

## Community Planning Area Assessments – CPA Summaries

The following summaries provide a brief snapshot of each of the City’s 12 Community Planning Areas (CPAs) as of January 2020. These summaries provide an overview of the information used to determine Planning staff’s recommended order for the first round of CPA assessments. The data and descriptions in these summaries are intended to inform the decision about the order of CPA assessments. The CPA assessment process will allow Long Range Planning staff to work with people in each CPA for a deeper dive into the history, characteristics, and priorities of that area.

A general description of the recommended order and how it was determined, as well as additional resources about the CPA assessment process are available on the project website (<https://abc-zone.com/community-planning-area-assessments>).

The summaries include a brief overview of the location, key demographic information and development issues, an explanation of the recommended order, and the following information for each CPA:

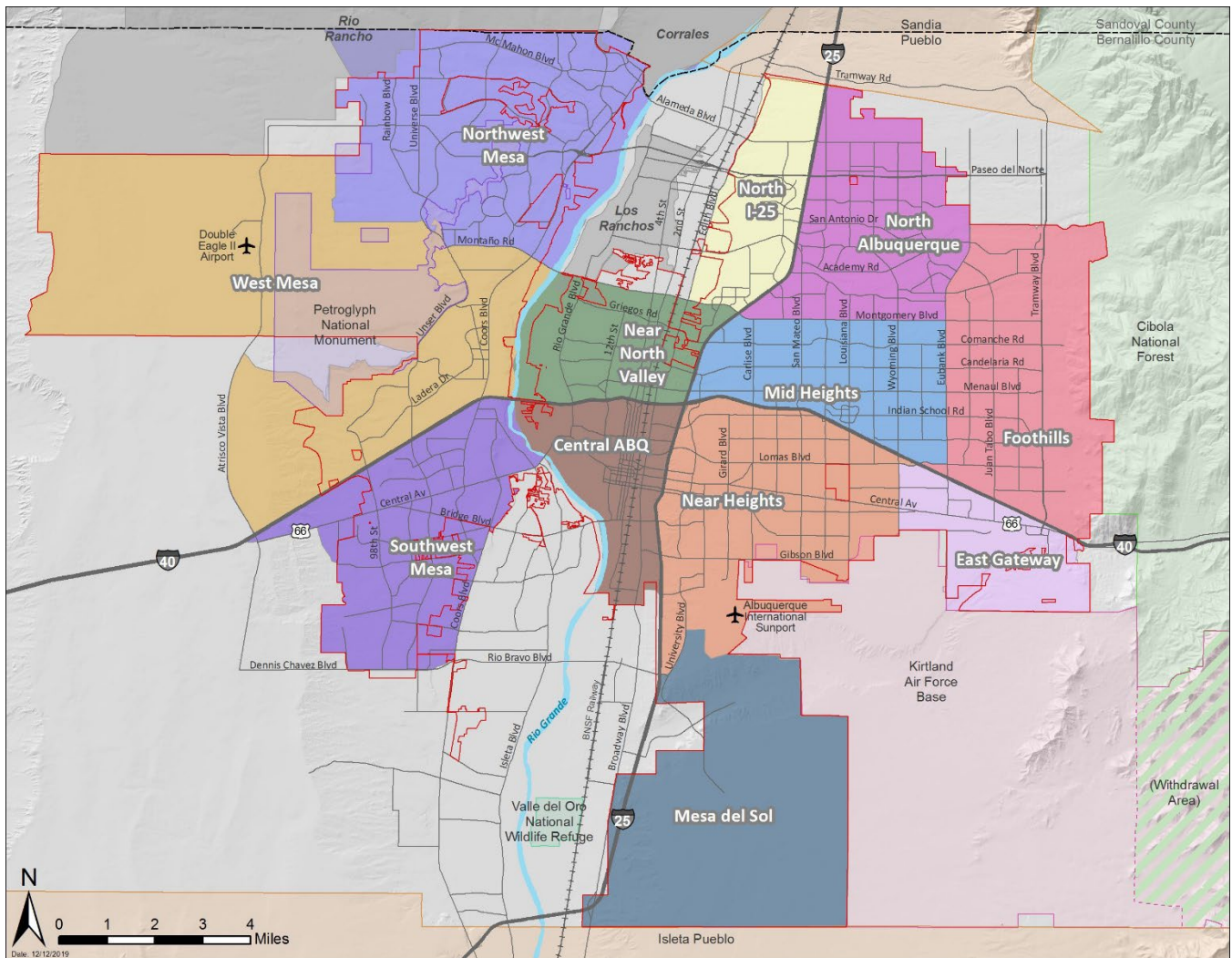
- **Neighborhood Associations**  
Neighborhood Associations (NAs) are a way for residents to organize with each other and for the City to communicate with residents. These organizations will be key conveners for the CPA assessment process. It is important to note that not all residents are part of their NA, but the existence of an NA is one indication that residents in the area have a way to stay informed about public and private projects and initiatives, and that those residents are represented and have an opportunity to engage in the planning and development process for their community.
- **Centers + Corridors**  
The Comp Plan identifies Centers and Corridors, where more intense development and redevelopment are desired and appropriate because development in these areas can help mitigate the potentially harmful effects of development on existing residential neighborhoods and open space areas.
- **Metropolitan Redevelopment Areas**  
The City establishes Metropolitan Redevelopment Plans for areas that have been identified as needing special intervention on the part of the City due to lack of investment and deterioration. The Metropolitan Redevelopment Agency uses the Metropolitan Redevelopment Fund and Federal Community Development Block Grants, as well as other funds that include local and state capital funds to promote reinvestment in Metropolitan Redevelopment Areas.
- **Libraries and Community, Multigenerational, and Senior Centers**  
City and other public facilities are key locations for residents to gather, learn, and engage with one another and with local decision-makers. These facilities are useful for the CPA assessment priorities in multiple ways. The number and distribution of such facilities in a CPA indicate access to these resources, which will also be key in planning outreach and engagement for the CPA assessments.
- **Schools**  
Schools are key locations for residents to gather, learn, and engage with one another. They are useful for the CPA assessment priorities in multiple ways. The number and distribution of schools in a CPA indicate access to these resources, which will also be key in planning outreach and engagement for the CPA assessments.
- **Other Considerations**  
This section will include any other considerations that are relevant for each CPA. This section may include Superfund/Brownfield sites, rail corridors, major planned development or infrastructure projects, or major attractions or gathering sites.

## Recommended Order

Staff has analyzed information that could be compared across Community Planning Areas to recommend an order that the 12 assessments should be conducted based on a high need for more immediate planning attention. The document includes a list of the data used to indicate vulnerable populations, hot development markets, and low livability. The document is available on the project webpage: <https://abc-zone.com/community-planning-area-assessments>.

## Data for Priority Analysis

A document with charts for each indicator comparing across Community Planning Areas is also available on the project webpage.



## Central Albuquerque

The Central ABQ Community Planning Area (CPA) is located between I-40 and the southern city limits and between I-25 and the Rio Grande. This CPA contains Albuquerque’s downtown, as well as many of the city’s historic neighborhoods.

City Council District(s): 2 (Benton)

APD Area Command(s): Valley

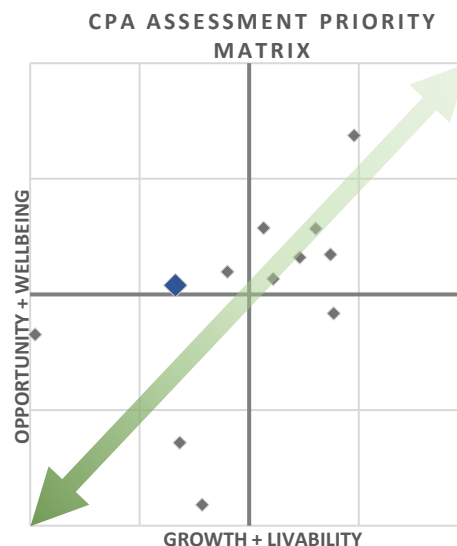
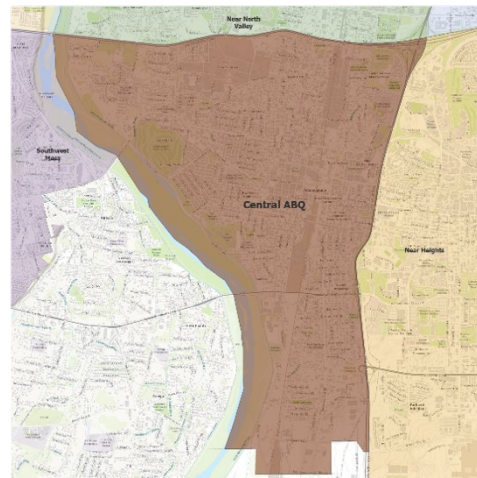
County Commission District(s): 1 (O’Malley), 2 (Quezada), 3 (Stebbins)

There has been fairly low population growth in this CPA, and the overall population is about half of the average for all CPAs. However, the downtown area has been seeing a quickening pace of reinvestment, and the Railyards offers the potential for significant development. This CPA includes the census tracts with the lowest median income and with the highest percentage of Hispanic residents. The combination of these factors poses a high potential for gentrification in many of the lower income communities of color in this CPA. Although the number of new building permits over the past year was well below average, there are several incentives in this area that may lead to increased development in the future. It will be important for planning efforts to protect those neighborhoods from the potential negative impacts of development pressure and to preserve the unique character of different neighborhoods.

### Recommended Order

Staff recommends that this CPA be included in the **first 3 years of the assessment cycle**. Compared to the CPAs with similar scores on the Opportunity + Wellbeing indicator, Central ABQ scored near the average for Growth + Livability, and therefore higher overall. For this reason, staff recommends that this CPA be **third in the assessment cycle**.

A consultant team – Sites Southwest – has been hired to begin this assessment while the Planning Department hires adequate staff to complete the assessment.



## Neighborhood Associations

As of December 2019, there are 22 Neighborhood Associations in the Central ABQ CPA:

Barelas NA	San Jose NA
Citizens Information Committee of Martineztown	Santa Barbara Martineztown NA*
Del Bosque HOA Incorporated	Sawmill Area NA
Downtown Neighborhoods Association	Silver Platinum Downtown NA
EDo NA Incorporated	South Broadway NA
Gardens on the Rio Grande HOA	South Valley Coalition of Neighborhood Associations*
Historic Old Town Property Owners Association	The Lofts @ 610 Central SW Owners Association Inc
Huning Castle NA	Villa Del Rio HOA
Huning Highland Historic District Association	Wells Park NA
Martineztown Work Group*	West Old Town NA
Raynolds Addition NA	West Park NA

\* Neighborhood Association that is in multiple CPAs.



## Centers + Corridors

Centers	Corridors
<b>Downtown Center</b>	<b>Main Street</b> (4 <sup>th</sup> St., Broadway Blvd., Central Ave.)
<b>Activity Center</b> (Bridge/4 <sup>th</sup> , Old Town)	<b>Premium Transit</b> (Central Ave.)
	<b>Major Transit</b> (2 <sup>nd</sup> St., 3 <sup>rd</sup> St., 4 <sup>th</sup> St., Bridge Blvd., Central Ave., Lomas Blvd., Mountain Rd., Rio Grande Blvd.)
	<b>Multi-modal</b> (4 <sup>th</sup> St, Broadway Blvd.)
	<b>Commuter</b> (2 <sup>nd</sup> St., Gibson Blvd., I-25, I-40)

## Metropolitan Redevelopment Areas

Barelas, Downtown, East Downtown/Huning Highlands/South Martineztown, Historic Central, Martineztown/Santa Barbara, McClellan Park, North Corridor, Railroad, Sawmill/Wells Park, Soldiers & Sailors Park, South Barelas Industrial Park, South Broadway, St. Joseph Hospital, Tingley Beach

## Libraries and Community, Mutigenerational, and Senior Centers

Libraries	Community Centers	Other
Main Library	Barelas Community Center	Barelas Senior Center
South Broadway Library	Dennis Chavez Community Center	John Marshall Health & Social Service Center
Special Collections Library	Herman Sanchez Community Center	
	Jack Candelaria Community Center	
	Johnny Tapia Community Center	

## Schools

Elementary Schools	Middle Schools	High Schools + Other
Coronado Elementary	Albuquerque Sign Language Academy (K-8)	ABQ Charter Academy High
Dolores Gonzales Elementary	Alice King Community Academy (K-8)	Academy of Trades & Technology High
East San Jose Elementary	Washington Middle	ACE Leadership High
Eugene Field Elementary		Albuquerque High
Lew Wallace Elementary		Amy Biehl High
Longfellow Elementary		Career Enrichment Center/Early College Academy High
Reginald Chavez Elementary		Siembra Leadership High
William & Josephine Dorn Community School Elementary		

## Other Considerations

- The Downtown area includes many City/County government buildings as well as other non-residential uses – including office, retail, restaurants/bars, and cultural and entertainment venues.
- Many of the city’s historic neighborhoods are located in this area.
- Redevelopment of the Rail Yards will likely include a mix of uses and have impacts on the surrounding neighborhoods.
- Industrial development, particularly on the south end of the CPA and along the railroad, has both environmental and community health impacts.
- The Bosque/Rio Grande, which run along the western edge of the CPA, are a critical natural resource, both ecologically and culturally.
- All 3 Superfund sites and the majority (8) of the Brownfield sites in the city are located in this CPA. There are also 3 hazardous waste treatment, storage, and disposal facilities in the CPA.
- I-40 and I-25, which form the north and east boundaries of the CPA, are major highways that can be used to transport goods, but also form barriers between this CPA and surrounding areas.

## East Gateway

The East Gateway Community Planning Area (CPA) is located between I-40 and the southern city limits (along the boundary of Kirtland Air Force Base), and between Wyoming Blvd and the eastern city limits.

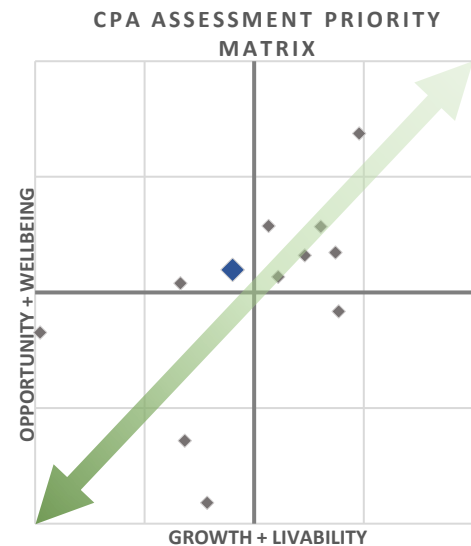
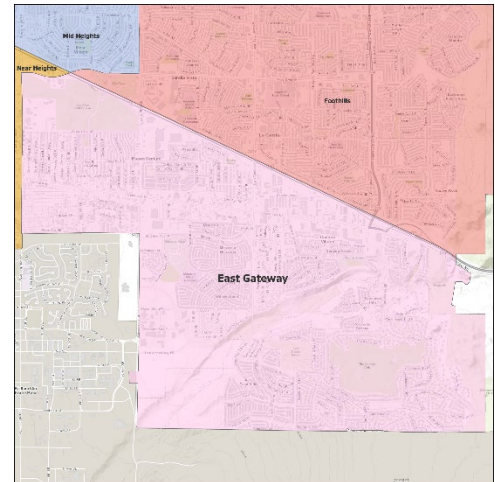
City Council District(s): 6 (Davis), 9 (Harris)  
APD Area Command(s): Foothills, Southeast  
County Commission District(s): 3 (Stebbins), 5 (Pyskoty)

The population in this CPA is below the average for all CPAs, but it is growing at a slightly higher rate than average. There have been plans to guide redevelopment along Central Ave. in this area, due to the fact that there are many vacant and underdeveloped properties, but development pressure has been relatively low. This CPA has a notably small number of schools and community facilities relative to the other CPAs. Demographically, the population of the CPA is similar to the average for all CPAs, although the range of incomes in the area is fairly wide, with very high-income residents in the Four Hills Neighborhood and much lower-income residents farther west and along Central Ave.

### Recommended Order

Staff recommends that this CPA be included in the **first 3 years of the assessment cycle**. Overall, this CPA scored near the average for both the Opportunity+ Wellbeing and Growth + Livability indicators. Continuing to plan for future development along east Central will be important for future growth in Albuquerque.

The Near Heights, Southwest Mesa, and Central ABQ CPAs all had lower overall scores (i.e. higher priority need), so staff recommends that this CPA be **fourth in the assessment cycle**.



## Neighborhood Associations

As of December 2019, there are 10 Neighborhood Associations in the East Gateway CPA:

Coronado Terrace HOA	Sandia Vista NA
District 6 Coalition of Neighborhood Associations*	Singing Arrow NA
East Gateway Coalition*	South Los Altos NA
Four Hills Village HOA	The Presidio HOA
Juan Tabo Hills NA	Willow Wood NA

\* Neighborhood Association that is in multiple CPAs.

## Centers + Corridors

Centers	Corridors
<b>Activity Center</b> (Four Hills Village)	<b>Premium Transit</b> (Central Ave.)
<b>Employment Center</b> (Sandia/Kirtland)	<b>Major Transit</b> (Central Ave, Lomas Blvd.)
	<b>Commuter</b> (I-40, Tramway Blvd.)

## Metropolitan Redevelopment Areas

East Gateway, Near Heights

## Libraries and Community, Mutigenerational, and Senior Centers

Libraries	Community Centers	Other
	Singing Arrow Community Center	Manzano Mesa Multigenerational Center

## Schools

Elementary Schools	Middle School	High Schools + Other
Hawthorne Elementary		
Manzano Mesa Elementary		

## Other Considerations

- Potential for redevelopment along East Central.
- Potential for mixed-use and transit-oriented development around A.R.T. stations.
- Potential for future growth and development, particularly jobs, in the Sandia/Kirtland Employment Center, which is located both within and outside of Kirtland Air Force Base.
- Tijeras Arroyo and proximity to open space in the foothills of the Manzano Mountains, which should be protected.
- Coordination needed around the new and old Singing Arrow Community Center.

## Foothills

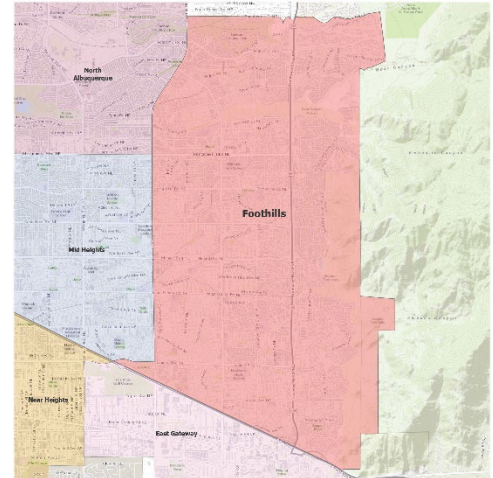
The Foothills Community Planning Area (CPA) is located between I-40 and the northern city limits, and between Eubank Blvd. and the foothills of the Sandias.

City Council District(s): 7 (Gibson), 8 (Jones), 9 (Harris)

APD Area Command(s): Foothills, Northeast

County Commission District(s): 3 (Stebbins), 4 (Talbert), 5 (Pyskoty)

This CPA is made up primarily of low-density residential neighborhoods, with strip malls and shopping centers along the major roads. It has a high population and is growing slowly compared to the average for all CPAs. Demographically, the population of this area is less diverse than other parts of the city, with the highest percentage of white residents of any CPA. There are relatively few residents living below the poverty line, and access to schools, parks, and transit is fairly high.



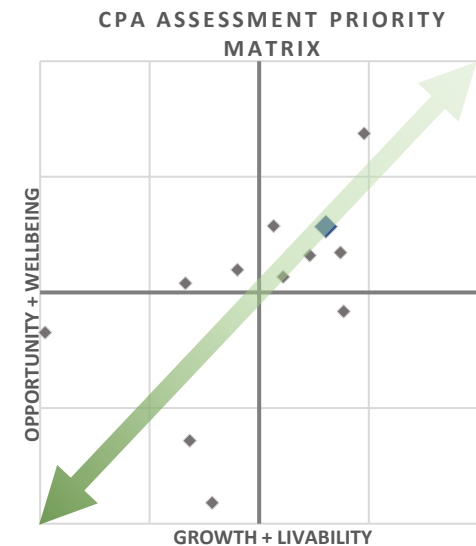
## Recommended Order

Staff recommends that this CPA be included in the **sixth year of the assessment cycle**. This CPA scored fairly high on both the Growth + Livability and Opportunity + Wellbeing indicators and had the second highest overall score. Development pressure is low, and when new buildings are built, they are generally single-family homes.

The Foothills and Mid Heights CPAs are close geographically, so it makes sense for these two assessments to be held in the same year, when they will overlap and may be able to share some staff time and resources.

## Neighborhood Associations

As of December 2019, there are 29 Neighborhood Associations in the Foothills CPA:



Academy Ridge East NA	Glenwood Hills NA
Antelope Run NA	High Desert Residential Owners Association
Big Bend NA	Holiday Park NA
Casa Pacifica Condominium HOA Incorporated	John B Robert NA
Cibola NA	Monte Largo Hills NA
Cielito Lindo NA	Monterey Manor NA
Comanche Foothills NA	Oate NA
District 7 Coalition of Neighborhood Associations*	Oso Grande NA
District 8 Coalition of Neighborhood Associations*	Oso Park Condominium Association Incorporated
East Gateway Coalition*	Peppertree Royal Oak Residents Association
Eastrange Piedra Vista NA	Supper Rock NA
Eastridge NA	The Estates at Tanoan HOA
Embudo Canyon HOA	The Terraces at Peppertree HOA Incorporated
Embudo Canyon NA	Vista Del Mundo NA
Enchanted Park NA	
* Neighborhood Association that is in multiple CPAs.	



## Centers + Corridors

Centers	Corridors
<b>Activity Center</b> (Glenwood Hills Village, Los Altos/Market Center, Mountain Run, Page One/El Dorado Village, Skyview Village)	<b>Major Transit</b> (Lomas Blvd., Montgomery Blvd.)
	<b>Multi-modal</b> (Juan Tabo Blvd., Menaul Blvd.)
	<b>Commuter</b> (Tramway Blvd., I-40)

## Metropolitan Redevelopment Areas

East Gateway (only a small portion extends north of I-40 on Juan Tabo)

## Libraries and Community, Multigenerational, and Senior Centers

Libraries	Community Centers	Other
Juan Tabo Library	Holiday Park Community Center	Bear Canyon Senior Center
Lomas Tramway Library	Jeanne Bellamah Community Center	

## Schools

Elementary Schools	Middle School	High Schools + Other
Apache Elementary	Eisenhower Middle	Albuquerque School of Excellence (K-12)
Chelwood Elementary	Hoover Middle	Eldorado High
Collet Park Elementary	Jackson Middle	Gilbert L. Sena High
Georgia O'Keeffe Elementary	Kennedy Middle	Manzano High
John Baker Elementary		Public Academy for Performing Arts (6-12)
Matheson Park Elementary		Southwest Learning Center (K-12)
McCullum Elementary		
Mitchell Elementary		
Ocate Elementary		
S Y Jackson Elementary		
Tomasita Elementary		

## Other Considerations

- This area is bounded on the east by the foothills of the Sandia mountains, which include city-owned Major Public Open Space and National Forest outside of the city limits. Sandia Pueblo maintains ownership of the face of the Sandia mountains. Coordination and collaboration among these entities will be important during the CPA assessment.
- This area is bounded on the north by land within the unincorporated County, so coordination with the County during the CPA assessment will be important.
- Multiple major arroyos travel through this CPA from the Sandia mountains.

## Mesa del Sol

The Mesa del Sol Community Planning Area (CPA) is located south of the Albuquerque Sunport and west of Kirtland Air Force Base, bounded by the city limits to the south and west. The southern city limits in this location abuts Isleta Pueblo. This CPA contains a planned community (Mesa del Sol), which is not yet fully developed.

City Council District(s): 6 (Davis)

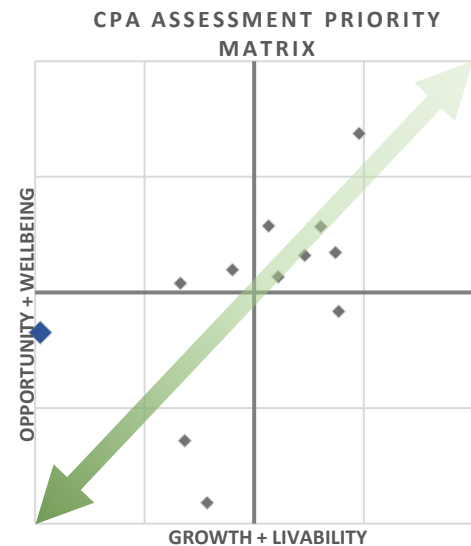
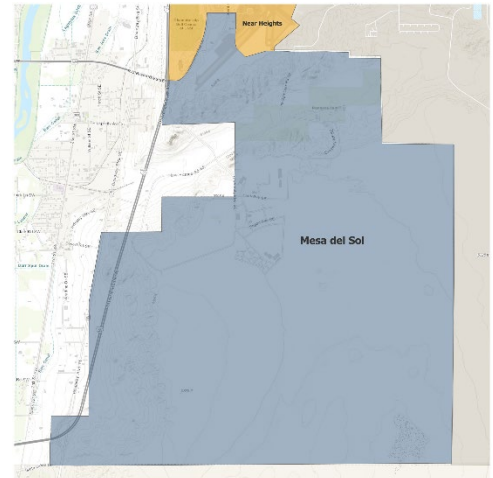
APD Area Command(s): Southeast

County Commission District(s): 2 (Quezada), 3 (Stebbins)

This CPA has a low population because it is largely undeveloped. Mesa del Sol is a planned community that was established in the early 2000s, but development stalled after the 2008 recession. In recent years, development has picked back up with the establishment of Netflix Studios in the former Albuquerque Studios location. Development is guided by the adopted Mesa del Sol Framework Plan, which establishes a future street, trail, and open space network, school and park locations, and neighborhood clusters.

### Recommended Order

Staff recommends that this CPA be included in the **last year of the assessment cycle**. Because of its low population, this CPA scored low for the Opportunity + Wellbeing indicator. It scored below average for the Growth + Livability indicator due to the lack of public facilities like parks and transit, despite recent re-investment in development in the air. Because development is controlled through a Framework Plan, there is less need for immediate planning intervention than in other parts of the city. For this reason, staff recommends adjusting the order so that this CPA be **in the seventh year at the same time as the North Albuquerque CPA**.



## Neighborhood Associations

As of December 2019, there are 2 Neighborhood Associations in the Mesa del Sol CPA:

District 6 Coalition of Neighborhood Associations*	Mesa del Sol NA
* Neighborhood Association that is in multiple CPAs.	

## Centers + Corridors

Centers	Corridors
<b>Activity Center</b> (Mesa del Sol/University)	<b>Multi-modal</b> (University Ave)
<b>Employment Center</b> (Mesa del Sol II)	<b>Commuter</b> (I-25)

## Metropolitan Redevelopment Areas

None

## Libraries and Community, Multigenerational, and Senior Centers

None

## Schools

The International School at Mesa del Sol is a K-12 school.

## Other Considerations

- Montessa Park, which is located between the Albuquerque Sunport and the planned community of Mesa del Sol, is city-owned open space that includes an off-road vehicle park, disc golf course, and a dog park. There is also a solid waste convenience center at Montessa Park. This site is under consideration for the City's emergency shelter being planned by Family & Community Services.
- Tijeras Arroyo passes through this CPA and the western edge is designated as La Semilla open space, both of which should be protected.
- This CPA is served by one major access road, University Blvd., and one minor road, Bobby Foster Rd. This keeps the area relatively isolated from the rest of the city. A future interchange is planned to provide access to I-25.

## Mid Heights

The Mid Heights Community Planning Area (CPA) is located between I-40 and Montgomery Blvd, and between I-25 and Eubank Blvd. This CPA is centrally located, with easy access from both Interstates that cross the city. The CPA includes the Uptown Urban Center, where three regional malls are located, which provide key shopping and entertainment opportunities for most of the city.

City Council District(s): 7 (Gibson)

APD Area Command(s): Northeast

County Commission District(s): 3 (Stebbins), 5 (Pyskoty)

The population of this CPA is just above the average for all CPAs, and it has seen population decrease over the last five years. In addition to a variety of low-density residential neighborhoods, this CPA contains some higher-density residential areas and several commercial centers. The western portion of this CPA consists of older industrial and business park development with some new entertainment uses. It is fairly densely developed, but because it is centrally located, there is still some development pressure. Building permits over the past year are well below average, but there has been some redevelopment occurring in the area. New development is primarily commercial.

### Recommended Order

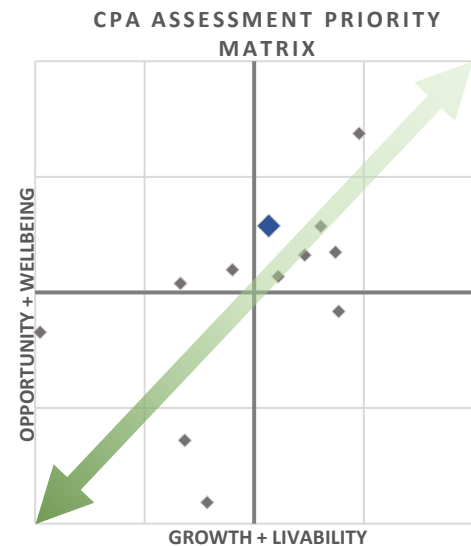
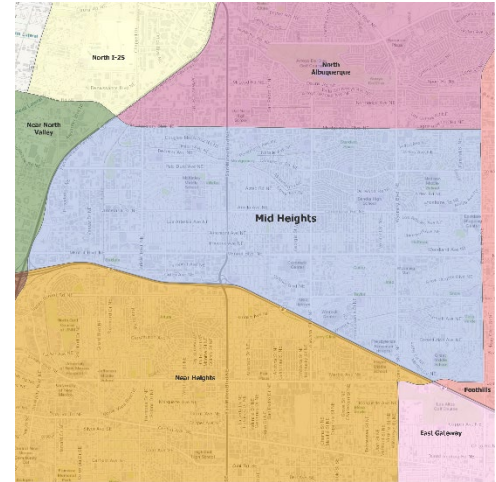
Staff recommends that this CPA be included in the **sixth year of the assessment cycle**. The Mid Heights CPA scored slightly above average for both the Opportunity+ Wellbeing and Growth + Livability indicators.

Near North Valley has a lower score (i.e. higher priority need) and is geographically close to North I-25, so staff recommends that these CPAs take place in the fifth year, and Mid Heights take place in the same year as the Foothills CPA, which is also close geographically close and shares some similar characteristics.

### Neighborhood Associations

As of December 2019, there are 23 Neighborhood Associations in the Mid Heights CPA:

ABQ Park NA	McKinley NA
BelAir NA	MidTown A&E Merchant Association
Classic Uptown NA	Mossman NA
Conchas Park NA	Mossman South NA
District 7 Coalition of Neighborhood Associations*	North Eastern Association of Residents
Hodgin NA	Quigley Park NA
Hoffmantown NA	Sandia High School Area NA
Indian Moon NA	Snow Heights NA
Inez NA	Stardust Skies North NA
La Sala Grande NA Incorporated	Stardust Skies Park NA
Lafayette Place Condominium Association Inc	Winrock Villas Condo Association
Loma Del Rey NA	
* Neighborhood Association that is in multiple CPAs.	



## Centers + Corridors

Centers	Corridors
<b>Urban Center</b> (Uptown)	<b>Premium Transit</b> (University Blvd/I-25)
<b>Activity Center</b> (American Square, Hoffmantown, San Mateo/Montgomery)	<b>Major Transit</b> (Carlisle Blvd, Louisiana Blvd, Montgomery Blvd, San Mateo Blvd)
	<b>Multi-modal</b> (Menaul Blvd, Wyoming Blvd)
	<b>Commuter</b> (I-25, I-40)

## Metropolitan Redevelopment Areas

None

## Libraries and Community, Multigenerational, and Senior Centers

Libraries	Community Centers	Other
Erna Fergusson Library	McKinley Community Center	Palo Duro Senior Center
Tony Hillerman Library	Snow Park Community Center	

## Schools

Elementary Schools	Middle School	High Schools + Other
Bel-Air Elementary	Cleveland Middle	eCademy/New Futures/Freedom High
Bellehaven Elementary	Desert Willow Family School (K-8)	Sandia High
Comanche Elementary	Grant Middle	
Eubank Elementary	Madison Middle	
Governor Bent Elementary	McKinley Middle	
Hodgin Elementary		
Inez Elementary		
Sombra Del Monte Elementary		
Zuni Elementary		

## Other Considerations

- This CPA is centrally located, so many people pass through it. High-traffic, high-visibility areas are ripe for development and redevelopment.
- While there are many neighborhoods within this CPA that offer good walking and several parks, pedestrian access to goods and services is challenging, given very large intersections and high-volume roadways. This CPA has the most crashes of any CPA after Near Heights.
- Much of the existing non-residential development in this CPA is in the form of strip malls along major roads and developments based on big box anchor tenants at major intersections. Redevelopment of these sites over time may result in changes to the urban fabric of the CPA and planning efforts should consider community priorities and ways to encourage desirable development types in these areas, as well as traffic patterns, particularly at larger intersections.
- This CPA includes several of the state's largest retail malls, so it serves as a regional destination.
  - ABQ Uptown and Coronado Mall provide drive-to urbanism with walkability within those malls but few safe opportunities for pedestrian links between malls.
  - The former Winrock Mall site is in the process of being redeveloped with a mix of uses. Plans for the future buildout of this site may change in response to market forces, and future development may have traffic impacts on the surrounding area, which may need to be monitored over time.
- The area near Carlisle Blvd and I-40 is emerging as an arts and entertainment center, with bars and restaurants, a performance space/dance studio, gyms and indoor activities, and hotels. This area is central in the city and relatively easy to access by car or bike, but not very walkable.

## Near Heights

The Near Heights Community Planning Area (CPA) is located between I-40 and the southern city limits (primarily along Kirtland Air Force Base), and between I-25 and Eubank Blvd. This CPA contains a wide variety of neighborhoods, including the International District and Nob Hill. It also contains the main campuses of the University of New Mexico (UNM) and Central New Mexico Community College (CNM).

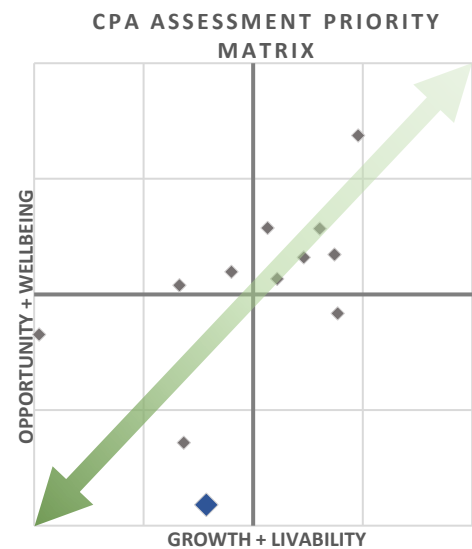
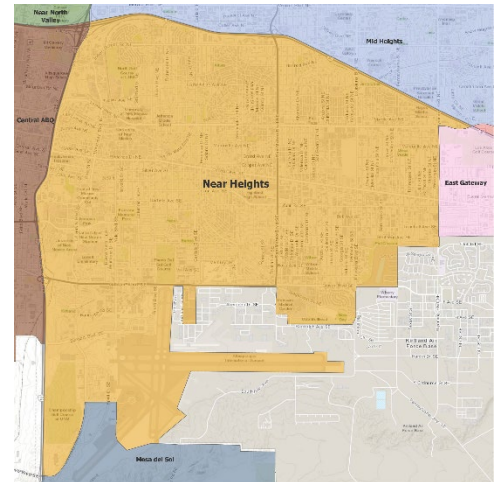
City Council District(s): 2 (Benton), 6 (Davis), 7 (Gibson)  
 APD Area Command(s): Southeast  
 County Commission District(s): 2 (Quezada), 3 (Stebbins)

This CPA has a relatively high population, with slow growth compared to the average for all CPAs. The population is very diverse in most demographic categories, including income, education, and racial/ethnic background. There have been relatively few building permits issued in the CPA, but there are three times the average number of substandard buildings, indicating opportunity and potential need for reinvestment. Both UNM and CNM have opportunities to develop and grow job opportunities within this area.

### Recommended Order

Staff recommends that this CPA be included in the **first year of the assessment cycle**. Of all the CPAs, Near Heights showed the highest need in the Growth + Livability indicators and relatively high need in the Opportunity + Wellbeing indicators. The overall score put it in the highest priority position. For this reason, staff recommends that this CPA be **first within the first year**.

Staff piloted a CPA assessment in this CPA in 2021. Due to COVID restrictions and staffing challenges, Planning staff will continue the assessment for a second year in 2022.



## Neighborhood Associations

As of December 2019, there are 32 Neighborhood Associations in the Near Heights CPA:

Altura Addition NA	Nob Hill NA
Altura Park NA	North Campus NA
Alvarado Park NA	Parkland Hills NA
Campus NA	Pueblo Alto NA
Clayton Heights Lomas del Cielo NA	Siesta Hills NA
District 7 Coalition of Neighborhood Associations*	Silver Hill NA
Elder Homestead NA	South San Pedro NA
Fair West NA	Southeast Heights NA
Highland Business and NA Incorporated	Spruce Park NA
Jerry Cline Park NA	Summit Park NA
Kirtland Community Association	Sycamore NA
La Mesa Community Improvement Association	Trumbull Village Association
Mark Twain NA	University Heights NA
McDuffie Twin Parks NA	Victory Hills NA
Mile Hi NA	Winrock South NA
Netherwood Park NA	Yale Village NA

\* Neighborhood Association that is in multiple CPAs.

## Centers + Corridors

Centers	Corridors
<b>Activity Center</b> (Hiland Center, International Market, Nob Hill, UNM)	<b>Main Street</b> (Central Ave., San Pedro Ave.)
<b>Employment Center</b> (CNM/UNM South, Lovelace/VA, Sunport/Airport)	<b>Premium Transit</b> (Central Ave., University Blvd.)
	<b>Major Transit</b> (Carlisle Blvd., Central Ave., Lomas Blvd., Louisiana Blvd., San Mateo Blvd.)
	<b>Multi-modal</b> (Wyoming Blvd.)
	<b>Commuter</b> (Gibson Blvd., I-25, I-40)

## Metropolitan Redevelopment Areas

Clayton Heights/Lomas del Cielo, East Gateway, Highland/Central, Near Heights, Sycamore

## Libraries and Community, Mutigenerational, and Senior Centers

Libraries	Community Centers	Other
Ernie Pyle Library	Cesar Chavez Community Center	E Central Health & Social Service Center
San Pedro Library	Heights Community Center	Highland Senior Center
	Loma Linda Community Center	
	Mesa Verde Community Center	
	Thomas Bell Community Center	
	Whittier Community Center	

## Schools

Elementary Schools	Middle School	High Schools + Other
Bandelier Elementary	Cien Aguas International School (K-8)	Albuquerque Institutes for Math & Science (6-12)
Coral Community Elementary	Hayes Middle	Cesar Chavez Community School High
Emerson Elementary	Jefferson Middle	College and Career High
Kirtland Elementary	La Resolana Leadership Academy Middle	Health Leadership High
La Mesa Elementary	Mission Achievement & Success Middle	Highland High
Lowell Elementary	Van Buren Middle	Media Arts Collaborative (6-12)
Mark Twain Elementary	Wilson Middle	Tierra Adentro (6-12)
Monte Vista Elementary		
Montezuma Elementary		
Whittier Elementary		
Zia Elementary		

## Other Considerations

- The intersection of Central and San Mateo is one of the most dangerous in the city, and this CPA had the most fatal and injury crashes of any CPA over the last year – more than double the average for all CPAs.
- More than half of the households in this CPA own one or no car, which indicates likely dependence on alternative forms of transportation and has the highest percentage of residents who regularly use alternative transportation option on their commute.
- The Near Heights CPA had the highest number of 311 and crime reports in the past year, with approximately double the average number of each.
- The San Pedro Corridor Revitalization Project is assessing opportunities for community and economic development along San Pedro between Central Ave and I-40.

- The State Fairgrounds, which is state-owned and not within the city limits, so City policies and regulations do not apply, takes up a large portion of the CPA. Future development on the site is of interest to many residents, particularly nearby, but is difficult to foresee.
- This CPA borders Kirtland Air Force Base, which is a major employer and a hard edge for the city.



## Near North Valley

The Near North Valley Community Planning Area (CPA) is located between I-40 and Montañó Rd. and between I-25 and the Rio Grande. The boundaries of this CPA include portions of unincorporated county and the Village of Los Ranchos.

City Council District(s): 2 (Benton), 7 (Gibson)

APD Area Command(s): Valley

County Commission District(s): 1 (O’Malley), 3 (Stebbins)

There is fairly low population growth in this CPA, and the overall population is about half of the average for all CPAs. The types of development vary fairly widely across the CPA, with agricultural uses mixed with historic residential areas close to the river and more intense industrial and commercial uses closer to the interstates. Building permits were just over half of the average for all CPAs, and new development was generally split between low-density residential and non-residential building. There is some pressure to densify the residential areas, where there are many large-lot parcels that were agricultural but may no longer be used as such. There have also been efforts to develop and redevelop the southern portion of the CPA. Demographically, this Near North Valley CPA is fairly close to the average for all CPAs, with some variation across the CPA.

### Recommended Order

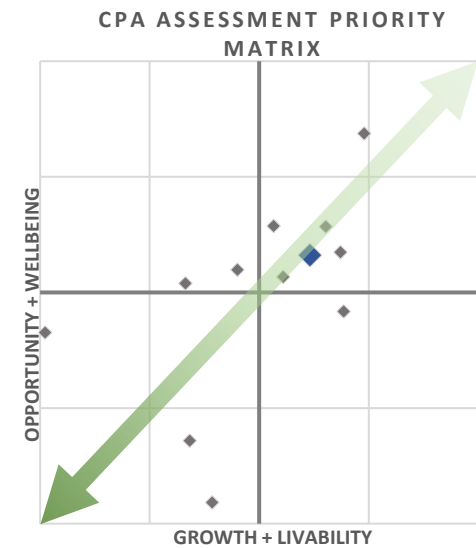
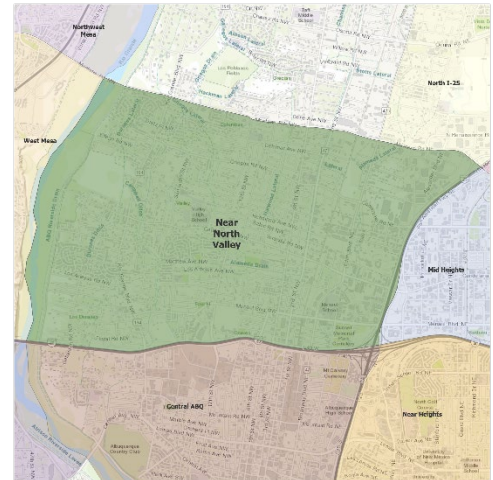
Staff recommends that this CPA be included in the **fifth year of the assessment cycle**. Development pressure in this area is relatively low compared to other CPAs, and its scores livability, opportunity, and wellbeing metrics placed this CPA above average for both categories.

Because the Near North Valley and North I-25 CPAs had similar overall scores and are abutting geographically, staff recommends that these two CPA assessments be held in the same year, when they will overlap and may be able to share some staff time and resources.

### Neighborhood Associations

As of December 2019, there are 17 Neighborhood Associations in the Near North Valley CPA:

Acequia Jardin HOA	Rio Grande Boulevard NA
Alvarado Gardens NA	Rio Grande Compound HOA
District 7 Coalition of Neighborhood Associations*	Santa Barbara Martineztown NA*
Gavilan Addition NA	South Guadalupe Trail NA
Greater Gardner & Monkbridge NA	Spanish Walk NonProfit Corporation
Los Alamos Addition NA	Stronghurst Improvement Association Incorporated
Martineztown Work Group*	Symphony HOA Incorporated
Near North Valley NA	Thomas Village NA
North Valley Coalition*	
* Neighborhood Association that is in multiple CPAs.	



## Centers + Corridors

Centers	Corridors
<b>Activity Center</b> (12 <sup>th</sup> /Candelaria, Indian School)	<b>Main Street</b> (4 <sup>th</sup> St.)
<b>Employment Center</b> (Renaissance Center)	<b>Premium Transit</b> (I-25)
	<b>Major Transit</b> (I-40, Montaña Rd.)
	<b>Multi-modal</b> (4 <sup>th</sup> St, Menaul Blvd/.Indian School Rd., Rio Grande Blvd.)
	<b>Commuter</b> (2 <sup>nd</sup> St., I-25, I-40)

## Metropolitan Redevelopment Areas

Los Candelarias Village Center, Martineztown/Santa Barbara, North Corridor, Phoenix Ave

## Libraries and Community, Mutigenerational, and Senior Centers

Libraries	Community Centers	Other
Los Griegos Library	Los Duranes Community Center	Los Griegos Health & Social Service Center
	Valle Del Norte Community Center	North Valley Senior Center

## Schools

Elementary Schools	Middle Schools	High Schools + Other
North Valley Senior Center	Garfield Middle	Digital Arts & Technology Academy High
Cochiti Elementary	Mountain Mahogany Community School (K-8)	Juvenile Detention Center (6-12)
Duranes Elementary	The Montessori Elementary (K-8)	Los Puentes (6-12)
Griegos Elementary		Native American Charter Academy (6-12)
La Luz Elementary		Valley High
Macarthur Elementary		

## Other Considerations

- The North 4<sup>th</sup> St Corridor has seen increased development in recent years, with mixed-use development encouraged through the North 4<sup>th</sup> Corridor Plan, adopted in 2010.
- The BIA-owned Indian School property at 12<sup>th</sup> St. and Menaul Blvd. is under development, which will likely continue over several years in order to complete the various phases of development, which include mostly non-residential uses.
- The area along Edith Blvd. and the railroad is fairly industrial, with some low-density residential development mixed in among the heavier commercial uses. Much of the residential area was zoned industrial when the City first adopted zoning in the 1950s, which could be corrected if property owners would prefer zoning that matches their existing land uses.
- The Bosque/Rio Grande, which run along the western edge of the CPA, are a critical natural resource, both ecologically and culturally.
- The city limits along the northern portion of the Near North Valley are fairly irregular, such that the CPA includes some areas outside of the city limits, while portions of the city fall outside of the CPA, in the North Valley County CPA. Coordination with Bernalillo County will be important during this CPA assessment.
- Montaña Rd. on the north and I-40 on the south are important commuter corridors from residences west of the river to jobs east of the river. These corridors become barriers separating this community Planning Area from its neighbors to the north and south.

## North Albuquerque

The North Albuquerque Community Planning Area (CPA) is located between Montgomery Blvd and the northern city limits, and between I-25 and Eubank Blvd.

City Council District(s): 4 (Bassan), 8 (Jones)

APD Area Command(s): Northeast

County Commission District(s): 3 (Stebbins), 4 (Talbert), 5 (Pyskoty)

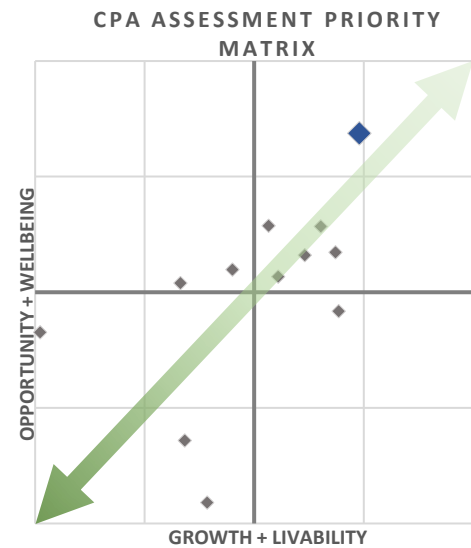
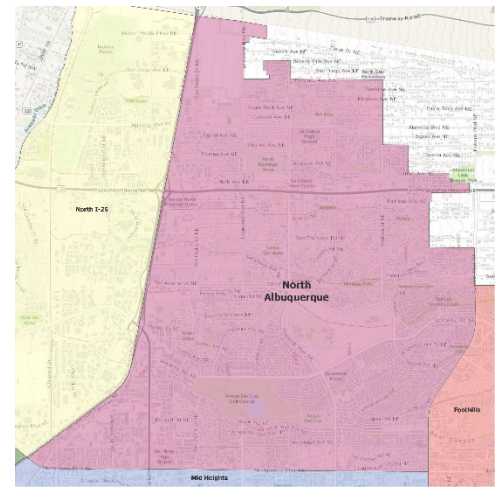
This CPA is made up primarily of low-density residential neighborhoods, with strip malls and shopping centers along the major roads. It has a fairly high population compared to other CPAs and has lost population over the past 5 years. Despite the loss in population, the number of building permits was above average, with low-density residential making up the majority of new development. This CPA is, on average, more affluent than other CPAs and has the second highest percentage of White residents after the Foothills CPA. It also has the highest percentage of residents with a high school diploma or higher education.

### Recommended Order

Staff recommends that this CPA be included in the **final year of the assessment cycle**. This CPA had the highest scores on both the Growth + Livability and Opportunity + Wellbeing indicators and had the highest overall score. Development pressure is low, and when new buildings are built, they are generally single-family homes.

### Neighborhood Associations

As of December 2019, there are 36 Neighborhood Associations in the North Albuquerque CPA:



Academy Estates East NA	Little Turtle HOA Incorporated
Academy Hills Park NA	Los Vigils HOA Incorporated
Academy North NA	Nor Este NA
Academy Park HOA	North Domingo Baca NA
Albuquerque Meadows Residents Association	North Hills NA
Arroyo Del Oso North NA	North Wyoming NA
Bear Canyon NA	Oakland Estates HOA
Cherry Hills Civic Association	Ocotillo HOA
Countrywood Area NA	Palomas Park NA
Del Norte NA	Quintessence NA
District 4 Coalition of Neighborhood Associations*	Quivera Estates HOA
District 8 Coalition of Neighborhood Associations*	San Antonio Condominium HOA
El Camino Hermoso HOA	Sonora HOA
Heritage East Association of Residents	Stonebrooke Estates HOA Incorporated
Heritage Hills NA	The Quail Springs NA
Highlands North NA	Trementina HOA
Keystone Park HOA	Vineyard Estates NA
Knapp Heights NA	West La Cueva NA

\* Neighborhood Association that is in multiple CPAs.

## Centers + Corridors

Centers	Corridors
<b>Activity Center</b> (Academy Village, Cherry Hills Village, Far North, La Cueva Center, Mountain Run)	<b>Premium Transit</b> (I-25)
	<b>Major Transit</b> (San Mateo Blvd.)
	<b>Multi-modal</b> (Alameda Blvd., Wyoming Blvd.)
	<b>Commuter</b> (I-25, Paseo del Norte)

## Metropolitan Redevelopment Areas

Del Rey

## Libraries and Community, Mutigenerational, and Senior Centers

Libraries	Community Centers	Other
Cherry Hills Library		North Domingo Baca Multigen Center

## Schools

Elementary Schools	Middle School	High Schools + Other
Arroyo Del Oso Elementary	Desert Ridge Middle	Del Norte High
Dennis Chavez Elementary		GREAT Academy High
Edmund G Ross Elementary		La Cueva High
Hubert H. Humphrey Elementary		Nex+Gen High
NM International School Elementary		
Osuna Elementary		

## Other Considerations

- The northern portion of this CPA, particularly along Alameda Blvd. closer to I-25, has a lot of undeveloped land, and there has been increasing interest in developing this area in recent years. There are also quite a few vacant parcels in the northeast corner of the CPA, where much of the development is very large lot single-family residential development.
- This CPA includes the former Coronado Airport, which is a large area of vacant land held in trust for Sandia Pueblo.
- This CPA includes the Arroyo del Oso Golf Course, which is connected to the larger trail system and provides a large greenspace for recreation and sense of open space in the area.

## North I-25

The North I-25 Community Planning Area (CPA) is located between Montañó Rd. and the northern city limits and between I-25 and Edith Blvd. Portions of this CPA where the city limits do not extend to Edith Blvd. are in the County.

City Council District(s): 4 (Bassan)

APD Area Command(s): Valley

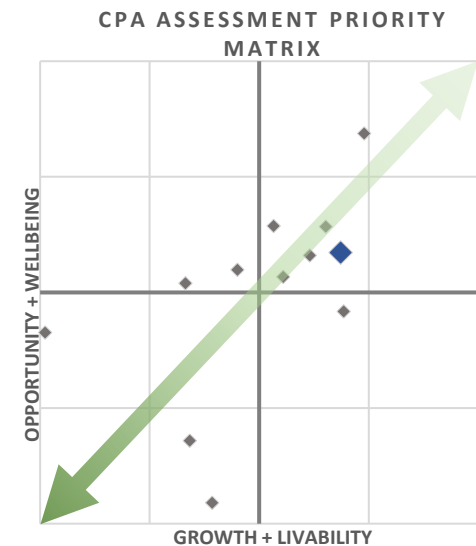
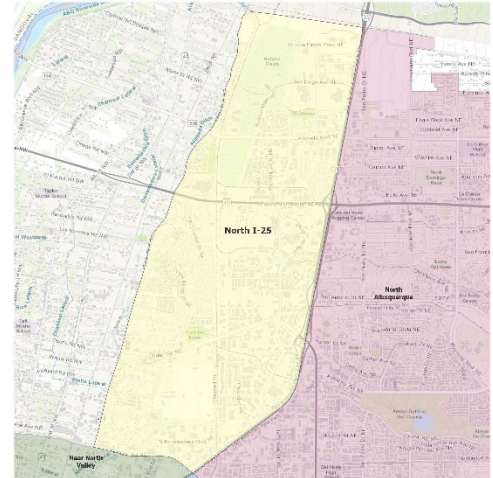
County Commission District(s): 1 (O'Malley), 4 (Talbert)

This CPA has a low population (less than 10,000 residents) because it is largely commercial and industrial development, but has seen fairly high population growth in recent years (over 3 times the average for all CPAs). This CPA had the fewest number of new building permits over the last year, all of which were non-residential. This CPA contains the Journal Center business park, which is an important employment center for the city. It also includes Balloon Fiesta Park, which is home to the annual Albuquerque International Balloon Fiesta, as well as a number of other large events throughout the year.

### Recommended Order

Staff recommends that this CPA be included in the **fifth year of the assessment cycle**. Development pressure in this area is relatively low compared to other CPAs, and its scores livability, opportunity, and wellbeing metrics placed this CPA above average for both indicators.

Because the Near North Valley and North I-25 CPAs had similar overall scores and are abutting geographically, staff recommends that these two CPA assessments be held in the same year, when they will overlap and may be able to share some staff time and resources.



## Neighborhood Associations

As of December 2019, there are 4 Neighborhood Associations in the North I-25 CPA:

District 4 Coalition of Neighborhood Associations*	Sun North Estates Property Owners' Association Inc
North Valley Coalition*	Wildflower Area NA
* Neighborhood Association that is in multiple CPAs.	

## Centers + Corridors

Centers	Corridors
<b>Employment Center</b> (Journal Center, North I-25, Renaissance Center)	<b>Premium Transit</b> (I-25/Jefferson St./Paseo del Norte)
	<b>Major Transit</b> (Montaño Rd., Osuna Rd.)
	<b>Multi-modal</b> (Jefferson St.)
	<b>Commuter</b> (Alameda Blvd., I-25, Paseo del Norte)

## Metropolitan Redevelopment Areas

Coronado

## Libraries and Community, Mutigenerational, and Senior Centers

None

## Schools

Elementary Schools	Middle School	High Schools + Other
Mission Avenue Elementary	21st Century Public Academy Middle	Corrales International (K-12)
	Sage Montessori (K-8)	Cottonwood Classical Preparatory (6-12)
		Explore Academy High

## Other Considerations

- The Journal Center is a major employment center, with offices for several large local companies, including the offices and printing center of the Albuquerque Journal. This business park is not entirely developed, and future development will have impacts on the surrounding area, as well as on the city in a larger way, as residents from around the city may be employed there. Future development of the Journal Center is likely to include multi-family residential development.
- Balloon Fiesta Park is an important draw to this area. During the Albuquerque International Balloon Fiesta, traffic around the park becomes an issue for nearby businesses and residents. Other large events at the park can create traffic and noise issues for neighbors.
- Alameda Blvd serves as an important commuter corridor from residences west of the river to jobs east of the river. The traffic passing through this CPA between the river crossing to the west and I-25 poses challenges for local trips within the area.
- The North I-25 CPA contains several heavy industrial uses, in addition to many manufacturing, warehousing, commercial, and office uses.
- There are several hazardous waste treatment, storage, and disposal facilities in the CPA, as well as one brownfield site.
- There are several low-density residential neighborhoods throughout the North I-25 CPA that are often surrounded by, or in proximity to, heavy commercial and manufacturing uses.

## Northwest Mesa

The Northwest Mesa Community Planning Area (CPA) is located between Montaña Rd./Gila Rd. and Black Arrow Rd./the northern city limits, and between the Rio Grande and the western city limits. Portions of this CPA are in the unincorporated County.

City Council District(s): 1 (Sena), 5 (Borrego)

APD Area Command(s): Northwest

County Commission District(s): 1 (O'Malley), 4 (Talbert)

The Northwest Mesa CPA is the most populous CPA, with almost twice the average population for all of the CPAs. This CPA also has the second highest growth rate, after the Mesa del Sol CPA, and the second highest number of building permits in the past year, after the West Mesa CPA, located directly south of the Northwest Mesa CPA. This CPA contains the Volcano Heights Urban Center, which is a large undeveloped area near the intersection of Unser Blvd and Paseo del Norte. The City's vision for this area is that it should be developed with more intense non-residential development and higher density residential development, to provide jobs and services for residents of the West Side. Residents of this CPA are fairly affluent, and it has the lowest percentage of residents living below the poverty line.

### Recommended Order

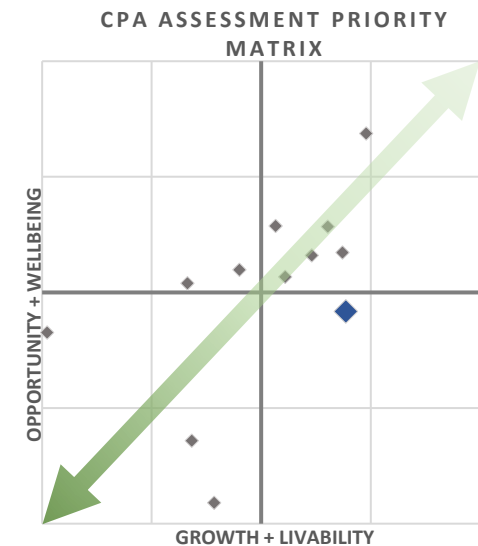
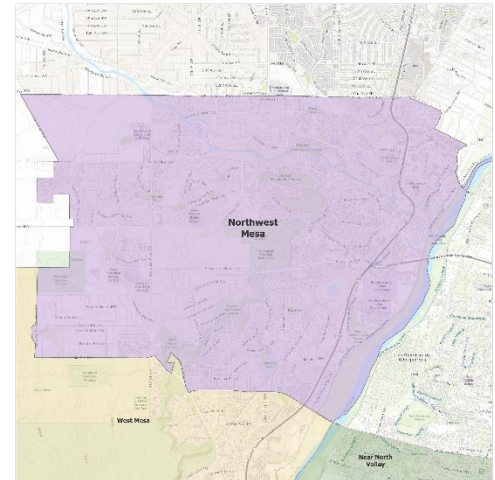
Staff recommends that this CPA be included in the **fourth year of the assessment cycle**. While this CPA scored relatively high on the Opportunity+ Wellbeing indicator, development pressure is high, which means that planning interventions may be useful to guide appropriate development. This CPA had a similar score to the West Mesa CPA, and these two CPAs are abutting. In addition, these two abutting CPAs have few community centers or similar facilities where meetings can be held. For this reason, staff recommends that these two CPAs be held in the same year, when they will overlap and may be able to share some staff time and resources.

### Neighborhood Associations

As of December 2019, there are 21 Neighborhood Associations in the Northwest Mesa CPA:

Bosque Montano HOA Incorporated	Rancho Sereno NA
Cottonwood Trails HOA	Richland Hills HOA
La Cuentista Subdivision Unit 1 HOA Incorporated	Rio Oeste HOA
Las Casitas Del Rio HOA	Seven Bar North HOA
Las Casitas Del Rio Unit 2 Subdivision HOA	Taylor Ranch NA*
Las Terrazas NA	The Estates at Mirehaven Community Association Inc
Mesa Ridge HOA Incorporated	The Paloma Del Sol NA
Molten Rock NA*	The Trails at Seven Bar South HOA Incorporated
Montecito Estates Community Association	Villa De Villagio HOA
Montecito West Community Association Incorporated	Westside Coalition of Neighborhood Associations*
Piedras Marcadas NA	

\* Neighborhood Association that is in multiple CPAs.



### Centers + Corridors

Centers	Corridors
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<b>Urban Center</b> (Volcano Heights)	<b>Premium Transit</b> (Paseo del Norte/Unser Blvd.)
<b>Activity Center</b> (Coors/Montaño Village, Coors/Paseo del Norte)	<b>Major Transit</b> (Coors Blvd., Ellison Rd., Golf Course Rd.)
<b>Employment Center</b> (Cottonwood Center)	<b>Multi-modal</b> (Paradise Blvd.)
	<b>Commuter</b> (Alameda Blvd., Coors Blvd. Bypass, McMahan St., Montaño Rd., Paseo del Norte, Unser Blvd.)

### Metropolitan Redevelopment Areas

None

### Libraries and Community, Mutigenerational, and Senior Centers

Libraries	Community Centers	Other
	Don Newton - Taylor Ranch Community Center	
	Paradise Hills Community Center	

### Schools

Elementary Schools	Middle School	High Schools + Other
Chamiza Elementary	James Monroe Middle	Cibola High
Marie Hughes Elementary	Lyndon B Johnson Middle	Creative Education Preparatory Institute High
Petroglyph Elementary	Tony Hillerman Middle	Volcano Vista High
Seven Bar Elementary		
Sierra Vista Elementary		
Sunset View Elementary		
Tierra Antigua Elementary		
Ventana Ranch Elementary		

### Other Considerations

- In addition to the undeveloped Volcano Heights Urban Center, there remain several undeveloped areas throughout this CPA. Most of these areas are subdivided for single-family development but may or may not develop as such in the future, depending on market forces.
- This CPA borders on the Petroglyph National Monument and includes the Northern Geologic Window, the Piedras Marcadas Canyon, and the Boca Negra Canyon. Development within and adjacent to the Petroglyph National Monument is limited by zoning regulations to protect that natural and cultural resource.
- The Northwest Mesa CPA includes 3 river crossings, including Alameda Blvd., Paseo del Norte, and Montaño Rd., which forms the boundary between this CPA and the West Mesa CPA. Congestion along river crossings is an important consideration for future development. Additional residential development on the West Side may increase demand for these crossings, while non-residential development may help improve the jobs-to-housing ratio, which could relieve congestion on those crossings.
- Paradise Hills and Alban Hills, which are primarily residential subdivisions, are in the Northwest Mesa CPA but are not within the city limits; they are part of the unincorporated county. This means that City policies and regulations do not apply within these two communities, and coordinating with the County will be important during this CPA assessment.
- Potential future development along Atrisco Vista Blvd. or the planned road, Paseo del Volcan, is outside of this CPA (mostly in the West Mesa CPA and outside of the city limits) but could impact future development of this CPA, as well as travel through the CPA.



## Southwest Mesa

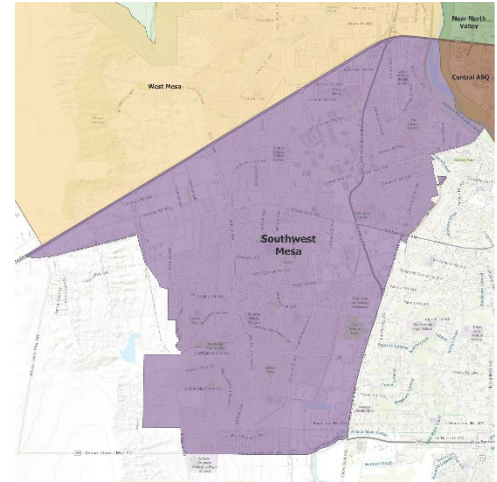
The Southwest Mesa Community Planning Area (CPA) is located between I-40 and Dennis Chavez Blvd., and between the Rio Grande/Old Coors Blvd. and the western city limits. Portions of this CPA are in the County.

City Council District(s): 1 (Sena), 3 (Peña)

APD Area Command(s): Southwest

County Commission District(s): 1 (O'Malley), 2 (Quezada)

This CPA has the third highest population, and its population growth is about average for all CPAs. It had the third highest number of new building permits, which were primarily for low-density residential development. Meanwhile, this CPA had the third highest number of substandard buildings, indicating opportunities for redevelopment and need for reinvestment. This CPA has the highest percentage of residents of color and the second highest percentage of residents with limited English proficiency. It has the fourth highest percentage of residents living below the poverty line and high percentages of households spending more than 30% of their incomes on housing.

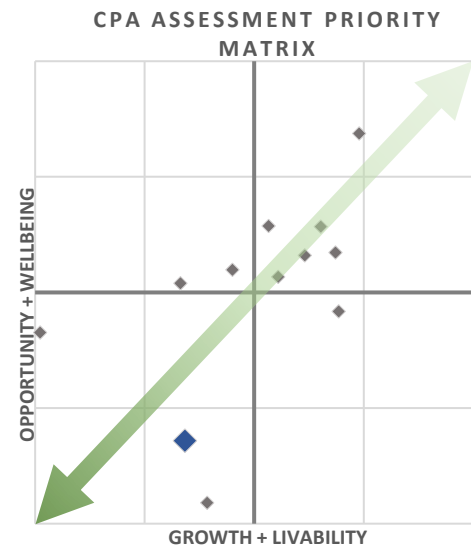


### Recommended Order

Staff recommends that this CPA be included in the **first year of the assessment cycle**. Its scores for both the Opportunity+ Wellbeing and Growth + Livability indicators indicate a strong need for planning and investment of City resources.

Staff piloted a CPA assessment in this CPA in 2021. Due to COVID restrictions and staffing challenges, Planning staff will continue the assessment for a second year in 2022.

The Planning Department is in the process of hiring a consultant team to begin this assessment while the Planning Department hires adequate staff to complete the assessment.



### Neighborhood Associations

As of December 2019, there are 20 Neighborhood Associations in the Southwest Mesa CPA:

Alamosa NA	Riverview Heights NA
Anderson Heights Master Association Inc	Route 66 West NA
Anderson Hills HOA	Skyview West NA
Anderson Hills NA	South Valley Coalition of Neighborhood Associations*
Avalon NA	South West Alliance of Neighborhoods Coalition
Blossom Ridge at Anderson Hills NA Inc	Torretta Oeste HOA
Crestview Bluff Neighbors Association	Vista Magnifica Association
Los Altos Civic Association	West Mesa NA
Los Volcanes NA	Westgate Heights NA
Orchards at Anderson Heights Subassociation Inc	Westside Coalition of Neighborhood Associations*

\* Neighborhood Association that is in multiple CPAs.

## Centers + Corridors

Centers	Corridors
<b>Activity Center</b> (118 <sup>th</sup> /Dennis Chavez. 98 <sup>th</sup> /Gibson, Atrisco, West Route 66)	<b>Main Street</b> (Central Ave.)
	<b>Premium Transit</b> (Central Ave.)
	<b>Major Transit</b> (Arenal/86 <sup>th</sup> /Benavides, Central Ave., Coors Blvd., Tower Rd.)
	<b>Commuter</b> (I-40, Dennis Chavez Blvd., Unser Blvd.)

## Metropolitan Redevelopment Areas

### West Central

## Libraries and Community, Mutigenerational, and Senior Centers

Libraries	Community Centers	Other
Alamosa / Robert L Murphy Library	Ted M. Gallegos/Alamosa Community Center	Alamosa Health & Social Service Center
Central & Unser Library	Joan Jones Community Center	Los Volcanes Senior Center
Westgate Library	West Mesa Community Center	
	Westgate Community Center	

## Schools

Elementary Schools	Middle School	High Schools + Other
Alamosa Elementary	La Promesa Early Learning Center (K-8)	La Academia de Esperanza (6-12)
Carlos Rey Elementary	Jimmy Carter Middle	Nuestros Valores High
Edward Gonzales Elementary	John Adams Middle	Robert F. Kennedy High
Helen Cordera Elementary	Truman Middle	West Mesa High
Lavaland Elementary		
Mary Ann Binford Elementary		
Rudolfo Anaya Elementary		

## Other Considerations

- Much of the area within this CPA is made up of single-family residential developments (some not yet developed), with areas zoned for non-residential development along Central Ave., Bridge Blvd., and in Westgate, at the intersection of Snow Vista Blvd. and Gibson Blvd. In addition, the area between Central Ave. and I-40 includes the Atrisco Business Park, a planned business park with a Master Development Plan that is partially developed, but there are multiple opportunities for additional non-residential development.
- I-40 and Central Ave. are the 2 river crossings that serve this CPA, both of which are heavily used.
- The city limits in this area are fairly unclear, with several “flagpole annexations.” For this reason, the CPA includes portions of unincorporated county and there are some areas, particularly along Atrisco Dr and Goff Rd, within the city limits that don’t fall within a City CPA. Coordination with the County during this CPA assessment will be important.

## West Mesa

The West Mesa Community Planning Area (CPA) is located between I-40 and Montaña Rd./Gila Rd. and between the Rio Grande and the western city limits. A large portion of this CPA is made up of the Petroglyph National Monument, the Northwest Mesa Escarpment, and the Volcanoes, as well as Double Eagle II Airport.

City Council District(s): 1 (Sena), 5 (Borrego)

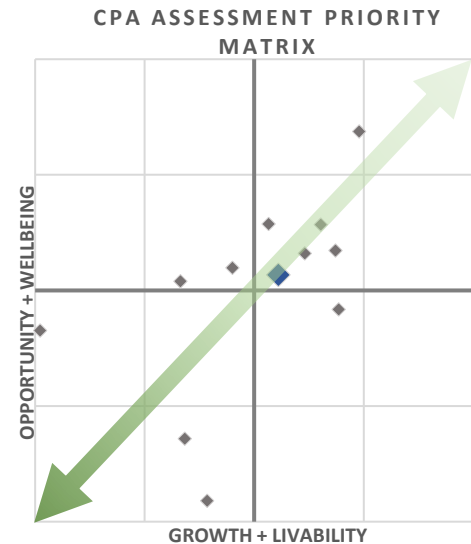
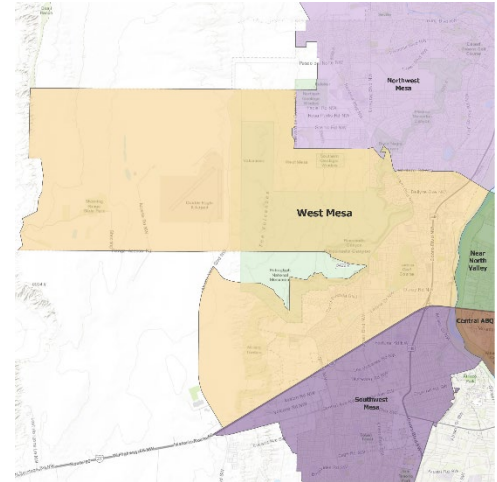
APD Area Command(s): Northwest

County Commission District(s): 1 (O'Malley)

Unlike its neighbors to the north and south, the West Mesa CPA has a population closer to the average for all CPAs and had a below-average growth rate. Still, this CPA had the highest number of new building permits over the past year, made up almost exclusively of low-density residential development. This may indicate that although growth was slow in the mid-2010s, it is likely to increase more quickly in the near future. Much of this CPA is made up of the Petroglyph National Monument and the Double Eagle II Airport, which limit the area that can be developed somewhat. However, potential future development of Atrisco Vista Blvd. and Paseo del Volcan may open up opportunities for growth both within this CPA and in the unincorporated county to the west. This CPA includes Westland, a planned community at the west edge of the city limits, and reaches almost to the planned community of Santolina south of I-40.

### Recommended Order

Staff recommends that this CPA be included in the **fourth year of the assessment cycle**. Overall, this CPA scored near the average for both the Opportunity + Wellbeing and Growth + Livability indicators. This CPA abuts and had a similar score to the Northwest Mesa CPA. In addition, these two CPAs have few community centers or similar facilities where meetings can be held. For this reason, staff recommends that these two CPAs be held in the same year, when they will overlap and may be able to share some staff time and resources.



## Neighborhood Associations

As of December 2019, there are 33 Neighborhood Associations in the West Mesa CPA:

Del Webb Mirehaven NA	Santa Fe Village NA
Grande Heights Association	SR Marmon NA
La Luz Del Sol NA	St Josephs Townhouse Association
La Luz Landowners Association	Story Rock HOA
Ladera Heights NA	Taylor Ranch NA*
Ladera West NA	The Courtyards NA
Las Lomas NA	The Enclave at Oxbow HOA
Laurelwood NA	The Manors at Mirehaven Community Association Inc
Molten Rock NA*	Tres Volcanes NA
Oxbow Bluff HOA	Villa De Paz HOA Incorporated
Oxbow Park HOA	Vista De La Luz HOA
Oxbow Village HOA	Vista Grande NA
Parkway NA	West Bluff NA
Quaker Heights NA	Western Trails Estates HOA
Rancho Encantado HOA	Westside Coalition of Neighborhood Associations*
Rinconada Point Association Incorporated	Windmill Manor Place Subdivision HOA
San Blas HOA	

\* Neighborhood Association that is in multiple CPAs.

## Centers + Corridors

Centers	Corridors
<b>Activity Center</b> (Coors/I-40 Center, Coors/Montaño Village, Ladera, Westland)	<b>Major Transit</b> (Coors Blvd.)
<b>Employment Center</b> (Double Eagle II Airport)	<b>Commuter</b> (I-40, Atrisco Vista Blvd., Montaño Rd., Unser Blvd.)

## Metropolitan Redevelopment Areas

None

## Libraries and Community, Multigenerational, and Senior Centers

Libraries	Community Centers	Other
Taylor Ranch Library		

## Schools

Elementary Schools	Middle School	High Schools + Other
Chaparral Elementary	Christine Duncan's Heritage Academy (K-8)	Albuquerque Talent Development Secondary High
Horizon Academy West Elementary	Tres Volcanes Community Collaborative (K-8)	School on Wheels Western Trails Campus High
Painted Sky Elementary		SW Aeronautics, Math & Science Academy (6-12)
Susie Rayos Marmon Elementary		

## Other Considerations

- The potential development of Atrisco Vista and Paseo del Volcan, as well as the planned communities, Westland and Santolina, may have an important impact on this CPA. While much of this development, except for Westland, is outside of the city limits, there will likely be increased traffic and demand for goods and services within this CPA and the Southwest Mesa CPA.
- This CPA borders the Petroglyph National Monument and includes the Southern Geologic Window and the volcanoes. Development within and adjacent to the Petroglyph National Monument is limited by zoning regulations in order to protect that natural and cultural resource.