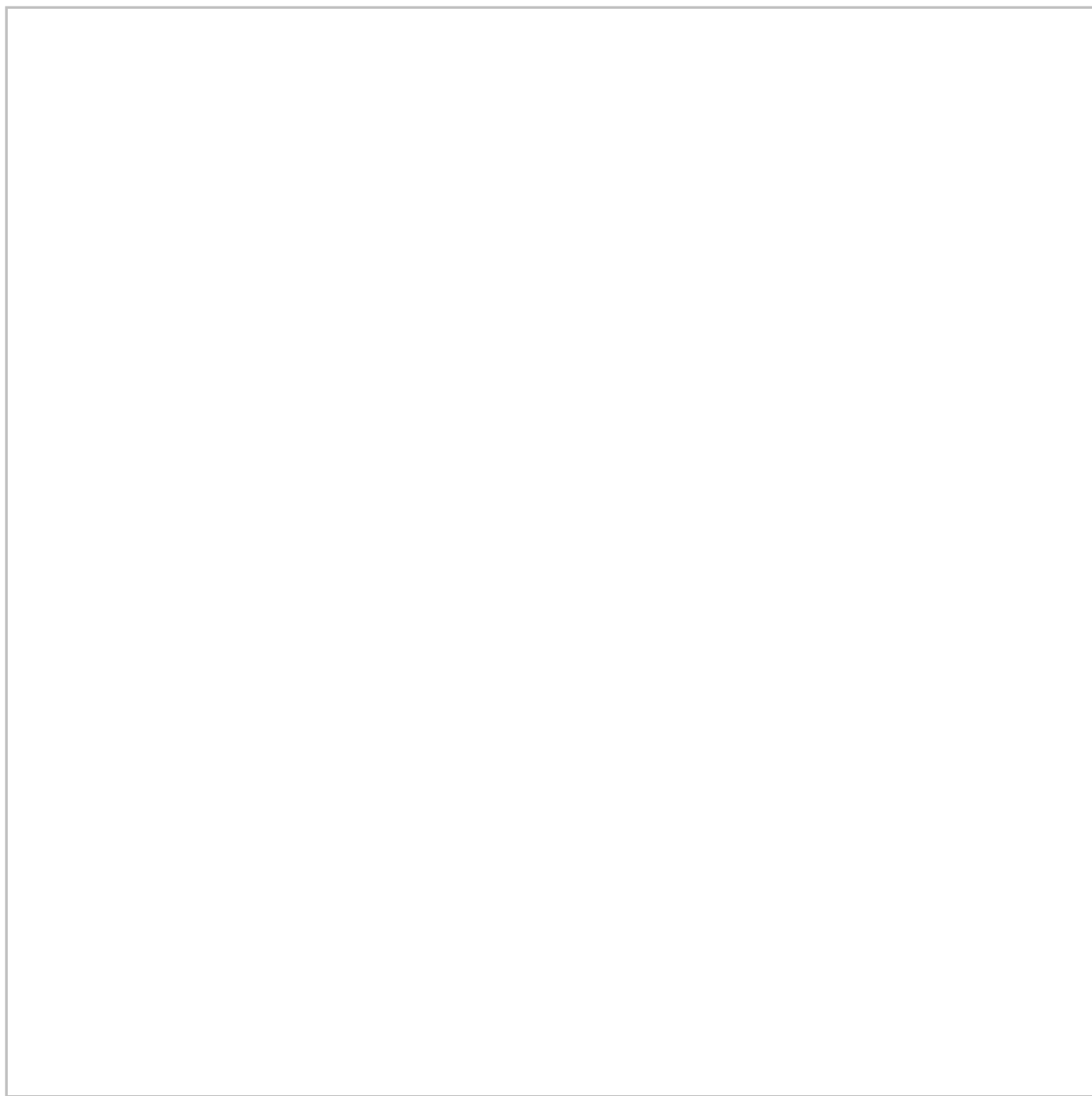
Deadlines:

Clarifying materials submitted before 9 am on Tuesday, September 5 will be forwarded to the EPC for consideration at the hearing.

You can contact staff about questions or clarifications:

Planning staff: Catalina Lehner, clehner@cabq.gov

Read and Comment on the Report



The complete document is now on the website! Check it out and send comment to the Environmental Planning Commission. (Please see details about sending written comments above.)

- [Section 1](#) describes the Community Planning Area assessment process.
- [Section 2](#) provides background information on the demographics and history of the Southwest Mesa.
- [Section 3](#) gives a high-level overview of the area with community-identified assets and challenges.
- [Section 4](#) covers projects and programs identified by the community as priorities that are happening in the area.
- [Section 5](#) reviews policies and regulations, including how different designations may impact the area.
- [Section 6](#) provides an action matrix to accomplish community priorities, with performance measures to help us assess progress over time.

Section 7 includes an Appendix that documents the outreach and input received so far and the metrics that the Planning Team will track over time.

Thank you to everyone who gave input, offered ideas, and joined us at events! This report contains the thoughts and expertise of hundreds of community members, dozens of City staff, and many community organizations.

[Read the Report](#)

Weigh in on Actions and Policies

The assessment report recommends policies and actions to help build a future in the Southwest Mesa based on community priorities. Policies guide decision-making around land use and will be incorporated into the Comprehensive Plan in the future. The Survey will close on September 4th at noon so the results can be included in the EPC Staff Report.

[Rate proposed policies](#)

Actions are tangible steps to build upon community assets through coordination with community members, organizations, and governmental partners. The Survey will close on September 4th at noon so the results can be included in the EPC Staff Report.

[Give feedback on actions](#)

These surveys will close on **9:00 am on Monday September 11th**, but you can add comments on the draft until **9:00 am on Tuesday, September 19th**.





Thanks to everyone that came out to celebrate with us! Over 200 people joined us at Alamosa Center Park!

ABC-Z Project Team | City of Albuquerque
505-924-3860 | abcto@cabq.gov | [Project Website](#)



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You are receiving this email because you have participated or attended events with the Planning Department in the past.

Our mailing address is:
City of Albuquerque
PO Box 1293
One Civic Plaza Nw 11th Floor
Albuquerque, NM 87103-1293

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You can [update your preferences](#) or [unsubscribe from this list](#).

COMMENT

From: [Lehner, Catalina L.](#)
To: [Barkhurst, Kathryn Carrie](#)
Cc: [Bolen, Rebecca A.](#)
Subject: RE: The Southwest Mesa CPA Assessment Report is heading to the EPC
Date: Monday, September 11, 2023 3:25:00 PM

Hi Carrie,

Thank you for the comment. Not too late to include. I'm cc'ing Rebecca so she's aware.



CATALINA LEHNER, AICP

principal planner

wireless administrator

she | her | hers

o 505.924.3935

e clehner@cabq.gov

cabq.gov/planning

From: Barkhurst, Kathryn Carrie <kcbarkhurst@cabq.gov>
Sent: Thursday, September 7, 2023 3:39 PM
To: Lehner, Catalina L. <CLEhner@cabq.gov>
Subject: FW: The Southwest Mesa CPA Assessment Report is heading to the EPC

Hi Catalina,

I just got this today, and see we are past the deadline for clarifying changes. Everything transit related looks good, except there is a minor factual error on page 64 – both the name and status of the planning effort are incorrect, and it may be due to being a reference to our project in the Bernalillo County section. It is not an update, and the network plan has not been developed yet to be under “review.”

An official comment might be: ABQ RIDE thanks Planning Staff for coordinating on the Transit section of this report. We appreciate being noted as collaborators in evaluating the Corridor Type Designations in this area to best align with any future transit service priorities. However, on Page 64, section 4.8.2, the name and status of ABQ RIDE's planning effort is inaccurate. The last sentence of that paragraph would be improved if it read: “The ABQ RIDE Forward Network Plan is still under development as of the writing of this report.”

If we missed the boat, no big issue...

Thanks!

Carrie

CPA REPORT*

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