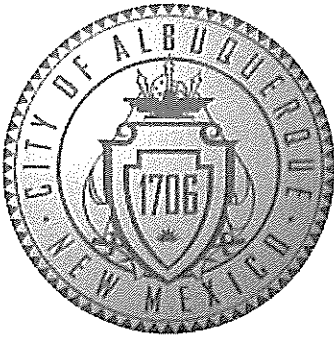


EC-23-390




**CITY OF ALBUQUERQUE**  
Albuquerque, New Mexico  
Office of the Mayor

**INTER-OFFICE MEMORANDUM**

October 31, 2023

**TO:** Pat Davis, President, City Council

**FROM:** Timothy M. Keller, Mayor 

**Subject:** Project # PR-2023-0091107 SI-2023-01384- Community Planning Area Assessment Report - Southwest Mesa

This executive communication (EC) serves to transmit the Southwest Mesa Community Planning Area (CPA) Assessment Report to the City Council for its acceptance. The Southwest Mesa CPA Assessment Report is the second CPA assessment report to be completed of the City's 12 CPAs.

**REQUEST**

The request was for EPC to review and recommend the acceptance of the CPA Assessment Report for the Southwest Mesa CPA. The Southwest Mesa CPA is located generally south of I-40 and west of Coors Blvd. to the City limits.


At its September 21 2023 hearing, the EPC voted to forward a recommendation of APPROVAL to the City Council. The Official Notification of Decision contains the EPC's findings and recommended conditions.

**Title/Subject of Legislation: Project # PR-2023-009110 SI-2023-01384- Community Planning Area Assessment Report – Southwest Mesa**

**Approved:**

**Approved as to Legal Form:**

  
Samantha Sengel      Date  
Chief Administrative Officer

  
Lauren Keefe      Date  
City Attorney

**Recommended:**

  
Date  
Alan Varela  
Planning Director

## Cover Analysis

### 1. What is it?

An executive communication (EC) to transmit the Southwest Mesa Community Planning Area (CPA) Assessment Report, which EPC recommended that the City Council accept, to the City Council. The CPA assessment process is a community-based, long-range planning effort to enable residents, business owners, property owners, neighborhood associations, community groups, and other stakeholders to determine the future of their community and prioritize actions to get there.

### 2. What will this report do?

The CPA assessment report contains new, place-specific policies that should be adopted into the Comprehensive Plan. The Action Plan documents specific projects and programs the City and other partners should undertake to achieve community priorities.

### 3. Why is this project needed?

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

The Comprehensive Plan includes CPA assessments in Chapter 14 Implementation as Strategic Action 4.3 to implement the City's vision, goals, and policies.

Council Resolution R-22-42 (Enactment #R-2022-061) establishes the order of CPA assessments. The Southwest Mesa CPA Assessment Report is the second of 12 CPAs to be completed.

The Integrated Development Ordinance (IDO) establishes parameters for CPA assessments in Subsection 14-16-6-3(E) Community Planning Area Assessments. The IDO requires that CPA assessment report recommendations accepted by the City Council be included in policy updates to ranked plans (e.g. the Rank 1 Comprehensive Plan or a Rank 2 Facility Plan) and/or regulatory updates in the IDO annual update at least every five years.

### 4. How much will it cost and what is the funding source?

N/A- a FIA is not required for an EC.

### 5. Is there a revenue source associated with this Plan? If so, what level of income is projected?

No. N/A.

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PLANNING DEPARTMENT  
URBAN DESIGN & DEVELOPMENT DIVISION  
600 2nd Street NW, 3rd Floor, Albuquerque, NM 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3860 Fax (505) 924-3339



## OFFICIAL NOTIFICATION OF DECISION

September 21, 2023

City of Albuquerque  
Urban Design & Development Division  
Attn: Rebecca Bolen  
1 Civic Plaza  
Albuquerque NM, 87102

**Project # PR-2023-009110**  
**SI-2023-01384- Community Planning Area Assessment**  
**Report - Southwest Mesa**

### LEGAL DESCRIPTION:

Rebecca Bolen, City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the Southwest Mesa CPA, an area generally between the following boundaries: I-40 to the north, Dennis Chavez Blvd. to the south, City municipal limits to the west, and Coors Blvd. to the east., to the EPC for review and comment pursuant to IDO 14-16-6-3(E)(7).

Staff Planner: Catalina Lehner, AICP

On September 21, 2023 the Environmental Planning Commission (EPC) voted to forward a recommendation to the City Council that it ACCEPT Project # PR-2023-009110, SI-2023-01384- Community Planning Area Assessment Report - Southwest Mesa, based on the following Findings:

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.

Sincerely,

*Catalina Lehner*

for Alan M. Varela,  
Planning Director

AV/CL

cc: City of Albuquerque Planning Department, Urban Design & Development Division [rbolen@cabq.gov](mailto:rbolen@cabq.gov)  
Julie Radoslovich, [julieradoslovich@gmail.com](mailto:julieradoslovich@gmail.com)  
Legal, [dking@cabq.gov](mailto:dking@cabq.gov)  
EPC File



# 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

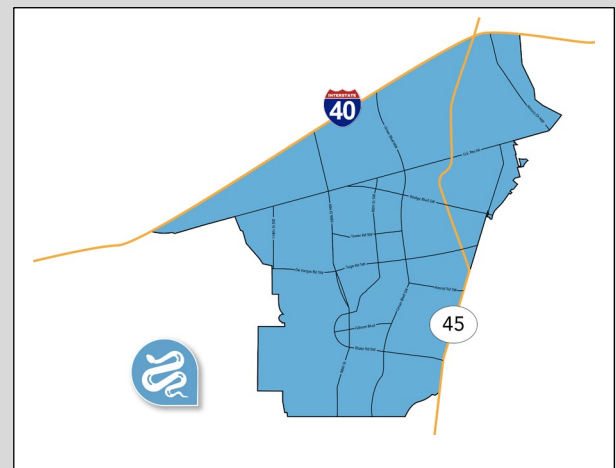
The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Southwest Mesa CPA, located generally south of Interstate 40, north of Dennis Chavez Blvd., east of the western City limits, and west of the Rio Grande and Coors Blvd. The Southwest Mesa area 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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SWMCPA Assessment Report – separate attachment due to size of document.

## ***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



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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.

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*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.*

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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*

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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*

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*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*

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*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.*

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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



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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

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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

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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.

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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 21<sup>st</sup> 2021 to December 15<sup>th</sup> 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 19<sup>th</sup> and June 8<sup>th</sup> 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.

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

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***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.**

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***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

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**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

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**CITY OF ALBUQUERQUE  
CITY COUNCIL**

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**INTEROFFICE MEMORANDUM**

**TO: Timothy M. Keller, Mayor**

**FROM: Stephanie M. Yara, Director of Council Services**

*SMY 7/1/20*

**SUBJECT: Transmittal of Legislation**

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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 5<sup>th</sup> year; and

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

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

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

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

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

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

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

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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.

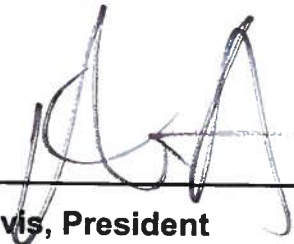
1 Capacity building will occur online, via telephone, and via mail, and will  
2 commence in person when it is deemed safe to do so.

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1 PASSED AND ADOPTED THIS 29<sup>th</sup> 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.

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

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.

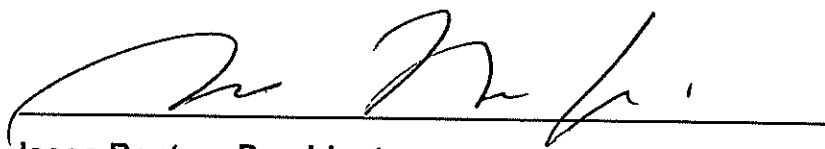
10 Section 7. EFFECTIVE DATE. This Resolution shall take effect five days  
11 after publication by title and general summary.

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

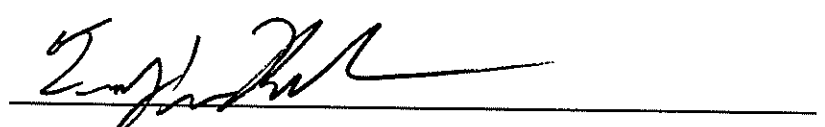
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Isaac Benton, President  
City Council

APPROVED THIS 26 DAY OF August, 2022

Bill No. R-22-42



Timothy M. Keller, Mayor  
City of Albuquerque

ATTEST:



Ethan Watson, City Clerk

[+Bracketed/Underscored Material+] - New  
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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)
		<b>Appeals</b>
		<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](mailto: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 21<sup>st</sup>. Final staff reports will be available about one week prior, on September 14<sup>th</sup>.
- 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](mailto: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:

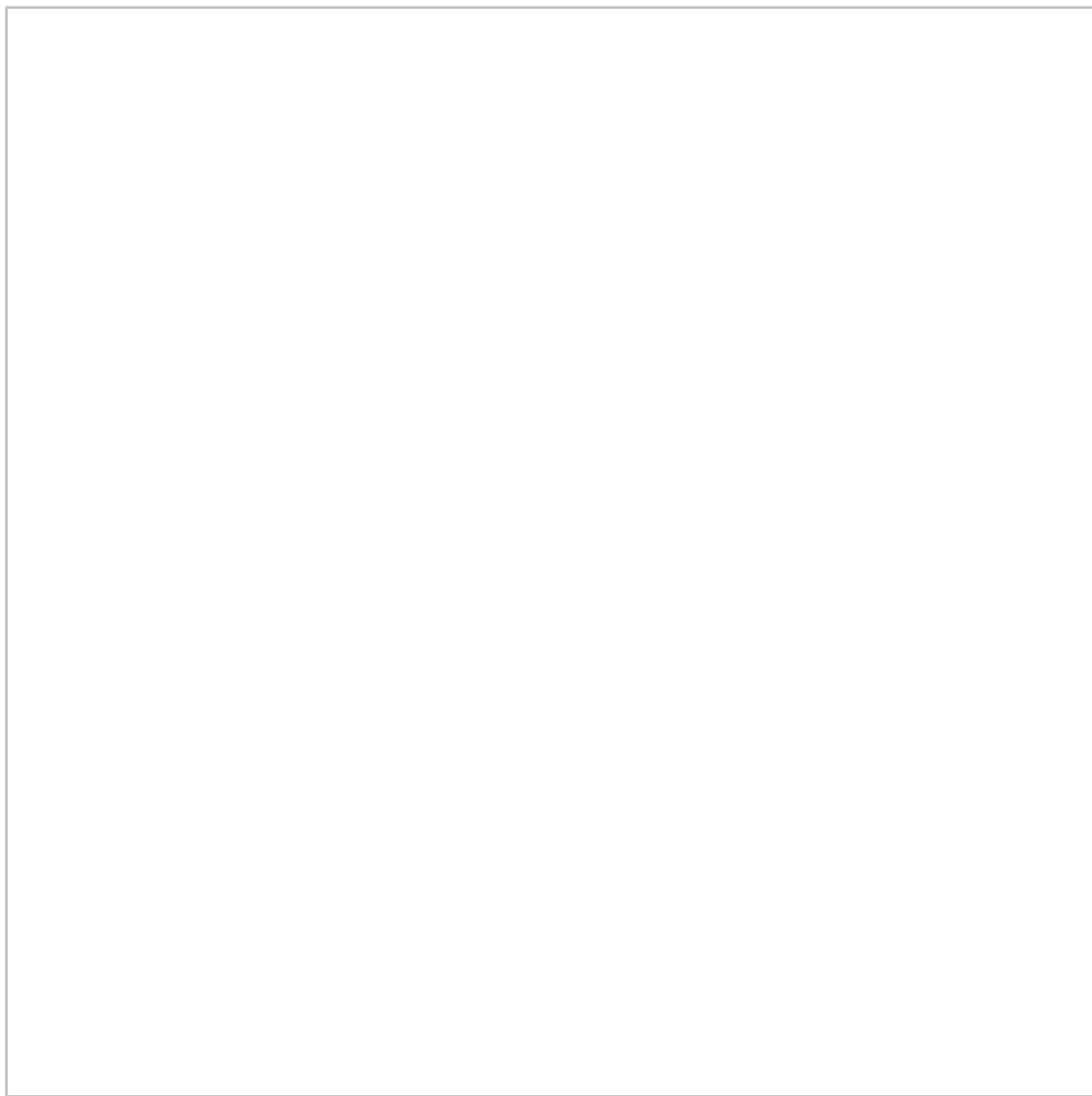
EPC Chair Timothy MacEachen  
Email: [abctoz@cabq.gov](mailto:abctoz@cabq.gov)  
Mail: 600 2nd Street, Albuquerque, NM 87104

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](mailto: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](mailto: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

[Add us to your address book](#)

Want to change how you receive these emails?  
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](mailto:clehner@cabq.gov)

[cabq.gov/planning](http://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>



CITY OF ALBUQUERQUE

# SOUTHWEST MESA COMMUNITY PLANNING AREA ASSESSMENT



As Accepted By City Council on XX/XX 20XX



IMPROVING PLACE FROM PLANNING TO ZONING



ONE  
ALBUQUE  
RQUE



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

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

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



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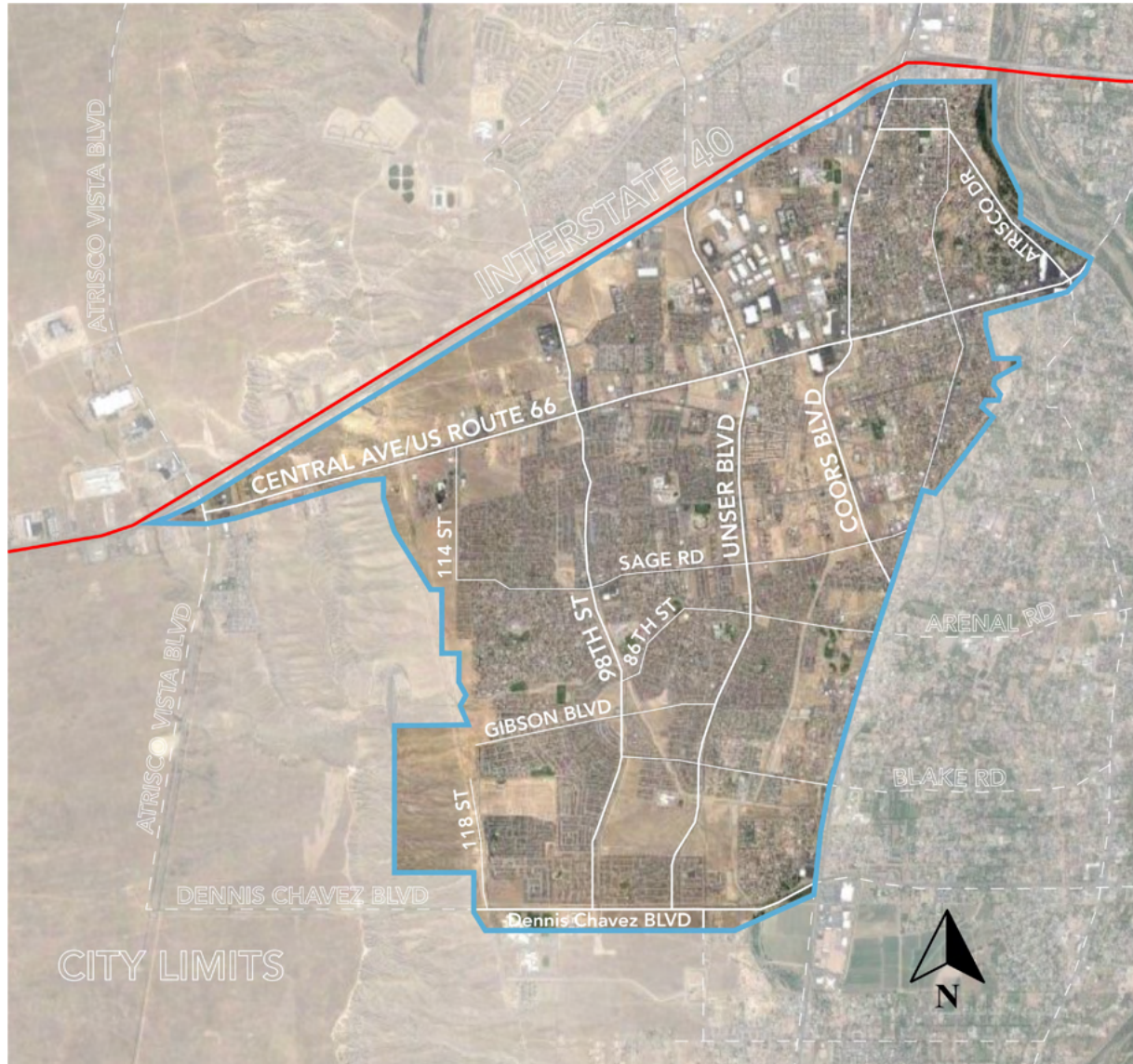


# PART 1.

# INTRODUCTION



**FIGURE 1.** SOUTHWEST MESA COMMUNITY PLANNING AREA



# 1. INTRODUCTION

Stretching between I-40 to the north, Dennis Chavez Boulevard to the south, and between the city limit to the west and Coors Boulevard to the east, the Southwest Mesa Community Planning Area (CPA) encompasses many distinct neighborhoods. The Southwest Mesa has rural areas near the Rio Grande as well as old and new subdivisions toward the west. It also includes a stretch of Historic Route 66.

The Southwest Mesa is home to some of the oldest families in Albuquerque, who are very proud of their cultural heritage. The region's rich history and cultural traditions find expression in place names and in past settlements - first by Pueblo Indians, then by the Spanish and Mexican people. The pattern of land use and settlement that exists today began with the land grant communities established during the 1690s and early 1700s following the reconquest of New Mexico by the Spanish. Development that occurred throughout the following centuries has altered aspects of both the built and natural environment, including land use patterns, but the historical character and form of many neighborhoods remains evident today.

## 1.1 Overview

The City of Albuquerque's CPA assessment process works with residents, community members, and businesses in each area to document existing conditions, discover what's working or not working, and identify assets to leverage for future successes.

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

## 1.2 Purpose

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



*Caption: Community Walk at the Unser Library*



*Caption: Planning Staff Tabling at West Fest*



*Caption: Assets & Opportunities Activity at Rio Grande High School*

and policies that can lead to transformative changes in the community.

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

CPA assessments will be a vital tool over the years to implement and track the Comp Plan and identify changes needed to better serve and protect neighborhoods.

### 1.3 CPA Process

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

The CPA assessment process is a community-based approach to enable residents, business owners, property owners,

neighborhood associations, community groups, and other stakeholders to determine the future of their community and the priority actions needed to get there.

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

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

In all cases, future development and planning should respect and strengthen existing communities, enhance their distinctive qualities, and provide more opportunities for residents to satisfy their daily needs.



**Caption:** Community Walk at Pat Hurley Park



**Caption:** Community Walk at the West Mesa Community Center



**Caption:** Activity at the Central & Unser Library

**FIGURE 2.** CPA ASSESSMENT PROCESS



## 1.4 Engagement

The Southwest Mesa CPA Assessment kicked off in March of 2021. The kick off meetings introduced the process to the public and garnered input on Assets & Opportunities in the CPA. Four open houses, approximately ten virtual meetings and focus groups, and three walk audits were held during the Spring and early Summer of 2021. During the Fall and Winter of 2021, the CPA team did in-person tabling at community events throughout the Southwest Mesa CPA.

Throughout 2022, the CPA team and Groundwork Studio conducted a range of engagement activities in the Southwest Mesa CPA, including community walks and tabling at community centers, senior centers, community events, and block parties.

The CPA team reviewed and analyzed all of the input submitted in 2021 and 2022, and in early 2023 began developing and scheduling additional outreach around the topics that community members identified as priorities. The engagement strategy included revisiting some community groups and venues, such as community centers, senior centers, and local events, with outreach activities centered around special topics related to economic development, parks and open space, housing, and community identity. For a complete summary of the public input, see the Public Engagement Appendix (Part 8) at the end of this report.

**TABLE 1. Engagement Summary**

Date	Type of Engagement	# of Participants	Description
MARCH 2021	OPEN HOUSES	25+	Planning Staff hosted 4 Open Houses, presented information about the CPA assessment process, and participants identified local assets and opportunities.
MAY AND JUNE 2021	FOCUS GROUPS	25+	Staff from many City Departments attended focus groups, along with interested members of the public to discuss possible actions related to community-identified assets and opportunities.
APRIL THROUGH JUNE 2021	WALK AUDITS	25+	Planning Staff led several walk audits with members of neighborhood and homeowner associations.
MARCH THROUGH MAY 2021	INSTAGRAM	500+	Instagram users posted with the CPAs hashtag to submit their photos to the contest and give input
MARCH 2021 THROUGH DECEMBER 2022	MEETINGS AND COMMUNITY EVENTS	500+	Planning Staff conducted outreach at approximately 30 community events and meetings throughout the CPA process.
APRIL AND MAY 2022	COMMUNITY WALKS	40	Planning Staff hosted weekly community walks during Spring 2022 to build relationships between staff, community members, and community partners.
APRIL 2023	CANDID COMMUNITIES	50+	Planning partnered with Arts Hub and Rio Grande High School's Community School Council to coordinate on a photography projects that invited young people to respond to a set of prompts with photos.
APRIL 2023	PARK ACTIVATION OUTREACH	50+	Planning Staff conducted outreach to learn about what kinds of activities community members would like to see in parks.
APRIL AND MAY 2023	STAKEHOLDER INTERVIEWS	10-20	Planning Staff held numerous stakeholder interviews with subject matter experts on a range of topics centered around priorities expressed by community members during the CPA Assessment Process.
ONGOING	ONLINE SURVEYS	100+	Respondents identified high-priority topics and submitted their ideas.
JULY 2023	CELEBRATION	200+	A Celebration was held to display the report and celebrate everyone that contributed to it.



# PART 2.

# COMMUNITY CONTEXT



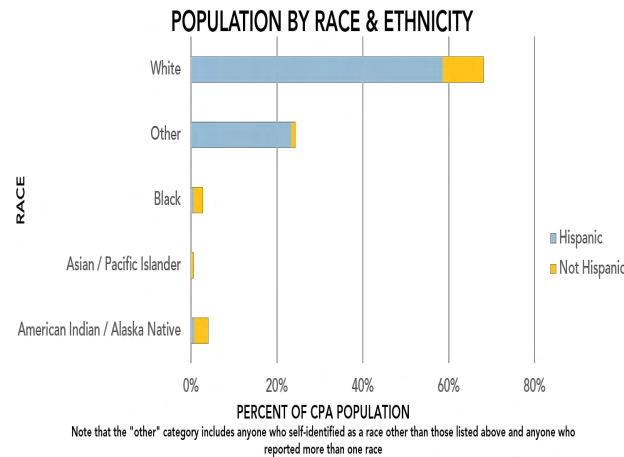


# 2. COMMUNITY CONTEXT

## 2.1 Area Description

Southwest Mesa is home to some of the oldest families in Albuquerque, including the heirs of the Atrisco Land Grant, one of the Spanish Land Grants of 1692, which is located in the modern-day South Valley. The region’s rich history and cultural traditions find expression in place names honoring past settlements – first by Pueblo Indians, then by Spanish and Mexican people.

Stretching between I-40 to the north, Dennis Chavez Boulevard to the south, and between the city limit to the west and Coors Boulevard to the east, the Southwest Mesa Community Planning Area (CPA) encompasses many multigenerational neighborhoods throughout the South Valley and the mesa top. Southwest Mesa has rural areas near the South Valley and Rio Grande as well as old and new subdivisions toward the west. It also includes a stretch of Historic Route 66 where some of Albuquerque’s most active lowrider clubs cruise on a weekly basis. The CPA process embraced the many connections between the Southwest Mesa and South Valley.



**Caption:** Population By Race & Ethnicity

### Design & Character

- Gateway to Albuquerque from the west, where Route 66 heads away from I-40
- Acequias and arroyos, serving as linear open space and east/west pedestrian connections, in addition to their uses for irrigation and stormwater control
- Arid mesa environment characterized by sand flats, dunes, and escarpments dotted with scrub juniper and sage
- Views of the Bosque, the Sandia Mountains, Downtown, and city lights at night to the east

## 2.2 Demographics

More than 78,000 people live in the Southwest Mesa CPA, making up about 13% of the population of Albuquerque. The population of this area continues to grow, while other areas of the City are maintaining or even losing population. Southwest Mesa is younger than the city as a whole. Remarkably, seventy percent (70%) of the people who live in Southwest Mesa are under 45 years old, compared to about 60% of people in the city.

Twenty-two percent (22%) of the people living in Southwest Mesa have not obtained a high school diploma or GED. Almost half of the people (45%) living in Southwest Mesa have some experience in higher education. In comparison, about 70% of people have some experience in higher education in Albuquerque overall.

Eighty-three percent (83%) of the community members who live in Southwest Mesa identify as Hispanic or Latino, which is significantly higher than the City as a whole, where about 50% of people identify as Hispanic or Latino.

Most people own their homes in Southwest Mesa, with renters occupying about 30% of the housing in the area. Housing affordability is typically measured by the percentage of income that a household spends on housing. Households that spend more than 30% of their household income on housing are considered to be cost-burdened. Based on this threshold, 33% of homeowners and 60% of renters in Southwest Mesa are cost-burdened. More people face this challenge in Southwest Mesa than in Albuquerque overall, where less than a third of homeowners and less than half of households that rent are putting more than 30% of their income toward housing costs.

In Southwest Mesa, 19% of households live below the poverty line, which is similar to Albuquerque overall. Most people (58%) in this area earn less than \$50,000 a year, with 32% earning between \$25,000 and \$49,000. This is a slightly higher percentage than Albuquerque overall. A bigger difference is seen between those earning more than \$100,000 a year, making up 7% of the SW Mesa population, compared to 23% citywide.



**Caption:** Agriculture Remains An Important Aspect of the Area's Identity

## 2.3 History

The history of Southwest Mesa is interlinked with the histories of the Atrisco Land Grant and the South Valley. People have lived in the Southwest Mesa CPA area for over 7,000 years, starting when significant trade routes through the region were established by the Anasazi and Mogollon peoples. More than thirty archaeological sites in the area feature evidence of Indigenous pueblos and historic Spanish Villages.

When the Spanish arrived, they settled throughout the area and along the Rio Grande. In the 1600s, ancestral Puebloans fought and expelled the Spanish in what is called the Pueblo Revolt. The Indian Pueblo

Cultural Center describes the 1680 Pueblo Revolt as a “revolution against Spanish religious, economic, and political institutions imposed upon the Pueblos.”<sup>1</sup> The Southwest Mesa and surrounding areas are still home to many Indigenous people, who continue to steward the land and lead communities in the area.

After 1700, four Spanish land grant communities were established in the area, although their exact locations are now unknown, because land ownership records were only partially maintained over time. People from these settlements still live in the area. This area has historically been common grazing land for those who settled here along the Rio Grande. In 1706, the City of Albuquerque was founded and took

<sup>1</sup> “A Brief History of the Pueblo Revolt.” Indian Pueblo Cultural Center, August 6, 2020. <https://indianpueblo.org/a-brief-history-of-the-pueblo-revolt/>.

on a governing role, but the land in SW Mesa, especially near the Rio Grande, has continued its historic, agricultural traditions through large- and small-lot farming.

## The name “Atrisco” stems from a Nahuatl word “atlixo,” which translates as “surface of a body of water.”

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The City of Albuquerque began annexing land located within the Southwest Mesa CPA throughout the latter half of the 1900s. Land in the eastern portion of the CPA and along Central Avenue was annexed in the 1940s and 1950s. A large portion of land located in the southern part of Southwest Mesa was annexed in the 1960s. In the 1970s, 1980s, and 1990s, smaller areas were incorporated into City boundaries. In some cases, land was annexed after it was originally developed; in other cases, development occurred following annexation.

These annexations left irregular jurisdictional boundaries in some areas of the Southwest Mesa, where the City carved areas out of the unincorporated areas of Bernalillo County. Suburban and auto-oriented development patterns commonly associated with mid- and late-twentieth century development remain evident today. For more information on these development patterns and urban design in the Southwest Mesa, see Section 3.4 of this report.

In 1967, the State Legislature allowed the Atrisco Land Grant to form a private corporation, the Westland Development Co., to take over common lands, with heirs of the original settlers receiving shares in the company. Westland manages about 57,000 acres of Atrisco’s land. Two-thousand (2,000) of Petroglyph National Monument’s 7,236 acres in the southern area, called Mesa Prieta, were once part of the Atrisco Land Grant.<sup>2</sup>

Development and planning efforts evolved over the latter half of the 20th century. Since the 1960s, the stretch of Central Avenue from the river to Coors Boulevard, commonly referred to as “West Central,” has seen the economy shift from tourist-related development, to neighborhood-

serving and community-wide businesses. Prior to the adoption of the IDO, planning efforts for Southwest Mesa focused on major transportation routes, such as West Central / Route 66 and the Coors Corridor. The historic West Mesa community and the Tower-Unser area, which was originally subdivided in 1944 as part of the Town of Atrisco Grant, were also the focus of separate planning efforts. Over the past few decades, development in the area has been dominated by the construction of single-family housing. Commercial development has not occurred at the same pace as residential development, and residents have expressed that there is a lack of commercial amenities near their homes.

City Councilor Klarissa Peña, whose district includes many of the businesses along West Central, has worked to provide more signage, lighting, and other infrastructure to celebrate this unique stretch of Route 66. Councilor Peña was instrumental in raising the funds to construct the West Central Visitors Center, which broke ground in September 2021. The visitors center is intended to enrich the cultural heritage of West Central through a wide variety of programming. For more information about the Visitors Center, see Section 4.12.4.

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<sup>2</sup> “History of the Atrisco.” National Parks Service. U.S. Department of the Interior. Accessed February 22, 2023. <https://www.nps.gov/petr/learn/historyculture/atrisco.htm>.



# PART 3. AREA PROFILE





## 3.1 Community Identity



**Caption:** Route 66 Signage on Central Avenue



**Caption:** View of Albuquerque from Pat Hurley Park



**Caption:** Acequia in the Southwest Mesa

Albuquerque is home to distinct and vibrant communities that support a wide range of lifestyles and reflect the unique history, culture, and environment of the region. This Section provides an overview of Community Identity in the Southwest Mesa, reviews related assets and challenges, and highlights community input on this element. See Subsections 4.3, 4.12, 4.13, and 4.15 for CPA-specific projects, programs, and policies related to Community Identity.

### 3.1.1 ACTORS, PLANS, & PROGRAMS



#### CABQ Office of Equity & Inclusion

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



#### CABQ Department of Arts & Culture

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



#### CABQ Office of Neighborhood Coordination (ONC)

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



#### CABQ Office of Civic Engagement

[One Albuquerque Volunteers](#)

### 3.1.2 SNAPSHOT

The Southwest Mesa encompasses numerous distinct communities, landscapes, and special places that shape its identity. Many community members listed their neighbors and neighborhoods as assets during the engagement process, noting that this area is home to many young families, first-time homeowners, and working-class folks.

This area’s natural features and breathtaking views were often mentioned by community members as cherished assets for both residents and visitors alike. The Southwest Mesa is geographically raised up above the South Valley, with views across the city to the Sandia Mountains. Views west across the CPA terminate at the ceja, or eyebrow, which is a sand dune located along the western edge of the city. The Southwest Mesa Escarpment Sandhills (designated as Major Public Open Space) and the Amole Arroyo are two cherished natural features in the area.

The Southwest Mesa’s rich cultural heritage was often cited as a community asset by community members as well. Activities and events such as cruising, West Fest, the Marigold Parade, and other unique neighborhood-driven special events were noted as critical assets to this CPA.



**Caption:** Cruising Events Are a Valuable Community Asset in the Southwest Mesa

A number of community members noted that there are common misperceptions about the Southwest Mesa, which do not truly capture its identity and value to the broader community. Many connected this challenge to a history of under-service, wherein public amenities have been both inaccessible and undermaintained. Complicated jurisdictional boundaries further complicate the delivery of services. Ongoing community development initiatives driven by local communities and organizations, along with coordination between services providers, is needed to improve service delivery.

#### Assets

- Neighborhoods and communities
- Community organizations
- Geography and natural features
- Stunning views
- Cultural heritage
- Community and cultural events

#### Challenges

- Misperceptions of the area
- Accessibility to and maintenance of public amenities
- Complicated jurisdictional boundaries
- Community development



## 3.2 Land Use



*Caption:* Views from Pat Hurley Park's Upper Loop



*Caption:* Residential Home in Westgate



*Caption:* Western View Diner & Steakhouse

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

### 3.2.1 ACTORS, PLANS, & PROGRAMS



#### Boards & Commissions

- [Albuquerque City Council](#)
- [Development Hearing Officer](#)
- [Environmental Planning Commission](#)
- [Landmarks Commission](#)
- [Zoning Hearing Examiner](#)



#### CABQ Planning Department

- [Albuquerque / Bernalillo County \(ABC\) Comprehensive Plan](#)
- [Albuquerque Geographic Information System \(AGIS\)](#)
- [Case Tracking & Research](#)
- [Code Enforcement](#)
- [Development Review Services](#)
- [Integrated Development Ordinance \(IDO\)](#)
- [IDO Interactive Zoning Map](#)



#### Bernalillo County Planning and Development Services

- [West Central Sector Development Plan](#)
- [Bridge Boulevard Corridor Redevelopment Plan](#)
- [Southwest Area Plan](#)

### 3.2.2 SNAPSHOT

Land use in the Southwest Mesa CPA is predominantly low-density residential (see Figure 3 below). Single-family detached houses make up a vast majority (81%) of this low-density residential land use. About 5% of the Southwest Mesa has mixed-use zoning, which allows office and commercial uses, limited industrial uses, and a wide range of residential uses. Around 15% of the Southwest Mesa has non-residential zoning, which allows a range of office, commercial, and industrial uses. The Atrisco Business Park makes up a majority of non-residential zoning. Much of the non-residential zoning in the Southwest Mesa is concentrated within Centers and Corridors. See Section 5.1 to learn more about Centers & Corridors in the Southwest Mesa.

Community members in the Southwest Mesa discussed a range of priorities regarding land use during the community engagement process. Many people noted concerns about protecting features such as viewsheds, open spaces, housing affordability, and the character of existing neighborhoods. Community members also expressed the need for additional commercial amenities such as local restaurants, grocery stores, and retail outlets located closer to existing neighborhoods. It is important to protect land uses that are valued by community members, while also moving towards zoning that allows for a wider variety of commercial



**Caption:** Low-density Residential Housing Located in the Westgate Neighborhood

amenities near residential areas, along with a greater variety of housing options for families. This can help maintain the form of existing neighborhoods while simultaneously providing the commercial amenities and housing options that community members both want and need.

Existing vacant land located throughout the Southwest Mesa provides potential development opportunities, which could also help serve the needs and wants of community members. Much of the existing vacant land in this CPA is zoned Mixed-Use (MX-M, MX-L, and MX-T), Non-Residential Commercial (NR-C), Non-Residential Business Park (NR-BP), and Planned Development (PD). A majority of this vacant land is located in areas that allow for higher-intensity land uses, which can promote job creation, create additional housing options, and increase accessibility to goods and services.

#### Assets

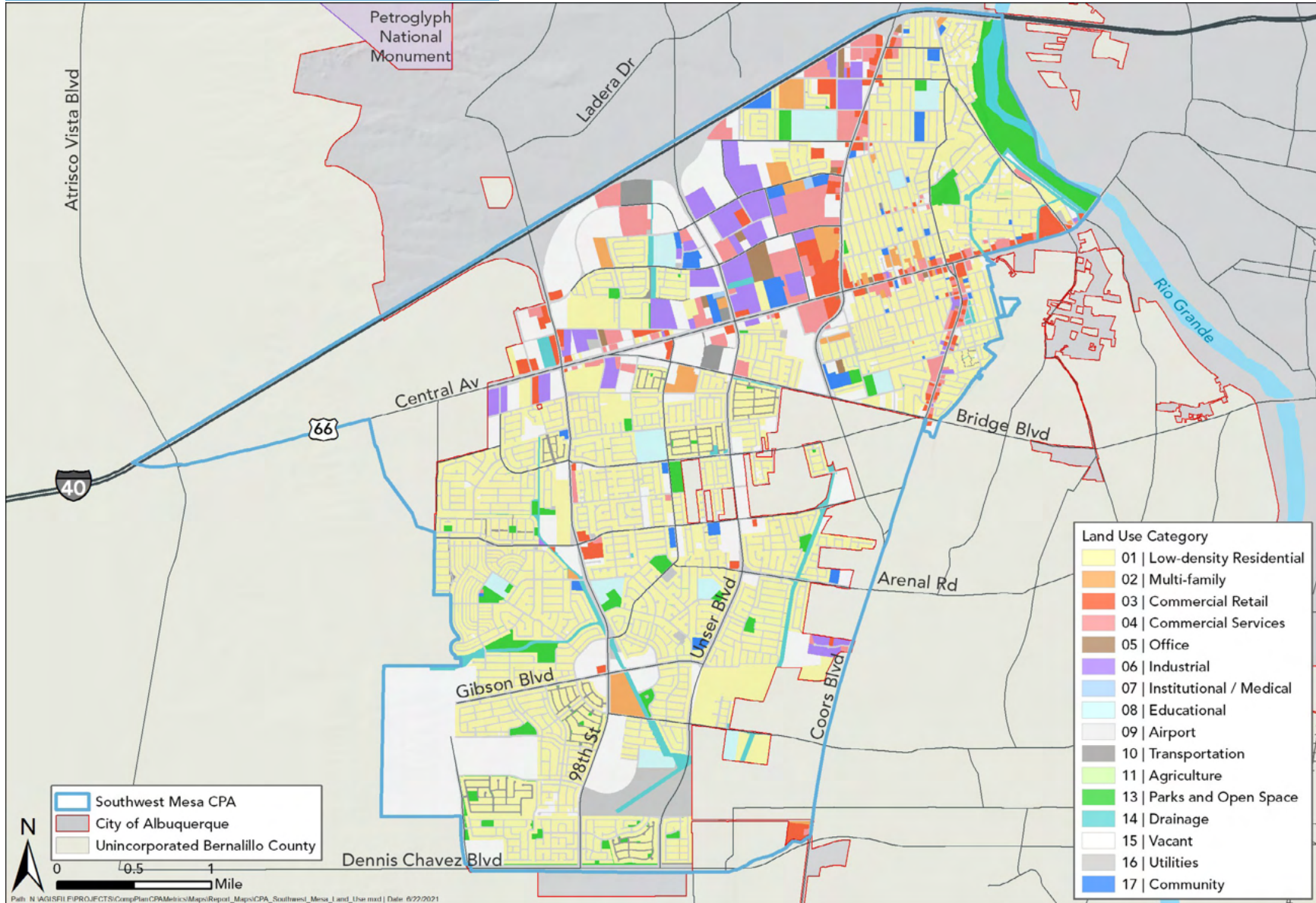
- Housing affordability (relative to other areas in Albuquerque)
- Viewsheds
- Parks and open spaces
- Mixed-use zoning in Centers & Corridors
- Central Avenue
- Atrisco Business Park

#### Opportunities

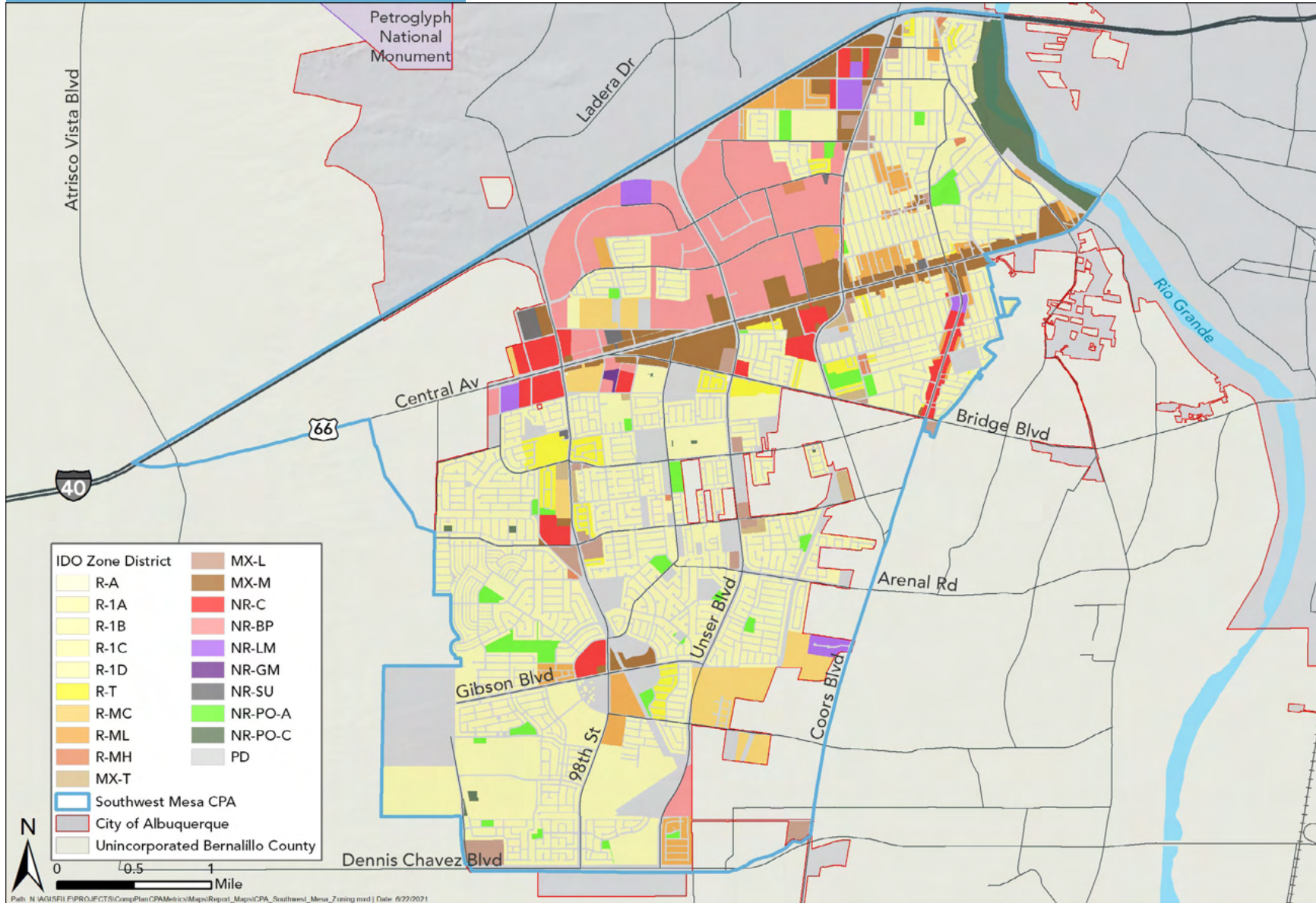
- Existing vacant land
- Desired non-residential land uses
- Greater access to amenities
- Zoning that allows for affordable housing options



**FIGURE 3. LAND USE BY CATEGORY**



**FIGURE 4. IDO ZONE DISTRICTS**





## 3.3 Transportation



**Caption:** Community Members at the Central and Unser Transit Center During Bike To Wherever Day

Connections between the places that residents live, work, play, and learn is key to enhancing quality of life. What’s needed in terms of transportation infrastructure depends on the demographic make-up of different areas and lifestyle preferences, which may change over time. This section provides an overview of Transportation in the Southwest Mesa, reviews related assets and challenges, and includes community input on this element. See Subsections 4.6, 4.7, and 4.8 for CPA-specific projects, programs, and policies related to Transportation.

### 3.3.1 ACTORS, PLANS, & PROGRAMS



#### CABQ Department of Municipal Development (DMD)

- [Vision Zero Action Plan](#)
- [Neighborhood Traffic Management Program](#)
- [Capital Implementation Program \(CIP\)](#)
- [ADA Transition Plan](#)
- [Municipal Development Projects Map](#)



#### Mid Region Council of Governments (MRCOG)

- [Mid Region Metropolitan Planning Organization Transportation Improvement Program](#)
- [Connections 2040 Metropolitan Transportation Plan \(MTP\)](#)



#### CABQ Transit Department (ABQ RIDE)

- [Routes & Schedules](#)



#### CABQ Parks & Recreation

- [Bikeways & Trails Facility Plan](#)



#### New Mexico Department of Transportation (NMDOT)

- [Active Projects](#)



#### Bernalillo County Public Works

- [Current & Past Projects](#)
- [Pedestrian & Bicycle Safety Action Plan](#)
- [Bridge Boulevard Corridor Redevelopment Plan](#)

### 3.3.2 SNAPSHOT

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. In 2018, less than 3% of the area’s residents used public transportation or active transportation when commuting to work.

Southwest Mesa community members indicated their desire for a more affordable, convenient, and accessible public transportation system during the engagement process. Several residents said that many bus routes were a 15-minute walk from their home or more, and the frequency or directness of the route added significantly to travel times. Transit users noted that the stops that they use only had a bus stop sign and did not have other amenities, such as benches, shade shelter, or a route map. Community members also identified the discontinuous nature of the bike routes, lanes, trails, and sidewalks, particularly where there are undeveloped parcels of land as a barrier to using active transportation.

Even car travel can be challenging in the Southwest Mesa. Some subdivisions in the



*Caption: Central & Unser Transit Center*

area are limited by geography, adjacent development, arroyo/storm drain channels, access-controlled streets, and/or gated subdivisions. In some cases, this leads to subdivisions with only one entrance and exit.

Residents also stated concern about high travel speeds and unsafe conditions for drivers and pedestrians alike. Community members identified the need for infrastructure improvements that could address issues related to comfort, speeding, and traffic violence. Participants suggested more lighting in parks, parking lots, along streets, and at intersections to reduce reckless driving in those areas.

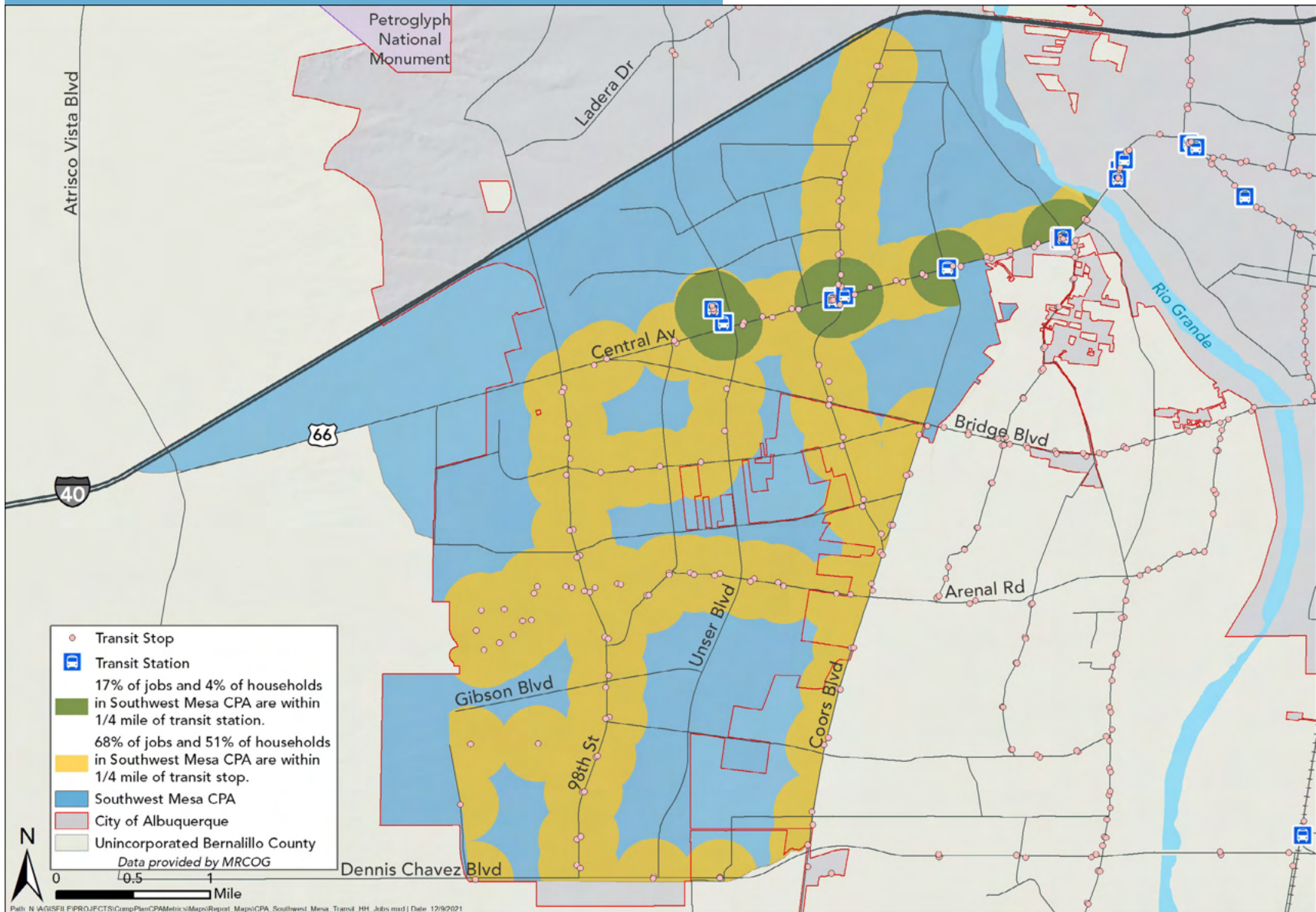
#### Assets

- Upgraded transit infrastructure along Central Avenue
- Expansion of the Central & Unser Transit Center

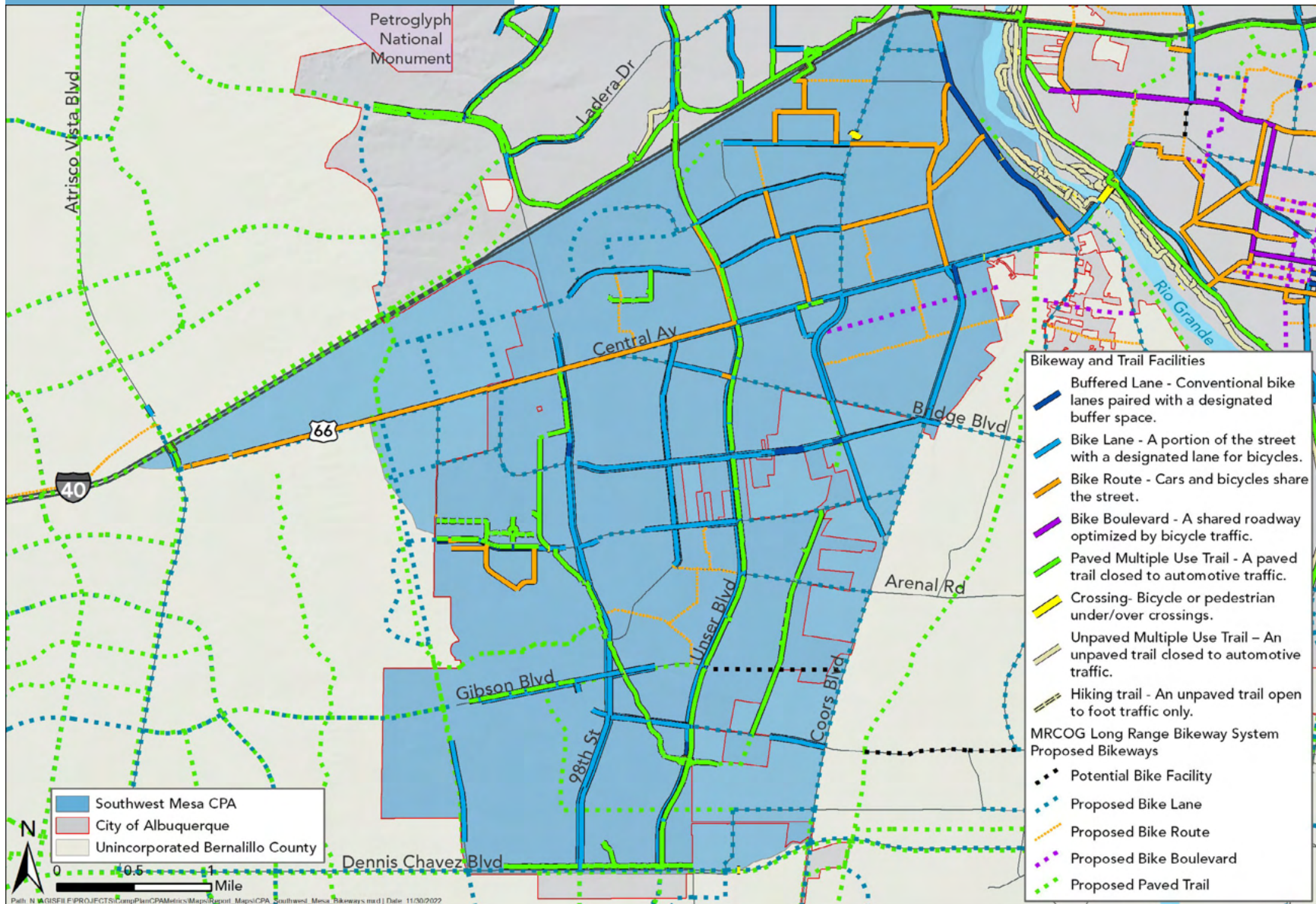
#### Challenges

- Availability of public transportation
- Additional transit amenities
- Road connectivity
- Speeding and safety
- Lighting and visibility

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



**FIGURE 6. BIKEWAYS AND TRAILS IN THE SOUTHWEST MESA**





## 3.4 Urban Design



*Caption: Jaguar Mural at Atrisco Heritage High School*

The design of buildings, roads, green space, and infrastructure contributes to the health of a community. A healthy community is safe, comfortable, and has economic vitality. This section provides an overview of Urban Design in the Southwest Mesa, reviews related assets and challenges, and includes community input on this element. See Subsections 4.13 and 5.4 for CPA-specific projects, programs, and policies related to Urban Design.

### 3.4.1 ACTORS, PLANS, & PROGRAMS



#### Boards & Commissions

- [Albuquerque City Council](#)
- [Development Process Manual Executive Committee](#)
- [Development Hearing Officer](#)
- [Environmental Planning Commission](#)
- [Landmarks Commission](#)
- [Zoning Hearing Examiner](#)



#### CABQ Planning Department

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



#### CABQ Department of Municipal Development (DMD)

- [Capital Implementation Program \(CIP\)](#)
- [Engineering](#)
- [Traffic Engineering](#)



#### Mid Region Council of Governments (MRCOG)

- [Long Range Transportation System Guide](#)



**311**

#### 311 Community Contact Center

- [311 app](#)

### 3.4.2 SNAPSHOT

Most development in the Southwest Mesa occurred between 1945 and 2000, well after car ownership became common, and at the highpoint of suburban development. The area developed around the use of personal vehicles and often features low-density settlement patterns, increased separation of uses, and homogeneous residential areas of single-family homes located on wide, shallow lots. Curvilinear streets, loops, and cul-de-sacs were also commonly built during this time.

Additionally, irregular jurisdictional boundaries contributed to a phenomenon known as leapfrog development, which means that new development is separated from existing development by large vacant areas of land.

Many community members in the Southwest Mesa expressed appreciation of the built environment’s existing character during the CPA engagement process. Many also expressed the importance of protecting the area’s views because they are a distinct community asset. Some residents considered the lack of businesses and amenities near neighborhoods as an inconvenience and challenge in this area. Several residents also noted that it is hard to find the community facilities that are located within neighborhoods away from major streets.



*Caption:* Alamosa Skate Park

While there are schools, parks, and other community facilities distributed throughout some residential areas within the Southwest Mesa, many neighborhoods are considerable distances away from commercial amenities such as grocery stores or restaurants.

Southwest Mesa residents repeatedly mentioned that more lighting would likely help reduce traffic crashes at night, and hopefully reduce the amount of speeding and other illegal activity. Community members also frequently mentioned streetscape enhancements as a way they would like to improve the area. They felt that the Southwest Mesa does not have many attractive landscaped medians or curbside street trees, particularly compared to other parts of town.

#### Assets

- Semi-rural and suburban character
- Scenic views and open spaces
- Community facilities located within neighborhoods
- Quiet neighborhoods

#### Challenges

- Infill development on vacant land
- Lack of commercial amenities near residential areas
- Improved wayfinding and lighting
- Streetscape enhancements that improve traffic safety
- Streetscape enhancements that add greenery and beautify public spaces
- Information on who to contact for street light issues and concerns



## 3.5 Economic Development



**Caption:** Partnership for Community Action's Social Enterprise Center

Each CPA has unique assets, businesses, and industries that contribute to the character of its neighborhoods and commercial districts, provide employment, and offer goods and services to residents and visitors. There are many programs and organizations throughout the city dedicated to entrepreneurship and workforce development. This section provides an overview of Economic Development in the Southwest Mesa, reviews related assets and challenges, and includes community input on this element. See Subsections 4.5 and 5.3 for CPA-specific projects, programs, and policies related to Economic Development.

### 3.5.1 ACTORS, PLANS, & PROGRAMS



**CABQ Economic Development Department**

- [Small Business Office](#)
- [ABO 66](#)
- [Economic Development Incentives](#)



**CABQ Metropolitan Redevelopment Agency (MRA)**

- [Redevelopment Areas](#)
- [Redevelopment Incentives](#)



**New Mexico MainStreet**

- [Resources](#)



**311 Community Contact Center**

- [311 app](#)



**CABQ Planning Department**

- [Interactive Development Ordinance \(IDO\)](#)
- [Business Registration](#)



**Albuquerque Fire Rescue (AFR)**

- [ADAPT Program](#)



**West Central Community Development Group**

### 3.5.2 SNAPSHOT

One of the Southwest Mesa’s most essential assets is its small business and non-profit community. The West Central Community Development Group (WCCDG) is a strong leader and connector in this area. WCCDG serves a pivotal role in bridging the gap between the public and private sectors by actively working to strengthen relationships between public and private entities that support small business development. During the engagement process, community members noted many long-standing small businesses in the Southwest Mesa and also talked about the popularity of food trucks and other small pop-up businesses throughout the area.

During the CPA engagement process, community members discussed the importance of supporting the Southwest Mesa’s cultural economy in the form of special events, art exhibitions, performance arts, and other cultural activities programming. The cruising community that frequents West Central and several parks in the area is a distinct asset to the community. Attendees of these events contribute to the local economy by purchasing products from food trucks and other small businesses while attending local cruising events. Cruising clubs also contribute to the local economy through work they bring to local automotive shops, body shops, tire shops, and a variety



*Caption: Food Trucks Along West Central Avenue*

of other auto-oriented small businesses that are found throughout the area.

Many community members expressed a need for more commercial amenities and well-paying jobs that can support families in the Southwest Mesa. The jobs-housing ratio in the Southwest Mesa is mismatched, with only one job for every three households. This means that most residents must commute to jobs on the east side of the city, which raises household expenses. Many folks also noted that attracting commercial businesses to this area has been a challenge historically. Some community members noted concerns over having adequate transportation infrastructure to support new development in the area.

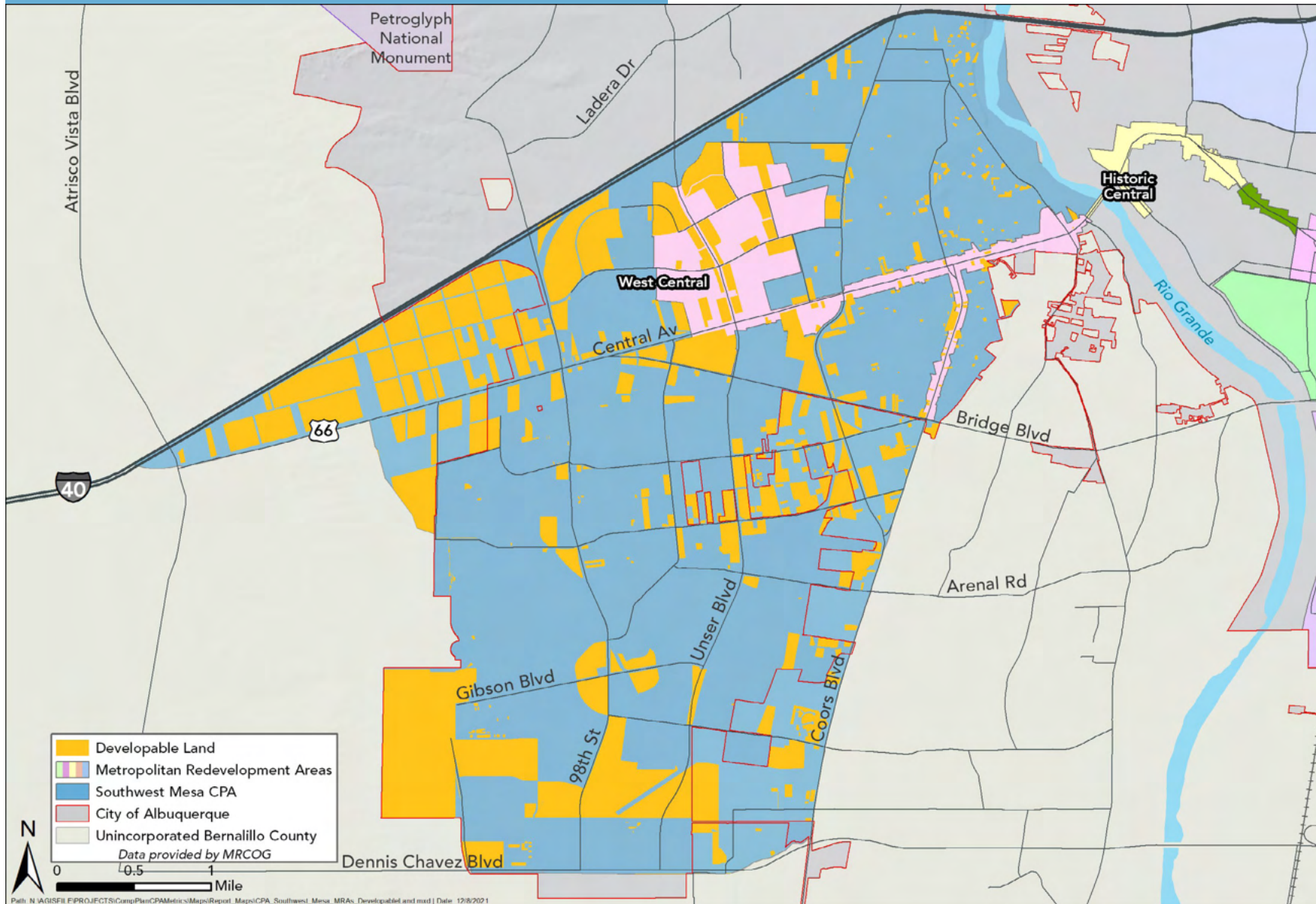
#### Assets

- Small businesses
- Non-profit community
- Food trucks and microbusinesses
- Cultural economy
- Cruising community

#### Challenges

- More commercial amenities
- More jobs
- Attracting commercial businesses
- Adequate infrastructure that can support development

**FIGURE 7. METROPOLITAN REDEVELOPMENT AREAS AND DEVELOPABLE LAND**





## 3.6 Housing



**Caption:** Single-family Houses in the Southwest Mesa



**Caption:** Residential Subdivision in the Southwest Mesa



**Caption:** Townhouses in the Southwest Mesa

Every CPA has a unique mix of existing housing types and needs. This section provides an overview of Housing in the Southwest Mesa, reviews related assets and challenges, and includes community input on this element. See Subsections 4.9 and 4.10 for CPA-specific projects, programs, and policies related to Housing.

### 3.6.1 ACTORS, PLANS, & PROGRAMS



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

[Community Development Programs and Services](#)

[Consolidated Housing Plan](#)

[Community Needs Assessment](#)

[Homeless Services](#)

[Affordable Housing Committee](#)



#### [New Mexico Mortgage Finance Authority](#)

[Housing Assistance](#)

[LIHTC Program Overview](#)

[Qualified Allocation Plan](#)



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



#### [CABQ Planning Department](#)

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

[Code Enforcement](#)



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

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



#### [CABQ Department of Senior Affairs](#)

### 3.6.2 SNAPSHOT

There are 24,860 households in Southwest Mesa, which makes up about 11% of Albuquerque. Of the 26,538 housing units in Southwest Mesa, over 90% are low-density housing. The vast majority (81%) of the low-density housing is single-family detached—almost 21,000 households. The next most common low-density housing type is mobile and manufactured homes (approximately 2,600 households), then larger multi-family buildings that contain 5 or more units (approximately 1,900 households). The number of townhouses and smaller multi-multifamily (2-4 units) comprise a small portion of the housing mix at less than 1,000 households each.

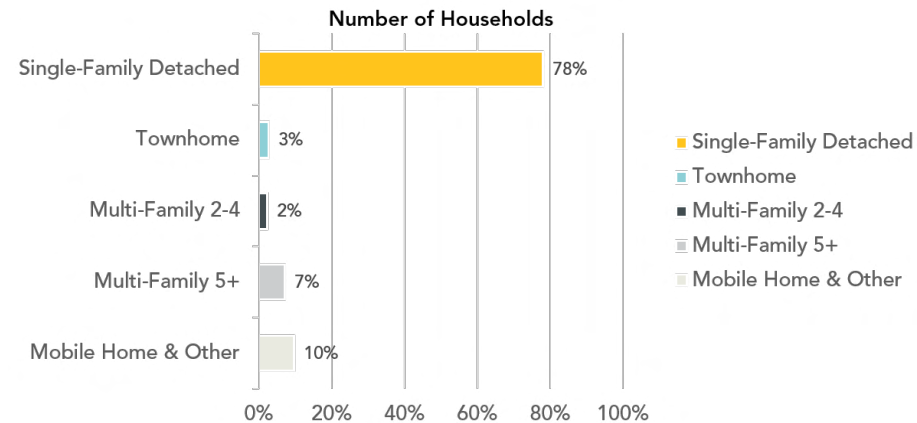
The Southwest Mesa has a large portion of homeownership. Seventy-one percent (71%) of Southwest Mesa residents own their homes, while 29% of households rent.

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. Some community members focused on multi-generational living arrangements as an important topic that might contribute

to the high levels of homeownership in the Southwest Mesa.

There are a wide variety of non-profits and governmental departments and agencies offering services and programs that support Albuquerque residents who struggle with housing instability in varying ways. These include supportive services, development of affordable rental units, down payment assistance for homebuyers, and maintenance assistance, particularly for seniors and people with disabilities.

### HOUSING MIX



**Caption:** Housing Mix in the Southwest Mesa

#### Assets

- High levels of homeownership
- Homeownership opportunities for first time homeowners
- Relatively affordable housing
- Multi-generational living arrangements

#### Challenges

- Cost-burdened households
- Fewer rental opportunities
- Limited housing options other than single-family homes
- Housing affordability
- Homelessness



## 3.7 Parks & Open Space



**Caption:** Alamosa Park

Parks, open space, and trails provide recreational opportunities, a space for community gatherings, and environmental benefits - all of which generally improve neighborhoods and communities. Each CPA has a unique relationship to parks and open space, from vast open space and trail systems in some areas to limited access and investment in others. This section provides an overview of Parks & Open Space in the Southwest Mesa, reviews related assets and challenges, and includes community input on this element. See Subsections 4.1, 4.2, and 4.3 for CPA-specific projects, programs, and policies related to Parks & Open Space.

### 3.7.1 ACTORS, PLANS, & PROGRAMS



#### CABQ Parks & Recreation

- [Parks Management](#)
- [Open Space Division](#)
- [Aquatics](#)
- [Recreation](#)
- [Bikeways & Trails Facility Plan](#)
- [Esperanza Bicycle Safety Education Center](#)
- [Featured Projects](#)
- [Volunteer Opportunities](#)
- [Neighborhood Park Activate Program](#)



#### Bernalillo County Parks & Recreation

- [Parks](#)
- [Open Space](#)
- [Parks, Recreation & Open Space Facilities](#)
- [Master Plan \(2015 - 2030\)](#)



#### Albuquerque Public Schools

- [Facilities Usage Procedures](#)

### 3.7.2 SNAPSHOT

Parks are well-loved by community members and were listed among the community's best assets. There are over 2 dozen parks in the Southwest Mesa CPA, about 1.6% of the total area, providing approximately 2.25 acres of park land per 1,000 residents within the CPA. This is comparable to the citywide median for parks. Over 70% of residences in the Southwest Mesa CPA are within a 10-minute walk of a City park, which is lower than the citywide percentage of 91%, largely due to the area's disconnected street network.

The Southwest Mesa CPA has 3,670 acres of Major Public Open Space, which is 2.11 acres of Open Space per 1,000 residents. The northeast portion of the Southwest Mesa abuts the Rio Grande Valley State Park, commonly referred to as "the bosque." This land is managed cooperatively by the City and the Middle Rio Grande Conservancy District (MRGCD), in conjunction with other regulating agencies.

Community members expressed interest in developing new parks to serve this area, as well as improving the amenities and features in the existing parks. Some of the features that were desired in area parks include trails, dog play areas, bike maintenance stations, and public art installations. Other people were focused on increasing recreational opportunities and attractions for youth and families specifically. Participants in the engagement process indicated that there is



*Caption:* Tower Pond Park

no designated "champion" or "club level" soccer field in this area, and that more pools are needed. Community members also expressed concern about the safety and comfort in parks, along with the use of ATVs and other types of off-road vehicles, which pose challenges to park maintenance.

Southwest Mesa residents identified acequias as a recreational asset in and near the area. Acequias, which are community-operated irrigation ditches, have been used to support agriculture in the Albuquerque area for centuries. Acequia traditions, such as the annual spring cleaning, continue today and are an important aspect of Albuquerque's rich cultural heritage. In addition to the cultural, agricultural, and community benefits that acequias provide, many acequias feature multi-use trails running parallel to the ditches. Community members use these trails for walking, running, bicycling, and horseback riding.

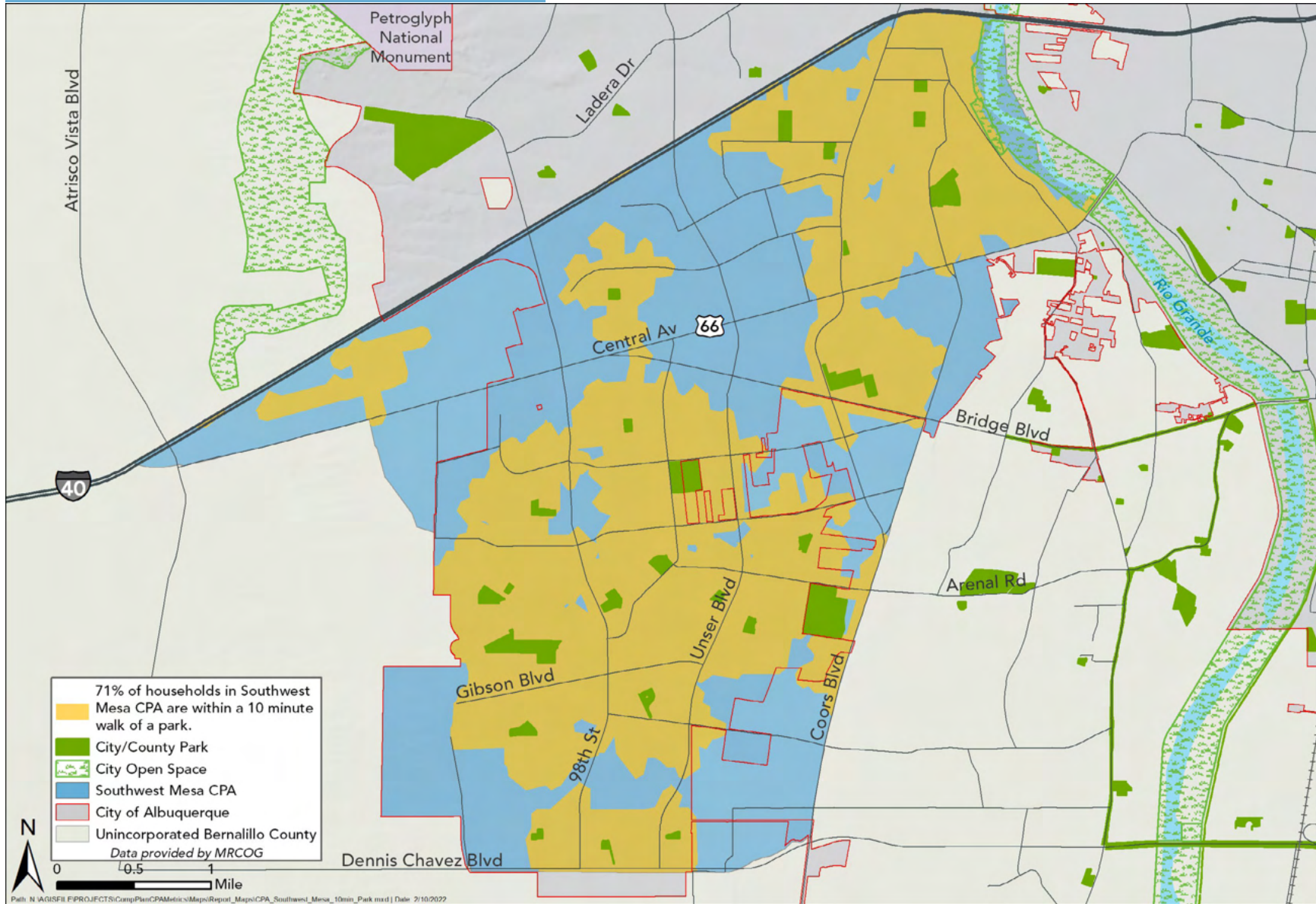
#### Assets

- Existing parks and open spaces
- Access to parks and open space
- The Bosque
- Multi-use trails
- Trails along acequias

#### Challenges

- Recreational activities for youth and families
- Amenities in parks
- Youth sports facilities
- Park safety
- Park maintenance
- ATV use in parks

**FIGURE 8. HOUSEHOLDS WITHIN A 10 MINUTE WALK OF A PARK**







## 3.8 Heritage Conservation



**Caption:** People Walking Along an Acequia in the Southwest Mesa

Albuquerque has a diverse history and culture, reflected in our heritage sites, archaeological resources, and cultural services. This section provides an overview of Heritage Conservation in the CPA, reviews related assets and challenges, and includes community input on this element. See Subsection 4.12 and Part 2 for CPA-specific projects, programs, and policies related to Heritage Conservation.

### 3.8.1 ACTORS, PLANS, & PROGRAMS



#### [CABQ Planning Department](#)

[Historic Preservation Division](#)

[Historic Protection Overlay Zones](#)

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

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

[IDO Interactive Map](#)

[Case Tracking & Research](#)

[Code Enforcement](#)



#### [CABQ Department of Arts & Culture](#)

[CABQ Public Art Program](#)

[Special Event Permitting](#)



#### [State of New Mexico Historic Preservation Division](#)



#### [Atrisco Acequia Madre Project](#)

### 3.8.2 SNAPSHOT

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 by the Anasazi and Mogollon peoples, over 7,000 years ago. After 1700, four land grant communities were located in the area, although their exact locations are now unknown. See Part 2 for more on the history of the Atrisco Land Grant.

This history of agriculture and land stewardship remains evident today in the small farms found throughout the area, along with the acequias that sustain them. The legacy and traditions around transportation and trade continue today along Historic Route 66 (Central Avenue), which transects Southwest Mesa and serves as its primary commercial strip, along with Coors Boulevard.

There are 2 registered historic buildings in Southwest Mesa: the Manuel Sanchez Y Aranda House and the El Campo Tourist Courts, which are both privately owned. The Hilltop Lodge was on the historic register;



*Caption: Views from Nine Mile Hill*

however, due to disrepair and problems with upkeep, it was demolished in 2003.

Community members in Southwest Mesa shared their support for efforts around heritage conservation during the CPA engagement process. Many people highlighted the area’s diverse population, local community and cultural events, and strong ties to small-scale agriculture. Some participants suggested centering local heritage conservation efforts around community centers, schools, parks, and other open spaces.

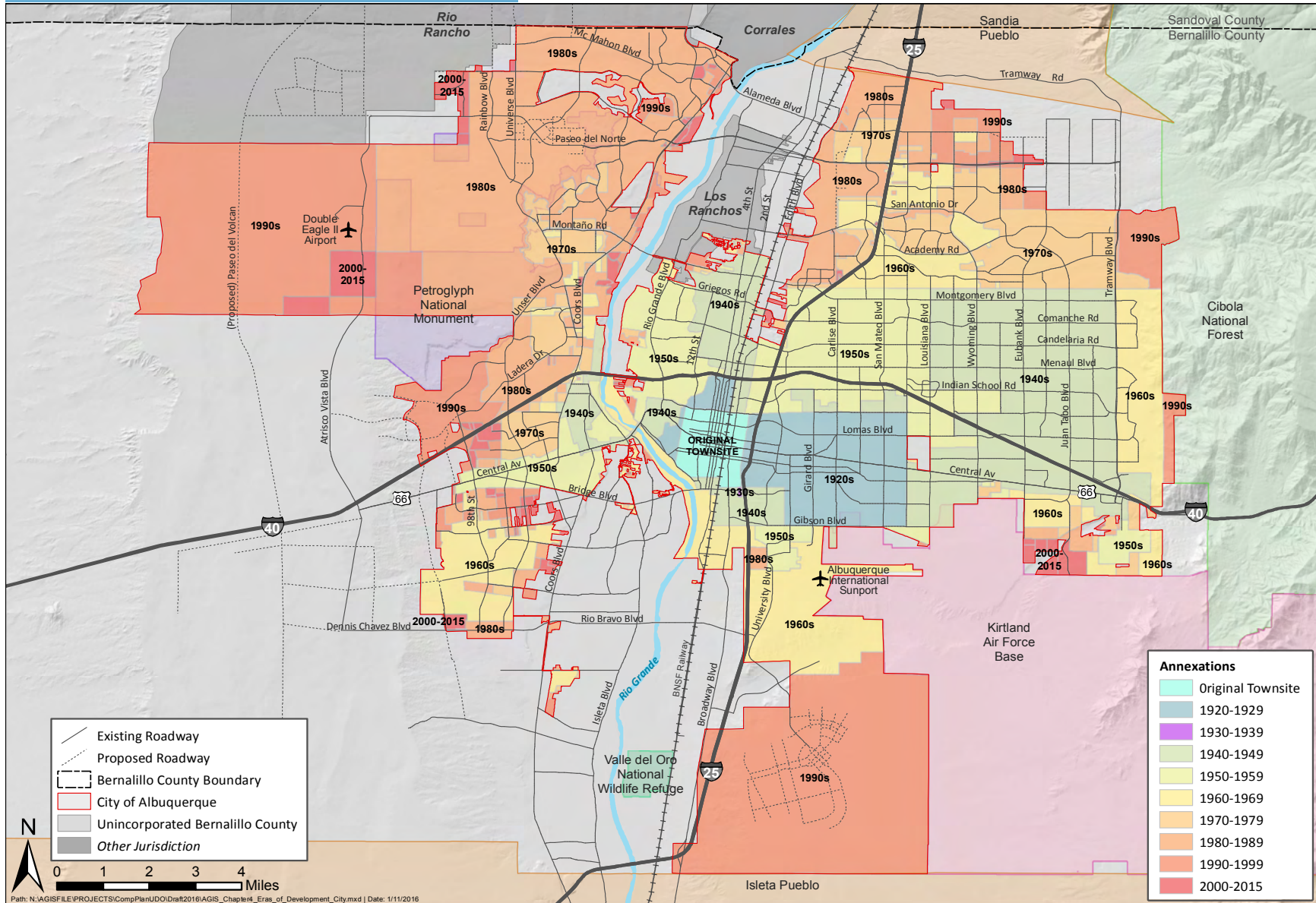
#### Assets

- Small farms and agricultural history
- Acequias and long-standing traditions centered around them
- Community and cultural events such as South Valley Pride Day
- Atrisco

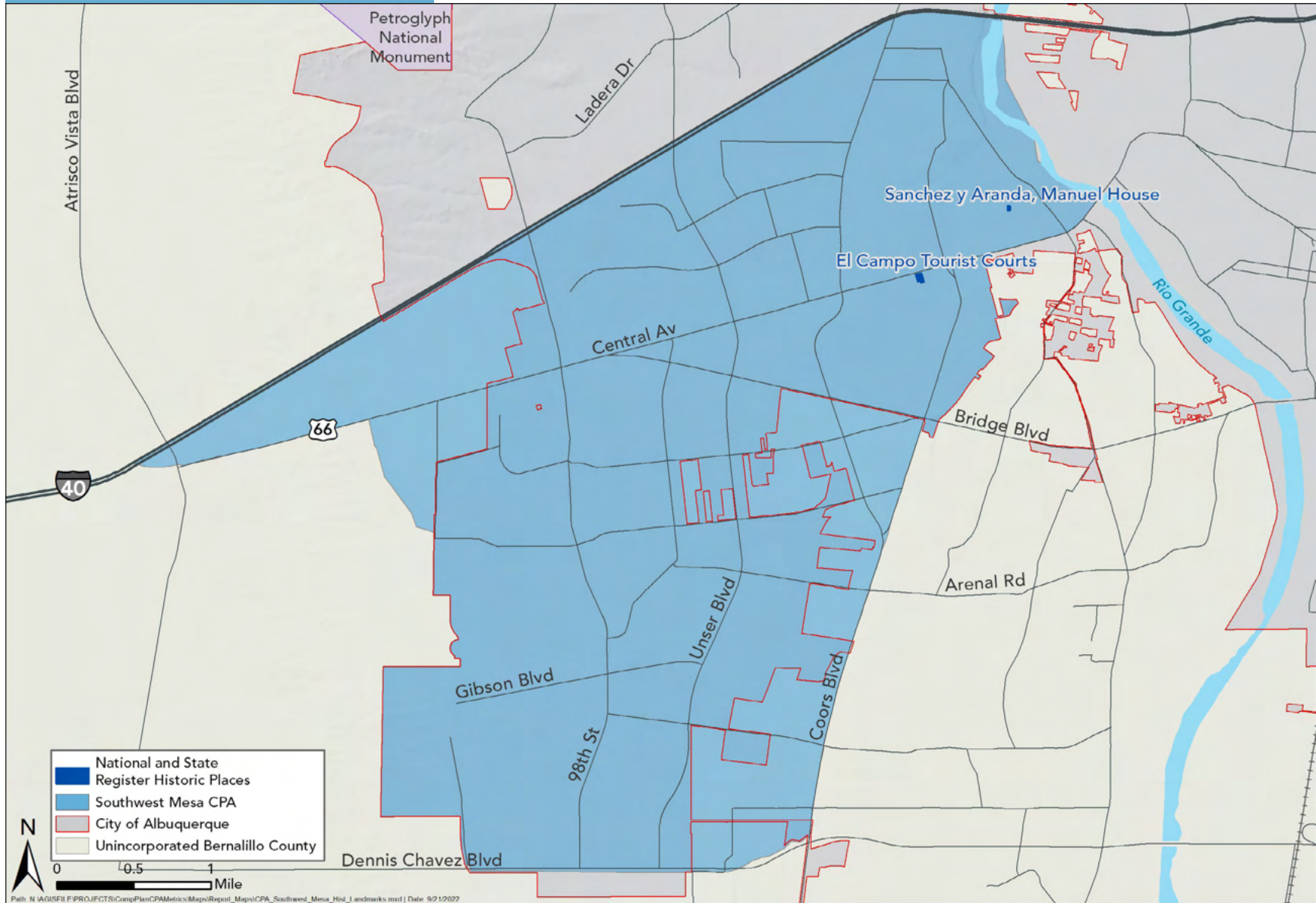
#### Opportunities

- Cultural heritage resources
- Mural projects and oral histories
- Celebrating agricultural history
- Celebrating ties to land, water, and other natural features

**FIGURE 9. ANNEXATIONS INTO THE CITY OF ALBUQUERQUE**



**FIGURE 10. HISTORIC DISTRICTS AND LANDMARKS**





## 3.9 Infrastructure, Community Facilities & Services



*Caption: Joan Jones Community Center*

The infrastructure, facilities, and services that serve a community impact quality of life and access to resources and community benefits. They include, but are not limited to, water and wastewater, energy, communications, schools, community centers, fire and police services, and health and social services. This section provides an overview of Infrastructure, Community Facilities, & Services in the Southwest Mesa, reviews related assets and challenges, and includes community input on this element. See Subsections 4.4 and 4.11 for CPA-specific projects, programs, and policies related to Infrastructure, Community Facilities, & Services.

### 3.9.1 ACTORS, PLANS, & PROGRAMS

- 
[Albuquerque Community Safety Department \(ACS\)](#)  
[Reports](#)
- 
[Albuquerque Fire Rescue \(AFR\)](#)  
[Reports](#)
- 
[Albuquerque Police Department \(APD\)](#)  
[Reports](#)
- 
[CABQ Department of Municipal Development \(DMD\)](#)  
[Capital Implementation Program \(CIP\)](#)
- 
[CABQ Department of Senior Affairs](#)  
[Age-Friendly Family Action Plan](#)
- 
[CABQ Family and Community Services Department \(FCS\)](#)  
[Community Recreation Educational Initiatives Division](#)
- 
[CABQ Solid Waste Department](#)  
[Information about Solid Waste collection](#)
- 
[Bernalillo County Department of Behavioral Health Services](#)
- 
[Albuquerque Public Schools](#)  
[Facilities Usage Procedures](#)

### 3.9.2 SNAPSHOT

The proximity of facilities and services to communities directly impacts quality of life - access to resources provides a range of community benefits. The Southwest Mesa has over a dozen community facilities, including (but not limited to) four community centers, three public libraries, and one senior center. There are seven elementary schools, three middle schools, and two high schools that serve residents of the Southwest Mesa. The area is also home to the South Valley Academy, one of New Mexico's first charter schools.

Community members expressed a range of priorities and concerns involving infrastructure, community facilities, and public services during the CPA engagement process. Many community members emphasized the importance of lighting and sidewalks in their neighborhoods, and that they'd like to see more and better maintenance of these amenities. Community members also noted the importance of the community facilities that offer services, programs, and resources in the area. People specifically named the Los Volcanes Senior Center, Westgate Community Center, and the Central & Unser Public Library. Many community members want to see additional services available for intergenerational programming for both youth and seniors.



*Caption: Central & Unser Public Library*

Public safety and crime are a top concern. Residents mentioned more or better lighting, interjurisdictional coordination, after-school services, and employment opportunities as potential solutions for this problem. Some residents expressed a desire for more police presence in their neighborhoods, while others noted a lack of trust in policing to solve these challenges.

Many community members expressed that the Southwest Mesa is underserved and that communities have had to advocate extensively to get facilities and services sited in their area. Community advocates have experienced success on this front, which was a point-of-pride for many people. However, community members commonly stated that this part of the city is neglected and overlooked in a variety of ways.

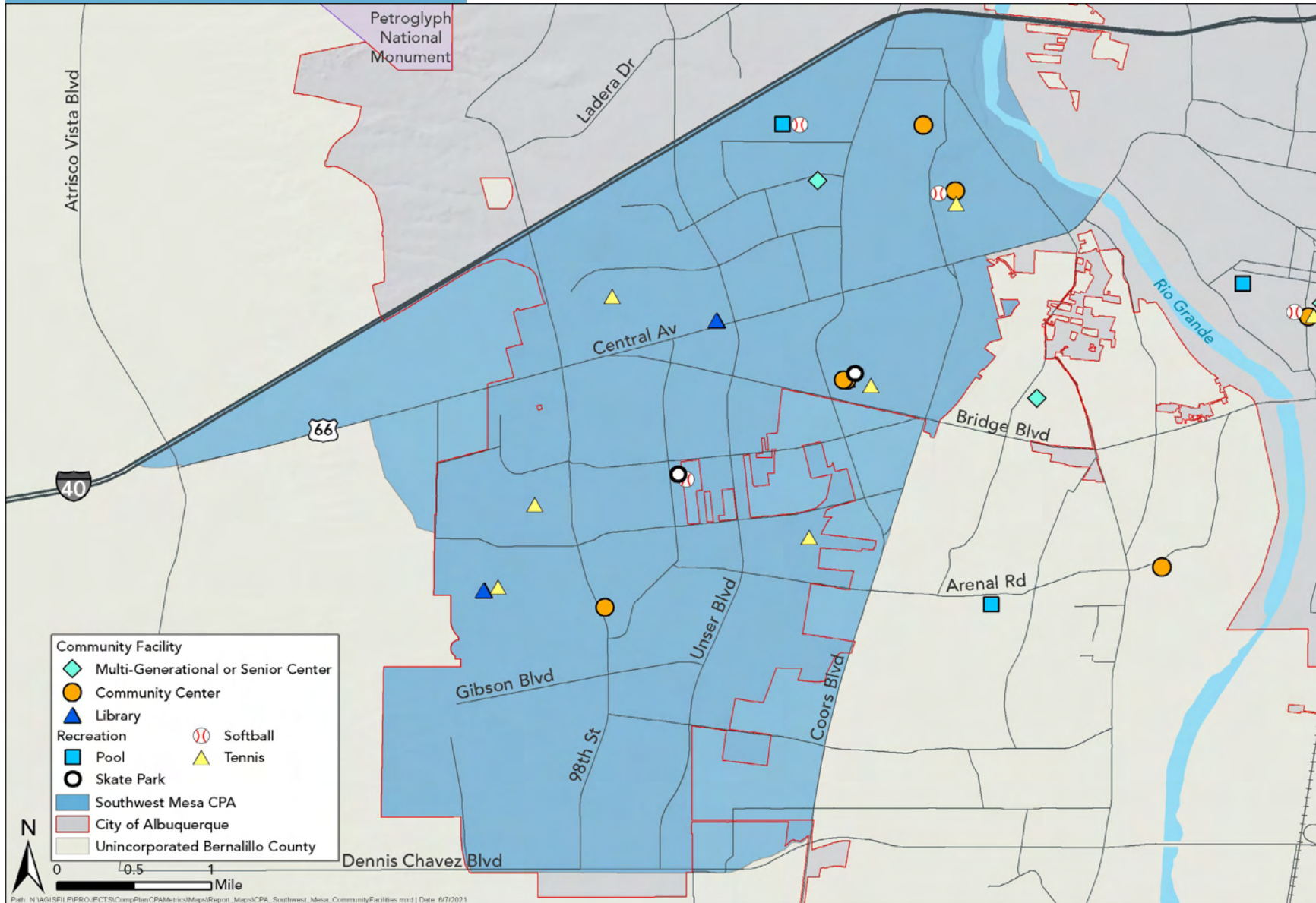
#### Assets

- Community Centers
- Senior Center
- Public schools
- Programming in community facilities
- Successful community advocacy efforts

#### Challenges

- Intergenerational programming
- Expanding lighting
- Crime & public safety
- Substance abuse
- Perception of the area being neglected and overlooked

**FIGURE 11. SOUTHWEST MESA COMMUNITY FACILITIES**





## 3.10 Resilience & Sustainability



**Caption:** Acequia in the Southwest Mesa

How our communities grow and change will have long-term environmental, quality of life, and public health impacts and will affect our long-term ability to adapt to changing environmental conditions, which will depend on resilience and ensure the sustainability of our community. This section provides an overview of Resilience & Sustainability in the Southwest Mesa, reviews related assets and challenges, and includes community input on this element. See Subsections 4.3, 4.4, and 4.14 for CPA-specific projects, programs, and policies related to Resilience & Sustainability.

### 3.10.1 ACTORS, PLANS, & PROGRAMS



#### [Let's Plant Albuquerque Initiative](#)

[ABQ NeighborWoods Program](#)



#### [Albuquerque-Bernalillo County Water Utility Authority \(ABCWUA\)](#)

[Rebates](#)



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

[Storm Drainage Design Section](#)



#### [CABQ Environmental Health Department](#)

[Sustainability Office](#)



#### [CABQ Office of Emergency Management](#)

[Hazard Mitigation Plan](#)



### 3.10.2 SNAPSHOT

Resilience and sustainability provide a unifying lens for understanding how patterns of growth, development, and daily life in our region interact with the natural environment. These interactions affect overall community health and our long-term ability to adapt to changing environmental conditions. Southwest Mesa community members noted a range of priorities related to both resilience and sustainability during the CPA engagement process.

Many participants 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.

Community members emphasized the prevalence and history of agriculture in the area. Strengthening these ties to local agriculture is a critical aspect of promoting resilience and sustainability. These spaces not only connect people with more sustainable sources of food, they also



*Caption: Shade Structures Equipped with Solar Panels*

create needed green space, spur social connections, boost local economies, provide pathways for new entrepreneurs, reduce food insecurity, and help bridge the connection between our environment and our health.

Some people expressed concerns about water availability and resource usage. Folks who communicated this were often also concerned by how future development in the area could impact these important resources, particularly in the context of prolonged drought and climate change. Residents also expressed a great deal of concern about trash, litter, and illegal dumping that plagues much of the CPA, particularly at the edge of developed areas of the city.

#### Assets

- History and ties to local agriculture
- Local sustainability programs and initiatives
- Tree planting in neighborhoods
- Access to Bosque and other natural features

#### Challenges

- Increasing tree coverage
- Water availability and resource conservation
- Protecting and restoring the Bosque
- Littering and illegal dumping



# PART 4. PROJECTS & PROGRAMS



## 4.1 Parks Projects & Upgrades



*Caption: Arenal Open Space*

The Southwest Mesa contains parks and open space managed by both the City of Albuquerque and Bernalillo County. Community members consistently brought up parks throughout the Southwest Mesa CPA assessment process. During the first phase of engagement, people mentioned parks as both assets and opportunities in 187 specific comments. Over 36% (68) of those comments expressed love for a park or open space. Participants shared many ideas for future improvements, such as improved amenities and park programming. Community members also mentioned several challenges for local parks, such as safety and lighting, and expressed desire for more parks in the area. CABQ Parks and Recreation has many projects in the area that are happening now or in the future that can help address these community priorities.

### 4.1.1 ARENAL OPEN SPACE MASTER PLAN (BERNALILLO COUNTY)

In 2022, Bernalillo County Open Space (BCOS) completed a Master Plan for Arenal Open Space, a property of approximately 34 acres located across from Rio Grande High School. The project worked closely with community partners to confirm desired uses and programming and lay out a road map for implementation and site management.

The County purchased the property in 2018 as a green space that contributes to the community's agricultural legacy, following a recommendation in the 2015 Parks,

Recreation and Open Space Facilities Master Plan to acquire agricultural properties along Arenal Boulevard as a priority in order to work with local schools, including Rio Grande High School, to “integrate environmental education and community agriculture with open space preservation.” An action plan in the 2017 Bernalillo County Greenprint also prioritized this purchase to protect high-priority local lands and resources.

In 2019, a study of the site by the University of New Mexico's School of Planning organized a community process and created a preliminary site concept that included an outdoor classroom, small agricultural plots, vegetated areas, wildlife areas, and a walking trail.

In general, BCOS works to improve access to open space sites, expand educational opportunities to reach more people, and steward natural resources. Each year, BCOS offers over 65 programs, activities, and events across all BCOS properties, partnering with agencies and organizations to educate the public and connect them to the natural environment as well as cultural and historic resources.

### 4.1.2 DOLORES HUERTA GATEWAY PARK IMPROVEMENTS (BERNALILLO COUNTY)

The Dolores Huerta Gateway Park serves as an important gathering space for community members as well as a key placemaking site for the La Familia Growers Market, the La Familia Growers Market Harvest Festival, and the I Love the South Valley Because Art Exhibit and future Art Crawl.

In 2017, South Valley farmers from the La Familia Growers Market initiated a community-led design process to modify the Dolores Huerta Gateway Park to improve functionality and comfort in order to hold more events and larger events at the park. South Valley MainStreet, Bernalillo County, and New Mexico MainStreet formed a partnership and secured \$1.2 million in funding to develop design improvements with the community to address community concerns. The new design will be more flexible for the market use, allowing trucks to enter for stall set up and accommodating multiple tent arrangements. Construction is expected to start in Fall 2023.

**Park Improvements**

- Permanent overhead string lights
- Additional seating and shade tree
- Shade structure



Caption: Dolores Huerta Gateway Park [Master Plan](#)



Caption: Ted M. Gallegos Complex

### 4.1.3 SPLASH PAD AT TED M. GALLEGOS COMPLEX (COA)

About a dozen community members specifically mentioned wanting increased access to swimming pools during the assessment process. The Parks and Recreation Department received funding for a splash pad at the Ted M. Gallegos Complex. A new aquatic amenity would complement the Alamosa Skate Park, Alamosa Park, and other Ted M. Gallegos Complex programming. The Parks and Recreation Department held a design kick-off meeting on December 1, 2021, to discuss potential design ideas.

The Splash Pad design process for this site experienced delays in the geotechnical report and encountered some obstacles related to civil engineering. As of Spring 2023, the Parks and Recreation Department has amended the Alamosa Center for Family Community Services Master Plan and is designing an interactive fountain that is similar to a splash pad for the site.

**Policy**

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

**Policy**

Support programming, community events, and other desired activities.



**Caption:** Shade Structure at Women's Memorial Park

#### 4.1.4 WESTGATE LITTLE LEAGUE CONCESSION STAND, RESTROOMS, AND MEETING ROOM (COA)

The Westgate Little League improvements also address community members' desires for more active park recreation opportunities and park amenities. This project includes a new concession stand, a new restroom building, and a new meeting room for the Westgate Little League. This project will use Conex Storage Containers as a cost-effective and sustainable way of building. Funding for this project is currently coming together from several sources.

#### 4.1.5 WOMEN'S MEMORIAL PARK SHADE STRUCTURE (COA)

Women's Memorial Park was constructed in 2018 at the site where the remains of eleven murdered women were found in 2009. A new shade structure was added to the park in 2021.

The Parks and Recreation Department invested over one million dollars into a thoughtful shade structure that responded to community needs and desires for the park. The structure shades a central gathering space that brings people together for quiet reflection. The design narrative of the improvement describes the structure as a "concentric oval shape [that] focuses the energy of the park, uniting the women who were tragically lost. The joint patterns radiate out from the heart of the park toward the

#### Snow Vista Trail Improvements

The Parks Department, Department of Municipal Development, and Family and Community Services are working together on improvements to the Snow Vista Trail. While still in design as of Summer 2023, plans include moving the trail alignment out of the median to along the arroyo. The trail will connect the Westgate Community Center with schools, parks, and other resources in the area. The trail design will create a safer and more enjoyable trail for all.



**Caption:** Snow Vista Trail Realignment

# 4.2 Park Activation & Safety

Community members in Southwest Mesa spoke lovingly about their parks. We analyzed 186 comments related to parks from our Assets and Opportunities engagement and priorities survey. 14% of these comments mentioned a safety concern in parks. 10% of the comments called for more programming or activation of parks. The projects below identify ongoing and upcoming projects that reflect the community priorities associated with parks and park safety. Resident participation is key to the success of APD and Parks projects to increase safety and comfort in parks.



Caption: Alamosa Skate Park

### Community Member Comments

- Tower park is very nice, however, there's been a lot of violence- has the City thought about some extra security there Recently there was a shooting and someone was killed. There's little league and a nice walkway, but safety is a major concern.
- Used to walk at [the] park on summer mornings, now feels unsafe with homeless people. Parks are generally unsafe spaces now with drugs.
- Instead of more police, there needs to be more programming in the parks, which would make them safer because more people would be using the parks.
- Parks and open space...we need safe and well-maintained outdoor areas for the mental welfare of everyone. Places where families can safely meet.



Caption: Youth Feedback on Park Activation

## 4.2.1 APD PARK PROGRAM

The Albuquerque Police Department (APD) is working to make parks safer places. In response to incidents of violent crime and community requests for increased security, APD has started a new program. The goal of this program is to protect and maintain a safe environment in and around City parks within the Southwest Area Command to promote safe and healthy living for community members. Ultimately, the effort hopes to eliminate and deter gun violence from parks within the Southwest Area Command and surrounding areas. APD will track progress by monitoring crime data. Residents should continue to report issues in parks by calling 311, 242-COPS, or 911. This program will be focused on a 5-block radius of the following parks:

- Alamosa Park
- Alamosa Skate Park
- Avalon Park
- Anderson Heights Park
- Crest Ridge Pond Park
- Lavaland Park
- Pat Hurley Park Upper
- Pat Hurley Park Lower
- Silver Tree Park
- Sierra Sunset Park
- Tower Park
- West Gate Park Community Park
- West Mesa Memorial Park

### 4.2.2 PARK ACTIVATION

The Parks and Recreation Department is collaborating with other City departments to launch the Park Pop-Up Program (previously known as the “Neighborhood Park Activation Program”). This program invites neighborhood groups, associations, non-profits, and educational institutions to plan their own park activation events or activities.

Parks activation can include community-led recreational, arts, cultural, or educational programming. The Parks & Recreation Department can support organizers in planning small to medium-sized, free, public programs in City parks. Organizations can apply for sponsorship to enhance existing programs or events, or to help launch new opportunities. Community groups have planned movie nights, poetry events, and neighborhood picnics. All of these activities increase positive park use and will increase park safety over time by generating a greater sense of community and shared responsibility. We asked young people in Southwest Mesa what they wanted to see in their parks.

#### Action

The Parks & Recreation Department will host two or more events in the Southwest Mesa annually.



Caption: Park Pop-Up at Bennie J Aragon Park



Caption: Park Pop-Up at Bennie J Aragon Park

### 4.2.3 ADOPT-A-PARK PROGRAM

The Albuquerque Police Department and Parks and Recreation Department are working on keeping parks safe through security presence and activation. Residents can also be directly involved with increasing the comfort of their local park, by becoming a part of the City’s Adopt-A-Park Program.

The program began as a way to address the limitations to City capacity in maintaining parks at a high level. The program also increases activity and feelings of local park ownership. Parks can be adopted collaboratively or by a single family or organization. Families and organizations that adopt a park in whole (with a minimum commitment of two years) will be recognized with a sign in the park to recognize and celebrate their contribution.

Parks are a place for everyone to enjoy, and the maintenance of our parks is a place for everyone to pitch in.

#### Policy

Encourage safety in parks through park activation, events, and activities.

## 4.3 Acequias & Trails

During the assessment process, Southwest Mesa residents identified acequia trails as a recreational asset. Acequias, which are community-operated irrigation ditches, have been present in Albuquerque for centuries. Acequia traditions, such as the annual spring cleaning, continue today and are an important aspect of Albuquerque's rich cultural heritage. In addition to the cultural, agricultural, and community benefits that acequias provide, many acequias feature multi-use trails running parallel to the ditches. Community members use these trails for walking, running, bicycling, and horseback riding. Acequia trails can be informal or formal depending on the maintenance of each trail and their varying accessibility (i.e. whether they are paved or unpaved).

Local entities collaborate on a number of trails, plans, and initiatives to improve our local trail system in Albuquerque, explained in more detail below:

- *El Camino Real National Historic Trail Development Concept Plan* - [www.camino-bernco.com](http://www.camino-bernco.com)
- *The Atrisco Acequia Madre Project* - [www.acequimadreplan.org](http://www.acequimadreplan.org)
- *Isleta Drain Trail Master Plan* - [www.isletadrainplan.org](http://www.isletadrainplan.org)

The El Camino Real National Historic Trail Development Concept Plan identifies projects along the historic alignment of the trail in the City and County. The National Park Service, Bernalillo County, local experts, and City Parks and Recreation are partners on this project. There is a proposal for a multi-use trail along the Riverside Drain between Central Ave. and Bridge Blvd.

The Atrisco Acequia Madre project is a collaboration between Bernalillo County, the Middle Rio Grande Conservancy District, the City of Albuquerque, the Albuquerque/Bernalillo County Water Utility Authority, the South Valley Regional Association of Acequias, and the Center for Social Sustainable Systems. The project will develop a plan for an educational outdoor site near Central Avenue and the Rio Grande. The plan will be centered around a celebration of acequia culture and the longstanding agricultural traditions of the area.

Bernalillo County is leading the effort to create an Isleta Drain Trail Master Plan in collaboration with the Middle Rio Grande Conservancy District and the Albuquerque Metropolitan Arroyo Flood Control Authority. The Isleta Drain is a 10-mile water channel that starts at Central Ave and goes all the way to I-25 in the South Valley. The drain has long been used as an informal path for walking, biking, and horseback riding.



**Caption:** Acequia in the South Valley



**Caption:** Walking Path Next to the Rio Grande



## 4.4 Illegal Dumping and Litter



**Caption:** Litter Gathered During the Junk Jog Event

Illegal dumping and litter are problems in the Southwest Mesa, despite community concerns and outreach and programs led by City and County Solid Waste Departments. Residents noted that this problem typically occurs on vacant, undeveloped land located between neighborhoods and on the outskirts of the city. Several community members said that illegal dumping in the Southwest Mesa hurts public perception of the area, and that it's an example of neglect when not addressed.

There are programs in place to both prevent and clean up litter and dumping. Community members who live within the

**4 Steps To Stop Illegal Dumping**

**Step 1 : Call**  
Bernalillo County Planning & Development Services Department  
(505) 314-0350  
City of Albuquerque  
311  
State of New Mexico  
(866) 428-6535

**Step 2 : Locate**  
Have information regarding the address where the trash is or where dumping is occurring.

**Step 3 : Assess**  
Assess what type of trash or substance is on the property.

**Step 4 : Assist**  
Prepare to give your name and phone number in case property cannot be located.

**The Process**  
An Inspector will go out to confirm exact location of the property and assess what is there.

The property owner will be notified and held accountable for the clean-up. The property owner will be given a 30-day notice to clean up or a criminal complaint will be filed.

**Zero Tolerance Policy/ Illegal Dumping Conviction**  
Anyone caught illegally dumping material faces citation and arrest. Fines range from \$100 to \$1,000 (BCC SEC. 70-42)

**Caption:** Information on How to Stop Illegal Dumping

City of Albuquerque can report illegal dumping by calling 311, using the 311 [web app](#), or downloading the 311 [mobile app](#). Albuquerque residents can also schedule a large item pickup free of charge, and neighborhood associations can schedule up to two neighborhood cleanups a year through 311. These cleanups are especially helpful for neighborhoods that are struggling with trash in alleys, because alley maintenance is the responsibility of property owners, and Solid Waste cannot enter private property (but a neighborhood association can). Solid Waste also leads annual city-wide cleanups, including One Albuquerque Cleanup Day, which is held on Earth Day.



**Caption:** Residents Can Request a Large Item Pickup through 311

Irregular jurisdictional boundaries in the Southwest Mesa complicate the cleanup of illegal dumping. In recognizing the need for public information and interjurisdictional coordination, the City of Albuquerque, Bernalillo County, and numerous other agencies work together to combat illegal dumping. The Illegal Dumping Partnership (IDP) works to educate City and County residents about ways to get rid of trash and discourage illegal dumping. IDP's [website](#) connects both City and County residents to information on how to properly dispose of waste, report illegal dumping, and recycle appropriate materials.

# 4.5 Economic Development

One of Southwest Mesa’s most essential assets is its small business and non-profit community. Beyond general community engagement, we hosted focus groups specific to economic development with two organizations that lead and support small businesses in the area. The [West Central Community Development Community Group \(WCCDG\)](#) and [Partnership for Community Action \(PCA\)](#).

## 4.5.1 SMALL BUSINESS RESOURCE FAIRS

At the urging of City Councilor Klarissa Peña, the City held a Small Business Resource Fair in April 2019 at the West Central Community Development Group office near the intersection of Central Ave and Estancia Drive. Resource fairs are an effective way to share information within a community and to empower residents to take positive action to improve their community. A resource fair is a special event that brings together small business specialists, informational handouts, tools, videos, and other literature, in one easily accessible location. Unlike job or career fairs, which help prospective employees network and apply for work with potential employers, a resource fair helps local residents start up their own businesses and/or create their own jobs. In 2023, the Economic Development and Planning Departments hosted four more fairs, one in each quadrant of the city.



**Caption:** CPA Focus Group Conducted at the Partnership for Community Action

Goals for these resource fairs include the following:

- *Bringing resources out into the community to neighborhoods that have aspiring entrepreneurs*
- *Partnering with community organizers and business navigators to conduct outreach and implement events*
- *Using the event to provide immediate, on-site technical assistance*
- *Collecting community input that could be used to inform changes in public policy related to small business development*
- *Accommodating families and encouraging multigenerational investment in local business development*
- *Establishing long-term relationships and contracts with prospective business leaders*

At the 2023 fair held at the Alamosa Community Center, the Planning team asked small business owners how the City could support small businesses. Ideas ranged from supporting more venues, such as vendor markets and food truck courts, to help addressing transportation and housing challenges. One participant noted that information about the permitting process was difficult to access.

**Action**  
*The Economic Development Department will host a Small Business Resource Fair in each quadrant of the City annually so that local businesses in each part of the City can be accommodated appropriately. Small Business Resource Fairs should include interpretation and incentives for participants.*

### 4.5.2 WORKFORCE DEVELOPMENT

The ratios of jobs to housing are mismatched in Southwest Mesa, with one job for every three households. To exacerbate this issue, housing unaffordability in Southwest Mesa is not attributed as much to the high cost of rent as it is to residents living and working in this part of the city who are not receiving an adequate living wage. The majority of residents must commute to jobs on the East side of the city, which raises household expenses. With this in mind, participants in the CPA assessment advocated for more support for small businesses, improved access to job training, and mixed-use development to bring jobs closer to residences and reduce transportation costs for families.

Many participants identified specific employers in Southwest Mesa, such as national box stores like Walmart, and local employers, such as Dion’s. Participants also discussed the potential impact of new major employers coming into Southwest Mesa and other surrounding areas, such as the new Amazon Fulfillment Center. According to the Mid-Region Council of Government’s most recent employer data, the two biggest employers in Southwest Mesa are Verizon Wireless Technical Services (1,100 jobs) and Thomas & Betts Corp (525).

Many partners provide training opportunities and other workforce development services. Of these partners, the State of New Mexico, Albuquerque Public Schools, Workforce Connection of Central New Mexico, and the City’s Economic Development Department have training opportunities for individuals and for small businesses.

**Action**  
*Job Training Albuquerque will work to expand its job training programs that are available in Spanish to better support Spanish-speaking workers, entrepreneurs, and business owners in Southwest Mesa.*

**Job Training Albuquerque**

*Job Training Albuquerque (JTA) is the City’s premier workforce development program. Launched in January of 2020, in partnership with Central New Mexico Community College (CNM), JTA helps workers skill up and businesses scale up. The program provides free courses in high-demand skill areas and offers industry-specific credentials.*

*JTA adapts to the changing needs of Albuquerque’s employers. A full listing of the courses available through JTA can be found [here](#). The program adds training courses based on feedback from local businesses.*

### 4.5.3 NAVIGATORS

At both focus groups, we heard requests for streamlining the City permits and permissions process. City, County, and State requirements and regulation of businesses can be challenging for businessowners, particularly daycares.

In 2023, the Planning Department instated the Navigator Program. The goal of this program is to assist customers of the Planning Department having a friendly, in-person place to turn when they have questions about any of the development approval processes. The Navigator Program:

- Assists applicants and the public to understand the Planning Department process and the basics of applying for permits and submittals.
- Directs applicants and the public to the correct division/staff for their particular needs.
- Responds to inquiries about the status of applications.
- Holds regular office hours via videoconference, in person, by phone, or by email.

**Action**  
*The Planning Department and Economic Development Department will work together to update the Small Business Registration Ordinance and create outreach materials on processes and permitting.*

# 4.6 Speeding & Safety



**Caption:** Pedestrian Infrastructure in the Westgate Neighborhood

Residents in the Southwest Mesa are very concerned about speeding and safety in their area. In the Assets and Opportunities process, surveys, and focus groups, we heard specifically about lighting, which was mentioned 32 times, speeding, mentioned 17 times, and overall safety, mentioned 45 times. The following projects and existing programs address these community priorities.

## 4.6.1 VISION ZERO

In May 2019, Mayor Keller committed to Vision Zero and signed an Executive Order directing the City of Albuquerque to work toward zero traffic deaths by 2040. In May 2021, the City of Albuquerque released its Vision Zero Action Plan, which lays out steps that the City, working with agency and community partners, will take to reduce traffic fatalities and make our streets safer for all users.

The [Vision Zero Action Plan](#) is built upon a foundation of safety and equity, actively prioritizing safety projects on the most dangerous roads and in the most vulnerable communities. Vision Zero action items were identified through collaboration between the Vision Zero Task Force (an interagency working group) and community partners using data-informed decision-making. Implementation leads for Vision Zero action items include The City of Albuquerque, community partners, and the Vision Zero Task Force. Vision Zero reflects the priorities of people in Southwest Mesa.

*Vision Zero centers safety and equity by using two datasets to help prioritize the efforts:*

*High Fatal and Injury Network (HFIN): Identifies roadway segments and intersections where fatal and injury crashes are most common. Includes analysis of pedestrian- and bicyclist-involved crashes.*

*Vulnerable Communities: Identifies Census tracts where residents are more likely to rely on walking, riding a bicycle, and taking public transit, and therefore likely to be more vulnerable to traffic violence.*

**Policy**

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

**Policy**

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

**Policy**

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

## 4.6.2 SPEEDING HAS A NAME

The City of Albuquerque launched the Speeding Has A Name educational campaign in 2021 to slow speeding drivers. Speeding Has A Name is featured in television and radio PSA's, on billboards targeting high accident areas, buses, social media, yard sign, and bumper stickers.

Councilor Klarissa Peña led the effort behind Speeding Has a Name campaign. The campaign features a photo of Erika Chavez, who was killed in a vehicle accident with a speeding driver in September 2020. Ms. Chavez's family approached Councilor Peña about using Erika's name and photo as a warning to speeding drivers that they're putting a mother, daughter, sister, and friend's life at risk with their dangerous driving. City leaders hope that putting a name and face to the consequences of dangerous driving will lead to a reduction in speeding and street racing throughout Albuquerque.



*Caption: City Leaders and Erika Chavez's Family Members*



**Caption:** Speed Enforcement Camera on Unser Blvd.

### 4.6.3 AUTOMATED SPEED ENFORCEMENT

In 2021, City Council adopted an Automated Speed Enforcement Ordinance that led to the monitoring of speed and enforcement through speed enforcement cameras. This program helps to address the concerns of people in Southwest Mesa. Racing and other reckless driving activity make the roads unsafe for everyone. The locations of speed safety cameras are determined by a data-driven approach. Data includes speeding and crashes, the Vision Zero High Fatal and Injury Network (HFIN), and the Vulnerability Index. Council Districts and community feedback are also considered. Once a potential camera location is identified, there are site-specific feasibility requirements that must be considered. For example, access to power, sight distance, and ensuring there are no camera lens obstructions. These



**Caption:** Vehicle Exit at West Mesa High School

cameras, paired with design interventions that calm traffic, could serve as valuable tools in addressing speeding and traffic safety. Infrastructure improvements that address safety and speeding are discussed in Transportation Infrastructure (4.5).

*Everyone deserves to be safe while traveling our roadways in Albuquerque. Driving the speed limit is one way to help people get from point A to point B safely. Speed increases both the likelihood of a crash and the severity of the crash. Automated speed enforcement programs have been shown to reduce vehicle speeds, crashes, injuries, and fatalities while avoiding the need for traffic stops, which can sometimes escalate. Automated speed enforcement is an effective tool to make roads safer and enforce posted speed limits.*



**Caption:** Alamosa Elementary School Crossing

### 4.6.4 SAFE ROUTES TO SCHOOLS & PARKS

Safety for children walking to schools and parks was a clear priority for the people of Southwest Mesa. We noted over 100 comments related to safety when walking or accessing schools and parks; nearly half of these comments mentioned safe accessibility around schools specifically. Atrisco Heritage High School and Truman Middle School were the two schools mentioned the most, with other schools only mentioned once or twice.

When streets are safe near schools and parks, the whole community thrives. A network of walking, biking, and transit options between schools and parks can lead to more equitable access for all. There are two local initiatives developing in Albuquerque that directly reflect the vision for a safe community that we heard in Southwest Mesa.



**Caption:** Pedestrian Bridge on Coors Blvd.

### Safe Routes to School

Albuquerque Public School is an agency partner in the City's Vision Zero Initiative. They have piloted their [Vision Zero for Youth Initiative](#) at pilot schools identified as a high priority for traffic safety. The pilot programs included participatory mapping sessions, student walk/bicycle surveys, the development of a traffic safety curriculum, and a public awareness campaign. Pilot schools in the Southwest Mesa include:

- Rio Grande High school
- West Mesa High school
- Polk Middle School
- Alamosa Elementary School



**Caption:** Pedestrian with ART Bus in Background

### Next Stop: Equitable Access – A Transit to Parks Analysis

In October 2020, The Wilderness Society released a [report](#), in collaboration with the following agencies and organizations:

- Cottonwood Gulch Expeditions
- Bernalillo County Community Health Council
- Environmental Education of New Mexico
- Friends of Valle de Oro National Wildlife Refuge
- Kewa TRUTH Youth Council
- New Mexico Dream Team
- Equality New Mexico
- New Mexico Voices for Children
- Together 4 Brothers
- Valle de Oro National Wildlife Refuge
- National Parks Service
- City of Albuquerque Open Space Division
- Bernalillo County Open Space

This coalition strives to be more representative of communities most directly impacted by inequities in the outdoors. This report found that Albuquerque park access is lacking for vulnerable communities and that expanded transit could help. The report used robust analysis and community engagement to identify recommendations to improve transit access to parks.

## 4.7 Transportation Infrastructure



**Caption:** Bike Lane and Bike Box Located at Coors Blvd. and Tower Rd. Intersection

Investments in transportation are made by a mix of public and private efforts. The City is responsible for constructing improvements that significantly add capacity and that serve the larger area. These projects are usually funded through a capital improvement program and [General Obligation Bonds](#). Local government is also responsible for system-wide maintenance and gaps in infrastructure that may occur between developments. These are primarily paid for from the City's general operating budget.

It is particularly important to provide travel options for both youth and older adults in this area. The Southwest Mesa CPA has a large portion of residents who are under 24 years old; they make up about 42% of the area population, compared to city-wide wherein people under 24 make up 32% of the city-wide population.



**Caption:** Crosswalk at the Northwestern Corner of the Gibson Blvd. and 98th St. Intersection

### A note on sidewalks:

The City's Sidewalk Ordinance requires that property owners are responsible for maintenance, repair, and liability of the sidewalk in front and on each side of their property. Sidewalks to the rear of the property may be the City's responsibility depending on the type and size of the adjacent street.



### 4.7.1 GENERAL ROAD REPAIR

We heard directly from community members that the infrastructure in Southwest Mesa needed improvement. Throughout the engagement process, residents specifically mentioned lighting, speeding, and overall safety. There are several projects that address these community priorities.

All roads in Albuquerque are assessed on a 5 year cycle with laser technology that rates the condition on multiple levels, called the Pavement Condition Index (PCI). This data drives the investment the City makes to maintain and repair our roadway.

#### Policy

*Prioritize road maintenance, repair, and reconstruction according to the Pavement Condition Index.*

#### Regional Transportation Projects

MRCOG provides regional transportation planning in the counties of Bernalillo, Sandoval, Torrance, and Valencia and serves as a regional partner for all local jurisdictions in these 4 counties. MRCOG updates the Metropolitan Transportation Plan (MTP) every 5 years. This regional plan acts as a blueprint for transportation projects across the region.

**TABLE 2. Regional Transportation Projects**

Project	Description	Lead Agency	Cost
Albuquerque City Great Streets (MPO#: 587.2)	Implement design concepts from Great Streets Facility Plan; including Central Ave from 98th St to 8th	City of Albuquerque Department of Municipal Development	\$5,355,782
Albuquerque Complete Streets (MPO#: 587.9,683.0,587.4)	Implementation of CABQ Complete Streets Ordinance, including ADA-compliant sidewalks, pedestrian and cyclists' amenities, landscaping, storm drainage improvements, pedestrian lighting or transit/bus stop improvements  Central Ave from 106th to Unser	City of Albuquerque Department of Municipal Development	
NM 500 (Rio Bravo) and 98th Street Signal Upgrade (MPO# 42.2) – Near Atrisco High School	Provide signal upgrade within the intersection on all approaches and implement multimodal improvements	New Mexico Department of Transportation, District 3	\$300,000

This table shows projects that address key concerns and opportunities we heard from Southwest Mesa community members.

The following projects are categorized as "Funded," which means that they are programmed with federal, state, or local funds between 2016-2025:

### Major Street Lighting Projects

The City is improving street lighting citywide. This project will add 215 street lights to major roadways that currently go dark at sunset. In Southwest Mesa, streetlights will be installed along the following street segments:

- Central Ave. from Unser Blvd. to Coors Blvd.
- Bridge Blvd. from Central Ave to Old Coors Dr.
- Tower Rd. from Unser Blvd. to 85th St.
- Tower Rd. from Unser Blvd. to Autumn View Rd.
- Sage Rd. from 98th St to Unser Blvd.
- Arenal Rd. from Unser Blvd. to Coors Blvd.
- Gibson Blvd. from 98th St to Unser Blvd.
- Blake Rd. from 98th St. To Diversion Channel just west of Coors Blvd.

### Complete Streets Ordinance and Process

The Complete Streets program is another approach to improve streets for people who walk and bike. This program is primarily implemented during the City's regular cycle of street repaving and rehabilitation projects. Each year the City evaluates all street repaving projects to determine if any changes could be made to the striping design to improve bicycle and pedestrian travel. Improvements often include widening an existing bicycle lane, striping a proposed bicycle lane, and/or repainting a crosswalk or stop bar. While these improvements tend to be modest, the advantage of this program is that they do not require a source of funds beyond those for regular street maintenance.

In 2019, the City updated the Complete Streets Ordinance ([O-19-64](#)) with an equity lens to prioritize these improvements added the requirement "in communities with low-to-moderate income, high populations of elderly citizens, and high populations of citizens with disabilities."



**Caption:** Buffered Bike Lane on Blake Rd.

### Action

The Department of Municipal Development will keep the Pavement Condition Index up to date and reevaluate and re-prioritize projects annually based on the data and available funding.



**Caption:** 98th Street

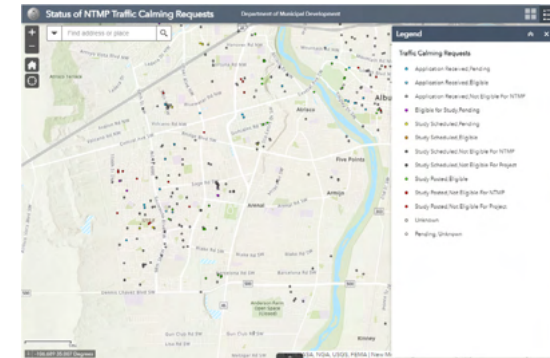
### 4.7.2 NEIGHBORHOOD TRAFFIC MANAGEMENT PROGRAM

The City created the Neighborhood Traffic Management Program (NTMP) to reduce speeding and reckless driving in neighborhoods by installing traffic-calming projects and infrastructure improvements. The goal of NTMP is to improve neighborhood traffic safety, increase neighborhood involvement, and enhance livability. The Department of Municipal Development tracks NTMP projects on a public map that allows someone to click on a project location and download the traffic safety study.

### 4.7.3 SPEEDING ON 98TH

Excessive speeds and improper driving are among the leading causes of crashes (following behind driver inattention, failure to yield, and following too close). Reducing speeding on major streets is generally addressed by speed enforcement programs. These can include permanent or temporary speed display signs, speed enforcement operations, and engineering studies to identify design interventions that could slow traffic speeds.

Intersection improvements are a way to address speeding and safety concerns. Many crashes are reported at intersections,



**Caption:** Map of [NTMP Traffic Calming Requests](#) Focused on the Southwest Mesa

which can be particularly dangerous due to the many different travel movements and different travel modes that cross paths (i.e. cars, buses, people walking, and bicyclists). Intersection improvements are a high priority, including new traffic signals at busy street intersections and better lighting at existing signalized intersections. Some of the projects mentioned in section 4.4.1 will lead to improvements.

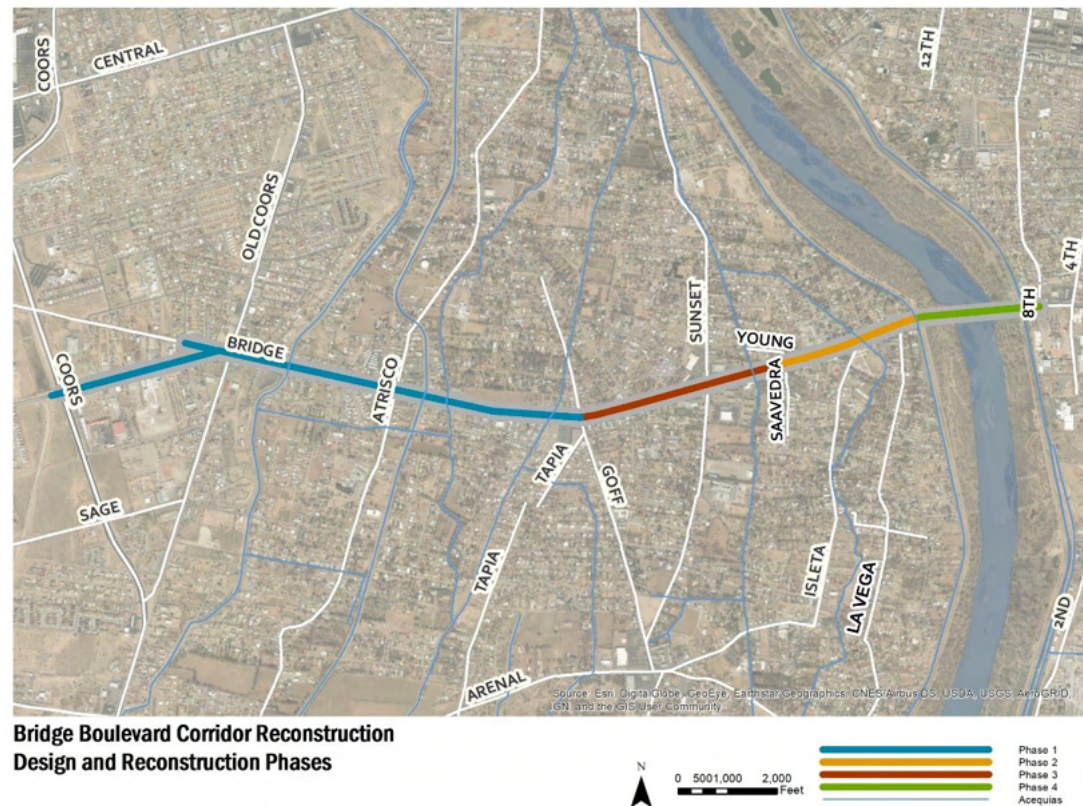
There is an intersection reconstruction project that is funded at 98th St and Gibson Blvd. - the project includes warranted signal installation, concrete and pavement rehabilitation, ADA-compliant curb ramps and sidewalks, pedestrian lighting, safety improvements, and ITS-related components.

#### 4.7.4 INTERJURISDICTIONAL COORDINATION

The southwest part of the city has an irregular boundary with Bernalillo County. Streets in the Southwest Mesa area are built, managed, and maintained predominantly by the City's Department of Municipal Development; however, some streets, or segments of streets, are managed by Bernalillo County or the NM Department of Transportation. This jurisdictional overlap leads to challenges in providing services and coordinating development. The City and County coordinate on larger projects and are listed as commenting agencies for development requests within the other jurisdiction.

#### 4.7.5 BRIDGE BOULEVARD

Phase 2 of the Bridge Boulevard reconstruction project is currently underway to rebuild the four-lane community arterial from Coors Boulevard to the Rio Grande with buffered bike lanes, sidewalks, bus shelters, landscaped medians, on-street parking, and pedestrian lighting. Phase 2 will bookend the corridor from Young Avenue to the Riverside Drain, will cost \$9.9 million, and will be completed in 2024.



*Caption: Bridge Boulevard Corridor Reconstruction Map Showing Design and Reconstruction Phases*

Phase 1 cost \$11 million and was completed in the Fall of 2022 along the Tower Road alignment from Coors Boulevard to Old Coors Drive and then along Bridge Boulevard to Goff Boulevard. Phase 3, in the middle of the corridor from Goff Boulevard to Young Avenue, is currently in design, will cost more than \$4 million, and is expected to be completed in 2025. Various alternatives are being considered for the Five Points intersection, including a roundabout. The final phase includes a \$3.7 million pedestrian bridge over the Rio Grande.

The reconstruction project was envisioned as part of the Bridge Boulevard Corridor Redevelopment Plan, adopted in 2012. Bridge Boulevard is one of several river crossings and is the second most congested corridor in the Albuquerque metropolitan area. The corridor plan addressed capacity needs by linking land use and transportation planning. Rather than widening the roadway, the corridor is designed to improve transit and active transportation as well as encouraging mixed-use, walkable redevelopment.

Revitalization is encouraged through designation of the corridor as a Metropolitan Redevelopment Area (MRA) and a tax

increment finance (TIF) district. South Valley MainStreet was created to partner with small businesses to improving their facades, creating new businesses to slow economic leakage outside the South Valley, and drawing in visitors with events such as La Familia Grower’s Market to the Dolores Huerta Gateway Park. South Valley MainStreet, in coordination with New Mexico MainStreet and Bernalillo County, is providing construction mitigation services for each phase of the reconstruction project.

South Valley MainStreet was created to partner with small businesses to improving their facades, creating new businesses to slow economic leakage outside the South Valley, and drawing in visitors with events such as La Familia Grower’s Market to the Dolores Huerta Gateway Park. South Valley MainStreet, in coordination with New Mexico MainStreet and Bernalillo County, is providing construction mitigation services for each phase of the reconstruction project.

**Policy**

*Improve multi-modal transportation and infrastructure in the Southwest Mesa.*

Currently, Bridge Boulevard is highlighted in the City’s HFIN, which means that it is higher than the area’s mean for crash rate.

**Projects and Initiatives on Interjurisdictional Roads**

**Central Avenue**

NMDOT owns Central Avenue west of 106th Street. The County is planning for infill development along this corridor to Atrisco Vista Boulevard. The County owns the Route 66 Visitor Center on West Central and plans for warehouses to develop along this portion of the corridor.

**Coors Boulevard**

Coors Boulevard is an NMDOT roadway and is access-controlled, meaning that curb cuts, turning movements, and intersections are limited to prioritize the movement of traffic through the region. The City maintains signals and lighting south of Bridge Boulevard and south of Rio Bravo to Gun Club Road.

**Policy**

*The City, County, and State should continue to meet regularly and coordinate on projects that touch multiple jurisdictions.*

## 4.8 Transit

### 4.8.1 ABQ RIDE

Reliable transit is a top priority for community members in Southwest Mesa. Throughout the engagement, there were 71 mentions of transit. This data included praise for the Zero Fares program and requests for more transit service and improvements to bus stops.

ABQ RIDE is working on the ABQ RIDE Forward Network Plan. This plan reviews the purpose and performance of Albuquerque’s bus network and identifies potential changes to transit services. The plan will inform future decisions about bus routes, schedules, and frequency. The plan takes into account public input, current ridership data, and other factors.

One significant barrier to better transit service is the fact there is no federal funding for operations (drivers, fuel, maintenance, etc.), which places that funding burden on local resources. Many communities have transit authorities with taxing ability, and some places have a dedicated portion of sales tax that supports transit. Others are more reliant on the money collected through fares. ABQ has high transit productivity (meaning the number of riders is high related to the amount of money invested in the system), but the level of investment is significantly lower investment compared to other cities with a comparable population to Albuquerque.

Within the Southwest Mesa CPA, development patterns have created barriers to transit. Gated communities, subdivision patterns, and generally disconnected street networks all prevent providing transit service within walking distance to many homes. Additionally, the separation between housing and jobs makes it challenging to maintain consistent transit ridership across routes based on heavy ridership at peak times in comparison to low ridership during the rest of the day. Even the highest levels of transit service cannot change the development patterns, meaning access to transit will remain challenging.

Additionally, due to a nationwide staffing shortage, ABQ RIDE has had to suspend some bus service to improve reliability until more drivers and maintenance staff are hired. No routes in the SW Mesa area were entirely suspended; however, transit routes on Atrisco, 98th Street, Isleta, Bridge-Westgate, and Central either had reductions in frequency or span of service.

As discussed in the Land Use in the Southwest Mesa section (5.2), the jobs to housing ratio in the Southwest Mesa is very low, and a significant portion of people need to travel to work on the east side of the river. ABQ RIDE is adding a new park and ride lot at 98th Street and Amole Mesa to support transit trips and commutes, which could reduce the number of people who need to drive across the river.

### 4.8.2 BERNALILLO COUNTY

The County is interested in more frequent transit service along Bridge and Coors Boulevards, including Sunday service on Bridge Boulevard. ABQ RIDE’s Forward Network Plan, envisions alternative changes to these routes and others in the South Valley such as Isleta Boulevard, including better connected and shorter routes, and more evening and weekend service. The ABQ RIDE Forward Network Plan is still under development as of the writing of this report.

### 4.8.3 ZERO FARES

Community members in Southwest Mesa were excited about the City’s Zero Fares Pilot Program. The pilot program started on January 1, 2022. ABQ RIDE will provide an evaluation and recommendation to City Council about the Zero Fares program by September of 2023. In 2023, City Council passed a resolution to no longer require passengers to pay for ART and Sun Van Services.

*“As we move forward, ABQ RIDE will continue to work towards building a safe and more equitable transportation system for all.” - Leslie Keener, Transit Director*

**Policy**  
Support Transit service throughout the Southwest Mesa through budget allocation, development, and design.

## 4.9 Homelessness & Housing Instability

Southwest Mesa community members expressed many concerns around homelessness and the challenges facing unsheltered folks during the CPA engagement process. Homelessness is a complex issue that is a manifestation of many other complex problems, such as housing unaffordability, the need to escape violence, health and behavioral issues, and the impact of racial disparities. The need continues to grow as more people experience homelessness, and Southwest Mesa community members want to see more affordable housing, shelter facilities, programs, and services available to the area’s unsheltered population. The City of Albuquerque and many community organizations are working to address the issues of people experiencing homelessness.



**Caption:** Hydration Station Located at Tower Pond Park

Although affordable housing was frequently mentioned as an asset in the area, housing costs are rising, and homeowners, renters, and people searching for housing are feeling the impacts. Many community members identified poverty and a lack of affordable housing as major factors at play in the homelessness crisis. About 1 in 5 households (19.6%) in Southwest Mesa are in poverty, which is nearly double that of the broader city (10.9%). The Southwest Mesa has some existing subsidized housing developments for seniors and families, although most developments are market-rate.

There are currently no shelters located within the Southwest Mesa. The Joy Junction Shelter and the Westside Emergency Housing Center are the two closest major shelters to this CPA, though both are a considerable distance away, especially for folks who do not have reliable transportation options. The Amistad Crisis Shelter, which provides short-term residential placement for homeless youth and youth experiencing crisis, is also located several miles east of the Southwest Mesa in the South Valley.

Numerous community members expressed the need for facilities that provide shelter, programs, and resources for people experiencing homelessness. Homeless shelters were specifically mentioned as an opportunity multiple times by community members during focus groups and in-person outreach events. The CPA team also received a great deal of input about helping unsheltered folks access shelter and services.

### Policy

*Invest in publicly-available bathrooms, showers, and sanitation stations.*

### Policy

*Support projects and programs that create rental or homeownership opportunities for low-income individuals or families.*

### Policy

*Provide services for people experiencing homelessness and avenues to permanent housing solutions.*

### Policy

*Invest in facilities and programs that provide shelter and/or resources for people experiencing homelessness.*

## 4.10 Housing Options & Affordability



**Caption:** Duplex in the Southwest Mesa

Community members in the Southwest Mesa expressed a broad range of priorities related to housing options and affordability during the CPA assessment process. Many people talked about the area's high rates of homeownership, often attributing this to the relative affordability of the housing stock, particularly in recent decades. Homeownership and housing affordability have been longstanding assets in this area, though many residents also expressed deep concern about rising housing costs, which greatly impacts both prospective homeowners and renters. Participants also emphasized the importance of multigenerational housing and housing services for seniors during the CPA engagement process.

### 4.10.1 HOMEOWNERSHIP

Over two-thirds (71%) of the households in the Southwest Mesa own their homes, which makes homeownership more common in the Southwest Mesa than in the broader city of Albuquerque (60%). Many of the homeowners who participated in the CPA engagement process noted that their decision to buy a home in this area was tied to housing affordability. Some folks said that the area is a good choice for first time homeowners and young families given the size and type of housing that is available; others tied the high rate of homeownership to multi-generational housing arrangements, which can help households with housing costs and in meeting other needs, such as childcare.

Having housing options that promote accessible homeownership opportunities for a broad range of people is vital to building generational wealth and creating neighborhood stability. In focus groups during the CPA assessment process, housing advocates stressed the importance of homeownership as a tool for generational wealth-building but also cautioned that homeownership, including those arrangements with multi-generational households, does not necessarily equate to affordability and stability. For example, the



**Caption:** Single-family house in the Southwest Mesa

condition of the housing stock and the costs of maintenance and repairs can become burdensome for homeowners.

It is similarly important to have housing options that provide people with affordable and accessible rental opportunities, because homeownership is not always attainable or desirable for everyone. The Planning Department tracks the rate of homeownership and rentership as a metric in CPA Assessments to compare this data over time within and between CPAs, as well as to the broader city.



## 4.10.2 HOUSING AFFORDABILITY

Affordability was one of the community's top priorities for housing. The cost of purchasing a home has historically been less than the cost in other areas; however, the amount of a household's income that goes to housing costs is higher than most other areas of the City. Housing affordability is typically measured by the percentage of income that a household spends on housing. Housing is considered unaffordable if a household pays more than 30% of its income toward rent or a mortgage. In Southwest Mesa, about 40% of households lack affordable housing, with 33% of homeowners and 60% of renters in the Southwest Mesa considered cost burdened, making this one of the least affordable CPAs. This data illustrates the importance of promoting housing affordability in the Southwest Mesa, especially for folks who rent their home.

There are many factors that impact the affordability of housing. The cost of housing, household income, number of housing units in comparison to the population size, rate of housing construction, and interest rates are just some of the major factors at play in this equation. While not all of these factors can be addressed on a local level, the City of Albuquerque remains committed to addressing the rapidly rising cost of housing in the ways that it can.

At the local level, there is a critical need for more housing units to accommodate the existing and future demand for housing at all income levels. A recent [report](#) by the Urban Institute, which was released in 2020, estimates that "Albuquerque needs an additional 15,500 rental units affordable to households with extremely low incomes, as well as 2,200 units of supportive housing and 800 units of rapid rehousing for people experiencing homelessness." This issue has become even more dire in recent years, with rising housing costs greatly impacting renters, prospective homeowners, folks experiencing housing insecurity, and many others.

### Policy

*Support housing projects and programs that add affordable homeownership opportunities.*

### Policy

*Support housing projects and programs that add affordable rental opportunities.*



**Caption:** Townhouses in the Southwest Mesa



**Caption:** Single-family house in the Southwest Mesa

### 4.10.3 HOUSING OPTIONS

Community members in the Southwest Mesa noted the necessity of multigenerational housing arrangements, particularly emphasizing the benefits they provide for both seniors and young people. These types of housing options allow families more flexibility to meet challenges related to housing costs, health needs, childcare, aging, and social interaction. Multigenerational housing arrangements can include a broad range of housing types, such as accessory dwelling units and multifamily housing options.

Accessory Dwelling Units (ADUs) are a naturally affordable housing option that can help support multigenerational living arrangements for people of all ages. The units are generally smaller than a typical house, so the cost of a mortgage or rent is lower, without needing additional subsidies to ensure affordability. ADUs can be accessory to a primary single-family house, duplex, or non-residential use and may be attached to the primary dwelling, contained within the primary dwelling, or built as a detached building. Additional households living in a neighborhood can help support surrounding businesses that provide goods and services, which generally supports neighborhood vitality and quality of life.

The City recently updated the IDO to allow ADUs permissively in most Residential Zone Districts throughout Albuquerque.

Multi-family residential developments, which are generally multi-story buildings with 4 or more units, some of which are accessed from the second story or above, are often the most cost-effective way to provide additional housing, as the shared walls, roofs, plumbing, electrical, etc. generally reduce the cost of construction per dwelling unit, as well as benefiting from economies of scale. Less than 10% of all the housing units in Southwest Mesa are multi-family buildings. The existing multi-family units are mostly located in the northeast section of the CPA along Central Avenue and near Coors Boulevard with a few exceptions, such as the multi-family complex at Gibson Boulevard and 98th Street. A few community members stated that new multi-family projects along 98th Street have been generally well-received by the community, although they did express concerns about traffic levels and circulation.

The Southwest Mesa CPA team received numerous comments during the CPA process related to housing for seniors, along with services that can help seniors age in place. The Department of Senior Affairs offers a range of services for individuals who are 50+

years old and live in Bernalillo County. These services include minor home repair and home retrofit services, annual yard cleaning, grab bar and other safety equipment installation, walker-steps or wheelchair ramp design and build-out. Individuals who are over 60 years old, live within the City of Albuquerque boundaries, and meet income guidelines may receive retrofit services. Click [here](#) to learn more about these programs.

**Policy**  
*Encourage housing options, programs, and development projects that support multigenerational living arrangements.*

**Policy**  
*Support higher-density housing projects along major thoroughfares*

**Policy**  
*Invest in housing assistance for major repairs for seniors and low-income households*

**Policy**  
*Encourage housing options and development projects that prioritize accessible and age-friendly design.*

#### 4.10.4 HOUSING FORWARD

In response to the current crisis in the housing supply for Albuquerque residents, the City launched the Housing Forward initiative to spur conversion and construction of new housing for households at all income levels and life stages. To address part of the housing shortfall, the initiative sets the goal of adding at least 5,000 additional housing units to the current supply in Albuquerque above and beyond what the private housing market will provide for the entire range of households by 2025. While this goal will not meet the entire demand for housing over the next several years, the initiative intends to catalyze the development of various housing types to meet the needs of the entire Albuquerque community.

Many of the initiatives included within Housing Forward are directly related to community needs centered on expanding housing options and affordability. The Southwest Mesa’s abundant vacant land and existing built environment make the area well-positioned to take advantage of Housing Forward Initiatives. To learn more about Housing Forward, click [here](#).



*Caption: Single-family Houses in the Southwest Mesa*

Housing Forward includes the following actions:

- *Converting hotel and motel properties to housing*
- *Converting commercial and office buildings to housing*
- *Expanding Nuisance Abatement Laws*
- *Strengthening tenant protections*
- *Expanding the workforce to construct housing*
- *Allowing more housing options in the IDO*

Housing Forward sets a goal of creating additional rental housing for 1,000 households through motel/hotel conversions. While the private sector will complete some conversions on its own, the City also plans to actively support conversions through public-private partnerships. The Southwest Mesa’s Central Avenue corridor has numerous hotels and motels, many of which feature unique design elements that accentuate the history of Route 66. These unique features should be protected and preserved if these hotels and motels are converted into residential units in the future.

**Policy**  
*Retain the historical character and design features of motels along Central.*

## 4.11 Community Services & Facilities

### 4.11.1 LOS VOLCANES SENIOR CENTER

The [Los Volcanes Senior Center](#) is the only Senior Center located within the Southwest Mesa CPA, making it an extremely valuable resource and asset for this CPA's senior population. The City's Department of Senior Affairs operates the center. The Los Volcanes Senior Center was built in 1990, and was the first Senior Center located on Albuquerque's West Side. It has been a mainstay of the area's senior community for more than two decades. The building that houses the Senior Center also houses the Share Your Care Adult Respite Day Care Center and the Los Volcanes Child Development Center. The Los Volcanes Sports and Fitness Center is located next to the Senior Center.

During the CPA engagement process, community members continually highlighted the importance of senior services in the area, along with the Los Volcanes Senior Center itself, sometimes mentioning specific programs, services, and events offered at the center. The Los Volcanes Senior Center offers a diverse range of programs and services, ranging from educational and social activities such as health management, lectures, and meals, to recreational and sports activities like hiking, aerobics, and pickleball (to name just a few). These programs, services, and events are deeply valuable for the area's 50+ community.



*Caption: Los Volcanes Senior Center*



*Caption: South Valley Respite Center*

### 4.11.2 SOUTH VALLEY RESPITE CENTER

The South Valley Respite Center is a valuable community resource for residents who provide care to aging and disabled loved ones. The Respite Center is located adjacent to the South Valley Multipurpose Center and is leased and operated by Cornucopia Adult Day Services.

South Valley and Southwest Mesa residents advocated for the South Valley Respite Center for years in order to meet the growing needs of community members who take care of their elderly and disabled family members. The project, which began in 2010 when the New Mexico Legislature appropriated funds for the construction, is a partnership among Bernalillo County, the City of Albuquerque, and the State of New Mexico. The City of Albuquerque's Department of Municipal Development managed the construction of the center, and the Department of Senior Affairs contributed approximately \$200,000 toward the \$1.6 million facility.

During the Southwest Mesa CPA engagement process, community members emphasized the importance of facilities such as the South Valley Respite Center, indicated support for the types of services these facilities provide, and expressed the need for more senior services as the community ages.



*Caption: Central & Unser - Patrick J. Baca Library*

### 4.11.3 CENTRAL & UNSER - PATRICK J. BACA LIBRARY

The Central & Unser – Patrick J. Baca Library is located on Central Avenue west of Unser Boulevard, adjacent to the Central and Unser Transit Center and the Nuevo Atrisco mixed-use development. It is one of three public libraries located in the Southwest Mesa CPA. This library was built in 2015 and is one of the biggest libraries in Albuquerque, featuring 51 public computers, free wireless internet access, printing series, faxing services, copy machines, meeting and study rooms, and an early literacy station. Numerous community members emphasized their appreciation for this library during the CPA engagement process, noting activities and programming for youth, along with the ample space for community meetings, as distinct assets for the community.

### 4.11.4 TED GALLEGOS COMPLEX & ALAMOSA COMMUNITY CENTER

The Ted Gallegos Complex hosts a variety of community services, including a City-operated health and social service center, a child and family development services program, and a public library. The Alamosa Community Center, which is part of the Complex, also has a gymnasium, outdoor basketball courts, an arts and crafts room, and a fitness center. A splash pad is funded and being designed as of May 2023; read more about that in section 4.1.3.

### 4.11.5 SAFETY CENTER (98TH & AMOLE MESA)

The City has started the first phase of constructing a Safety Center at 98th Street & Amole Mesa SW to create a greater presence of police and fire fighters in the area. A need for more of these services is desired by the community, as seen through the CPA engagement process. The new station will serve 27,000 people and 30 additional firefighter-paramedics once completed.



*Caption: Community Leaders Breaking Ground at the Westgate Community Center*

### 4.11.6 WESTGATE COMMUNITY CENTER

The Westgate Community Center opened in 2021. Community engagement influenced the design of the center, resulting in a beautiful welcoming lobby, computer lab, large fitness room, game room, activity rooms, and natural light. This center also includes parking, landscaping, a playground, a shaded plaza, and stormwater detention ponds. The splash pad, multi-purpose playing fields, additional meeting rooms, 2 head start classrooms are currently under construction. There are future plans for a gymnasium with a regulation-sized hardwood basketball court and bleachers. See the Snow Vista Trail update pop-out in section 4.1.

## 4.12 Culture & Heritage



*Caption: El Kookooee Se Quema Occurs Annually*

The celebration and appreciation of community and culture stood out as a priority throughout the community engagement in Southwest Mesa. We saw 65 comments from surveys and across engagement activities that mentioned the traditions and cultural identity of the area. This community celebrates its cultural pride through several community events.

### 4.12.1 EL KOOKOOEE SE QUEMA

The burning of El Kookooee happens in October in the South Valley. It represents a kind of Bogeyman, similar to the Zozobra celebration in Santa Fe, NM. Community members fill the effigy with their fears and burn it symbolically. School-age kids in the South Valley create and design models for the figure. The winning models are on display at the South Valley Library. This event promotes the cultural heritage of the Hispanic South Valley.

### 4.12.2 WEST FEST

West Fest fosters community engagement and input through public engagement activities. West Fest celebrates the success of redevelopment in the West Central area with food trucks, music, dancing, and art exhibitions. The event features local businesses, and community members are encouraged to get involved in their neighborhoods.

West Fest also incorporates programming that supports the cruising community, providing a space to hold a “show ‘n’ shine” as part of the event, where lowrider clubs line up their vehicles so pedestrians can view the vehicles easily and safely. The “Show n’ Shines” event is usually accompanied by pop-up vendors such as food trucks and local artists.

### 4.12.3 SUNDAY CRUISES

Cruising culture is an integral asset of the Southwest Mesa CPA, and it is particularly important for both the City and local community groups to leverage this asset to support new social, economic, and civic opportunities in this CPA. Cruising is a cultural activity that residents and business owners living in Southwest Mesa are proud of, bringing them economic returns. Cruising events support small brick-and-mortar businesses and pop-up microbusinesses along the periphery of each cruising event. The City’s Cruising Task Force provides an important opportunity to support the local cruising community and the numerous cultural and economic benefits of cruising and lowrider shows.

#### 4.12.4 WEST CENTRAL ROUTE 66 VISITORS CENTER

The West Central Route 66 Visitors Center is a collaboration between Bernalillo County, the City of Albuquerque, the Southwest Alliance of Neighbors, and the West Central Community Development Group. This community-driven project will open in 2023 at 12300 Central Ave SW ABQ NM 87121.

The center will celebrate local artists and culture with car shows, outdoor events, and pop-up markets. The center will also anchor tourism-related businesses in the West Central area.

*Albuquerque has the longest stretch of the historic mother road in the country, and when operational, the visitor center will have a national presence and locally will further advance economic development on the West Central corridor. The center will be a catalyst for tourism-related business along West Central. It will help stimulate private and public investment, create jobs and bring greater prosperity to the West Side, and all of Albuquerque.*

#### 4.12.6 ROUTE 66 CENTENNIAL CELEBRATION

The Route 66 Centennial Celebration will be held in 2026 to commemorate the 100th anniversary of Route 66. Originally commissioned in 1926, Route 66 has played an important role in the history of Albuquerque. In 1937, the Route 66's alignment shifted from 4th Street to Central Avenue, but continued to pass through Albuquerque, creating an intersection of the pre-1937 and post 1937 Route 66 highways. Both alignments helped to make Albuquerque a thriving place. The Route 66 Centennial Celebration will celebrate this important history. City Council has set aside \$300,000 to begin planning the celebration.



**Caption:** West Central Route 66 Visitor Center

#### 4.12.5 ARTE ESCONDIDO PROJECT

The vision for the Arte Escondido (Hidden Art) project was developed over eight years ago by community members who live and work in the West Central area. The goals of the project are to identify hidden artists in our community, provide them with an opportunity to showcase their artwork, provide them with technical assistance to grow their art career and create community gathering spaces on West Central to promote and feature local art and highlight the history of Rt. 66 and West Central through art.

After running out of street lights, the West Central Community Development Group has highlighted local art in their offices. The original artworks will have a permanent home at the West Central Route Visitors Center Summer 2023.

**Policy**

*Support business development, amenities, and resources for families while maintaining the historic character of motor tourism along Route 66, especially neon signage.*

### 4.12.7 ICONIC NEON SIGNS

West Central Avenue comprises a key part of Albuquerque's historic Route 66 identity. The area has unique historic assets in the form of motor hotels, established local businesses, and neon signage. More recent additions also contribute to the special character of this stretch of Route 66, for example, the neon Route 66 Arch over Central Ave. near Coors Blvd.

Some of the most iconic neon signs along Route 66 are found in the Southwest Mesa, and community members specifically pointed to neon signs as an asset for the area. In 2002, the City's Urban Enhancement Trust Fund in the Public Art Program funded a survey and management plan for signs and neon enhancements along Route 66 through Albuquerque. The report concluded that all surveyed signs were "threatened," that is, that none of these important resources had any degree of protection from loss. Key recommendations of the plan were that the City act to implement a comprehensive management plan to include conservation easements and changes to regulatory codes to provide for the conservation of existing signs. The report emphasized the potential of these signs to contribute to economic development through tourism. In 2002, the National Park Service Route 66 Corridor



*Caption: Neon Sign at the West Central Route 66 Visitor Center*

Preservation Program provided a grant to restore historic neon signs, where the owners and sign makers contributed 50% of cash or in-kind costs. This fund is still available for restoration activities of signs in their original locations, and the City can participate.

Iconic signs along Central Avenue, whether listed or eligible for the historic registers or not, can be promoted and preserved through zoning regulations that provide for their continuous display. The Integrated Development Ordinance (IDO) includes design standards and incentives for neon signs along Central Avenue. Additionally, the IDO allows historic signs, which are likely

nonconforming to current sign standards, to be removed for repair and reinstalled within a year, subject to approval by the Historic Preservation staff planner.

While conservation of signs in their existing locations is the top priority for historic preservation efforts, given the important placemaking role of these iconic historic artifacts, community leaders have also preserved signs by purchasing them, re-locating them from their original site, and placing them at the new Route 66 Visitors Center being constructed on West Central Avenue. This effort has involved collaborating with local philanthropists and business community leaders, like the Garcia family, in order to acquire and store old signage in a centralized location until the opportunity for presenting these assets is available. While this approach involves a private sector effort to preserve these community assets, the Urban Enhancement Trust Fund's report recommends a public-sector historic preservation effort that considers each site, its context, and its surrounding neighborhood.

#### *Policy*

*Maintain the historic character of motor tourism along Route 66, especially neon signs.*



# 4.13 Public Art

Public art can reflect and foster community, and help build a sense of belonging. Southwest Mesa community members shared that community and culture were important to them, with over 50 people wanting to attend arts events and more than a dozen specific mentions of public art during the assessment.

Since 1978, the City has set aside 1% of City construction funds derived from the General Obligation bond program and certain revenue bonds to purchase or commission of works of art as part of the Art in Municipal Places Ordinance. In 2022, the City Council increased the percentage to 1.5%. The purpose of the ordinance is to “promote and encourage private and public programs to further the development and the public awareness of and interest in, the fine and performing arts and cultural properties; to increase employment opportunities in the arts; and to encourage the integration of art into the architecture of municipal structures.”

One of the goals of the City’s Public Art Strategic Plan is to install a “bookend” public art piece at the east and west gateway to the city. For the west gateway, the public art piece is envisioned for the new Visitor’s Center on West Central. The Public Art Strategic Plan also calls for community-wide murals and mosaics.



**Caption:** Sculpture by Reynaldo “Sonny” Rivera

In addition to informal street art throughout the area in the form of graffiti, posters, and stickers, there are 13 public art installations in SW Mesa:

- Sculpture at the I-40 and Coors Interchange
- Mosaic, sculpture, and a picture fountain at the Los Volcanes Senior Center and Shawn McWethy Memorial Police Substation on Coors Blvd.
- Mosaic at Lower Pat Hurley Park
- 3 sculptures and a photo panel at the City’s Sunset Gardens Fire Training Center, Animal Control, and Communications Complex
- Mosaic at Fire Station 14 on 98th Street
- 2 sculptures and a mural painting at the Alamosa Center and Park

**Policy**  
Support development that promotes the unique identity of the Southwest Mesa.

## 4.13.1 ALAMOSA PARK PUBLIC ART PROJECT

In May 2023, the City’s Public Art Program commissioned a sculptural work of art for Alamosa Park in Southwest Albuquerque, a bronze mountain lion by Albuquerque Reynaldo “Sonny” Rivera. This piece, selected by the Alamosa Art Selection Committee, is to be located in Alamosa Park, which previously hosted David Wagner’s glass and metal sculpture entitled ‘Star Chair.’ Wagner’s sculpture is being relocated to the Westgate Community Center. This project reflects the community’s desire for art and projects that value culture and community. The selection criteria for the new work of art included:

- Connection to the South Valley and Alamosa Park community
- Reference to and knowledge of the 400-year history of the South Valley
- Familiarity with the South Valley farming communities and their link to the Bosque Trail and Rio Grande

**Policy**  
Support creative and cultural development and public art that reflects cultural and community priorities in Southwest Mesa.

**Policy**  
Encourage signage, outreach, and education related to the cultures and languages of the people and history of the Southwest Mesa.

## 4.14 Food Justice

Throughout our community outreach, many people expressed a desire for more access to fresh, healthy food through farmers’ markets, food trucks, grocery stores, and local restaurants. People noted that Southwest Mesa has a historic connection to agriculture. Community members highlighted the culture of farming and unique cuisine that remains important to the community identity of people in Southwest Mesa.

### Community Member Comments

“[Southwest Mesa] has the sweetest corn around” – Community member at the Rio Grande High School Community Focus Group

“Living in a more Hispanic/Latino community I see a lot of fast food, and stores/markets. I wish to see more healthy areas, whether that be food, facilities, parks, gyms, etc. I also want to see the food trucks have a stable place without being kicked out.” – Community Member at Partners for Community Action Focus Group

To dive more deeply into the broad topic of food justice, we hosted a listening session at the Westgate Community Center in Albuquerque with these community groups:

- *Together for Brothers*
- *Agricultura Cooperativa Network*
- *Rio Grande Food Project*
- *Mandy’s Farm*
- *Bernalillo County Open Space*
- *MRGCD*
- *La Plazita Institute*
- *United Way of Central New Mexico*
- *UNM Community Engagement Center*

Many of the comments made throughout the City’s Southwest Mesa engagement process and in the listening session align with goals and strategies from the Albuquerque Food & Agricultural Action Plan and the Climate Action Plan. The report provided recommendations to the City of Albuquerque on several feasible steps to grow the local agricultural economy.

### 4.14.1 COORDINATION

Listening session participants emphasized the need for greater communication, collaboration, and connectivity between local groups working toward overlapping food justice/access goals. They stressed the importance of City agencies supporting community-led initiatives, especially in areas where local non-profits have a history of working in community on food justice. Participants also mentioned a need for strategic planning between local food organizations, stakeholders, and public agencies.

### 4.14.2 FUNDING

A major stressor for community-based food justice organizations is accessing sufficient funding. Participants suggested that the City or other agencies could partner with local organizations on large grants, specifically to access funds for additional staff in organizations that are stretched thin. While this remains an ongoing need, positive steps are being taken to support food justice organizations.

The Cultivating Bernalillo County ‘Grow the Growers’ program is a comprehensive farm training and business acceleration initiative designed to attract new and emerging farmers into professional food production. The Grow-the-Growers partners are committed to strengthening the local food economy by nurturing the next generation of food entrepreneurs. In Fall of 2022, Albuquerque Public Schools hired a garden coordinator, who is working with students and teachers in gardens across the school district. The City of Albuquerque’s Office of Sustainability is about to start a food scrap pilot project with Three Sisters Kitchen to address food waste.

Other funding needs include:

- *Subsidizing local food banks/pantries*
- *Funding for Food CORPS in more public schools*
- *Funding organizations that focus on food justice*
- *Funding for community gardens with toolsheds/resources*
- *Funding for accessible farming spaces for disabled individuals*

Additional needs named by listening session participants included improved access to data, specifically mapping the food resources on the West side, improved access to nutritional food, and funds to pay farmers a living wage. These ideas align with Action 7 of the Food & Agriculture Action Plan, which recommends the City apply for grant funding for community center gardens. Action 10A suggests working with grant writers to apply for federal, state, and foundation funds to support local agricultural goals.

### 4.14.3 CITY PROCUREMENT PRACTICES

Participants in the listening session noted a need for ensuring local food procurement. They asserted that creating an incremental percentage of locally sourced food in the City’s procurement policies would assist New Mexico’s small farmers. This is also the first goal in the Albuquerque Food & Agriculture Action Plan. Recommendations 1A and 1C seek to “Analyze City procurement data to assess where the City can shift from national to local vendors” and “Develop a

plan to incorporate local vendors into food purchasing (procurement department.)” The plan calls for local city and county agencies to ensure that their procurement policies prioritize local producers. The City’s procurement process prioritizes local vendors for all purchasing, and local food producers can [become a vendor](#) to City Departments.

### 4.14.4 COMMUNITY LEARNING ABOUT HEALTHY FOOD

Education initiatives, specifically youth agricultural education, were also prioritized at the listening session. Many participants mentioned the importance of a sustainable food curriculum as well as incorporating nutrition and cooking courses in local schools. Participants suggested food education that supports cultural, school flexibility with curriculum, spaces to learn culinary and kitchen skills, as well as events targeting food awareness. The Sustainability Office is working with Bernalillo County, community partners, and others to identify and pursue federal funds to support items of concern for Southwest Mesa residents.

## 4.15 Candid Communities

Candid Communities uses photography as a tool for community feedback and engagement. Instead of survey questions, communities design photo prompts to elicit visual feedback from community members as a way to understand attitudes and ideas around pressing issues. Arts Hub, Rio Grande Community High School, and the Planning Department partnered on one of these initiatives in the spring of 2023.

The partners engaged youth in Southwest Mesa and South Valley for this project. The intent was to understand better how young people envisioned their community and personal futures. The ultimate goal was to incorporate their perspectives into the planning processes of the City of Albuquerque’s Planning Department and the Rio Grande High School’s Community School Council.

In the Fall of 2022, the Rio Grande Community School Council identified the school’s low graduation rate as an area of concern. They decided to dig deeper into the issue and discover what could be done to help inspire students to remain in school and obtain their diplomas.

Staff, students, and community partners worked together to design the following prompts:

1. *“Show us what you would do if you could not fail.”*  
This prompt was designed to understand better what students are passionate about and what may inspire them to complete high school.
2. *“What does life look like after high school?”*  
This prompt was a more pointed question to see how students envisioned their life once they completed school. The intent was to understand if students had academic, career, or other goals post-high school so the school could incorporate those elements into wrap-around services.

At the same time, the City of Albuquerque’s Planning Department was engaged in this CPA process. Two members of the Planning Department sat on Rio Grande High School’s Community School Council. Up to that point, outreach to youth in the area had been limited, and Candid Communities was a creative way to hear from a more representative population.

The planning team decided to incorporate prompt #1 from above into their own process and developed a unique prompt:

3. *“What do you love about your community?”*  
This prompt aimed to discover what young people in Southwest Mesa saw as strengths in their neighborhood. The goal was to discover what young community members enjoy and already interact with so that the City could build on these strengths and incorporate their desires into planning strategies.

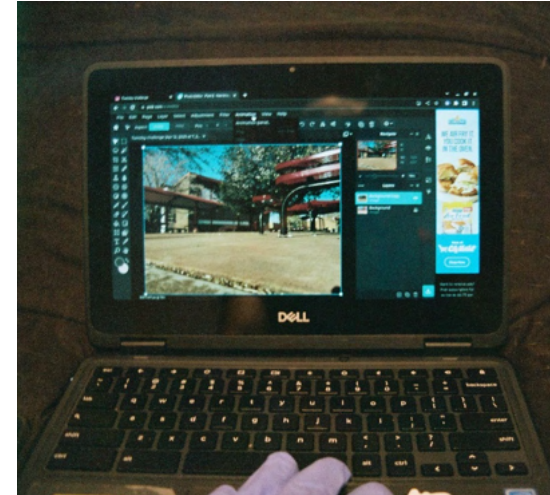
Disposable cameras and QR codes for digital submissions were given to the high school students and community members at events around the Southwest Mesa. The cameras act as both 1) an accessibility tool for community members without cameras or smartphones and 2) an engagement device since disposable cameras are a novel way to take pictures for many of the community’s young people. The project resulted in 93 photos from SW Mesa/South Valley youth. The Rio Grande and the City of Albuquerque cameras were developed, and photographs were sent to Arts Hub for data analysis.



**Caption:** Student Photo Showing CPR Mask

**“Show us what you would do if you could not fail.” (CABQ and RGHS)**

- 57% of photos indicated a desire for pursuing a creative career such as make-up design, photography, or other arts-based jobs.
- 25% of photos indicated a desire to pursue careers in healthcare as doctors or emergency medical workers.
- 10% of photos indicated a desire to work in tech, particularly on computers and/or software engineering.



**Caption:** Student Photo Showing Film Editing Skills

Arts Hub staff analyzed the photos and coded them based on the visual information provided. Several themes became apparent through this process and are described below. The themes are organized based on which prompt community members responded to. The top themes, by the percentage of occurrences, are described in the boxes below.

**“What do you love about your community?” (CABQ)**

- 100% of photos showed images of community events and local vendors. This indicates photographers enjoy spaces and events where the Southwest Mesa and South Valley come together for celebration and communal connection.

**“What does life look like after high school?” (RGHS)**

- 53% of photos showed images of community places/neighborhoods in Southwest Mesa and the South Valley. This may indicate students wish to remain connected to their homes and community even after graduation.
- 27% of photos showed students’ friends/family members, indicating a desire to retain personal connections once high school is complete.
- 27% of photos seemed to be of students’ personal spaces decorated with items that have value to their identity (letter jackets, band posters/stickers, and other personal effects). This may indicate a desire to cultivate independence and chart their own course after graduating.

The City of Albuquerque, and especially the Planning Department, can build on the strength of community pride demonstrated by the youth photographers. Community services or spaces that support youth building a life in Southwest Mesa or the South Valley may be well utilized and highly desired. While young people have pride in place, they also want to cultivate their own identity. Spaces that are dedicated to young people creating, socializing, and building an identity would support this vision.

**Policy**

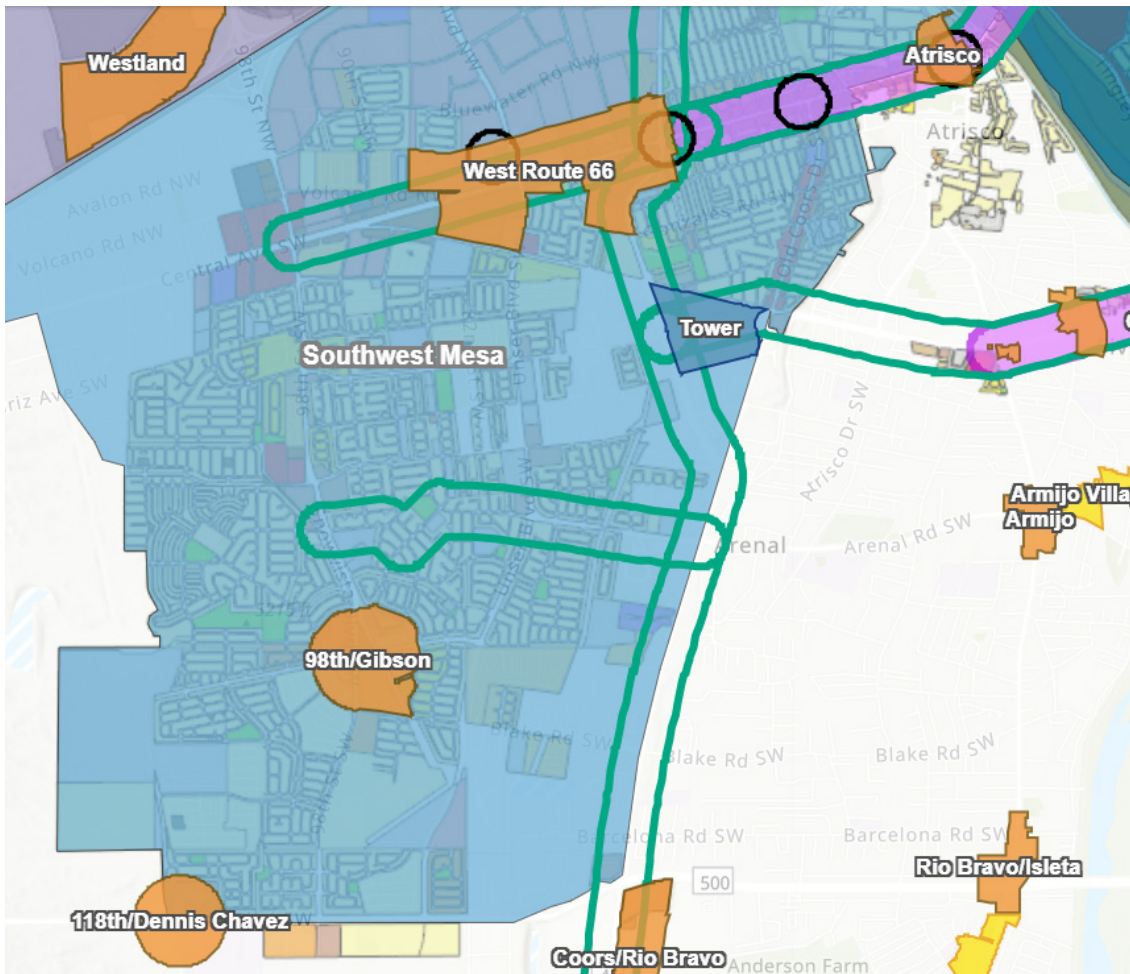
Support projects that create or expand space and opportunities for youth and young adults to learn, connect, and grow.



# **PART 5.** **POLICY & REGULATION** **REVIEW**



## 5.1 Centers & Corridors



**Caption:** Centers & Corridors in the Southwest Mesa CPA

The Comprehensive Plan first designated Centers and Corridors in 2001 to identify the most appropriate locations to accommodate future growth in a sustainable manner. The goal is to promote vibrant, walkable, and desirable development in these Centers and Corridors. Comp Plan policies encourage higher-density and higher-intensity land uses in Centers and Corridors. Regulations in the City’s Integrated Development Ordinance establish higher-quality development standards and incentives that support these land uses and create a walkable built environment in these Centers and Corridors over time. The different types of Centers and Corridors prioritize different intensity and scale of uses, as well as the different priority for types of transportation.

### Centers

- Atrisco
- West Route 66
- Tower
- 98th/Gibson
- 118th/Dennis Chavez

### Corridors

- Central Avenue
- Coors Boulevard
- Arenal/86th/Benavides
- Bridge/Tower Boulevard



There are four Activity Centers and one Employment Center within the Southwest Mesa. Activity Centers are intended to mix residential uses and neighborhood-scale services that are convenient to neighborhoods within a 20-minute walk or short bike ride. Employment Centers prioritize opportunities for industrial and business districts supported by retail and residential uses.

Most of the Central Avenue corridor is designated as a Major Transit Corridor. Almost half of the corridor is also designated a Main Street Corridor in the Southwest Mesa. Major Transit Corridors are served by high frequency local transit and therefore prioritize buses and transit users. Main Street Corridors are intended to be lively, walkable streets lined with local-serving businesses and therefore prioritize pedestrians. Most of Central Avenue also has areas designated as Premium Transit around station areas that are served by high-quality, high-capacity, and high-frequency public transit. These corridor designations come with a range of development incentives to promote walkability and/or transit-friendliness.



**Caption:** Supermarket Located in the Atrisco Center

The westernmost Premium Transit station in the Southwest Mesa is located at the intersection of Central Avenue and Unser Boulevard. The Main Street Corridor designation currently ends at the intersection of Central Avenue and Coors Boulevard. This boundary limits the potential of development incentives on Central Avenue between Unser Boulevard and Coors Boulevard, which are the main north-south commercial thoroughfares on the West Side.

**Action**

*The Planning Department will work with local stakeholders and City partners to determine if the Main Street Corridor on Central Avenue should be extended to the westernmost Premium Transit Station on Central Avenue and Unser Boulevard in a future Comp Plan update.*



**Caption:** The Unser Station, Located in the West Route 66 Center

As of Spring 2023, ABQ Ride is reviewing Albuquerque’s bus network, with the goal of updating the City’s plans for short-term and long-term improvements to the network. This effort will inform where bus routes go, at what times they run, and how frequently. Any long-term changes that conflict with Corridor designations should be carefully considered and may necessitate changes to remain consistent.

**Action**

*The Planning Department will work with local stakeholders and City partners to determine if potential changes to the transit system will necessitate recommended changes to Corridor designations or boundaries in the Southwest Mesa in a future Comp Plan update.*



## 5.2 Land Use in the Southwest Mesa



**Caption:** Single-family Housing Subdivision

Land use patterns play an important role in promoting quality of life and public health by determining where and how we live, work, travel, and enjoy ourselves. It is vitally important to promote a mixture of accessible land uses that accommodate the many different lifestyles desired by residents. Community members in the Southwest Mesa CPA discussed a range of priorities that are directly impacted by land use during community outreach efforts. These priorities generally fell within several categories: development, economic vitality, transportation, the mix of land uses found in this CPA, and challenges related to these uses.

### 5.2.1 LAND USE, ZONING, AND DEVELOPMENT

Existing land uses in the Southwest Mesa CPA present challenges for development in the area. Low intensity land uses and zoning – the predominant land use and zoning designation found in the Southwest Mesa CPA – are associated with high transportation and infrastructure costs, negative social impacts, higher water use, and higher consumption of natural resources; however, low-density development and single-family zoning are desired by many community members because of the privacy, investment value, size, and space that this style of development provides. It is important to protect these desired land uses that are valued by community members, and at the same time to integrate moderate- and high-density residential and commercial uses into the built environment, in places where these are appropriate, in order to grow sustainably, promote economic vitality, increase accessibility to a broader range of transportation options, and accommodate a variety of desired lifestyles.

#### **Policy**

*Oppose projects that are exclusively single-family residential in any Zone District other than R-1.*

Most of vacant land in the Southwest Mesa is zoned Mixed-use (MX-M, MX-L, and MX-T particularly), Non-residential Commercial (NR-C), Non-residential Business Park (NR-BP), and Planned Development (PD). Mixed-use zone districts allow a variety of complementary land uses to be incorporated into a single development or area. NR-C and NR-BP zone districts accommodate a wide range of uses that are not suitable in lower-intensity residential areas. These include (but are not limited to) commercial retail, office, research, light industrial, distribution, showroom, processing, and institutional uses. PD accommodates small- and medium-scale innovative projects that provide significant public, civic, or natural resource benefits. A majority of vacant land in the Southwest Mesa CPA is located in Areas of Change that allow for higher-intensity and higher-density land uses.

Land use patterns follow zoning patterns in the Southwest CPA generally, with a few exceptions. There are several blocks throughout the area that are zoned for moderate- to high-intensity mixed-use development but currently have single-family development. These few properties are generally located along Central Avenue, Bluewater Road, Atrisco Drive, and Old Coors Drive. This mismatch of existing land use and zoning allowances is often not

problematic and in fact may be an asset to supply broader housing options in the future.

Gaps in accessibility and services exist between some communities in the area due to leapfrog development patterns and a quilted pattern of City and County jurisdictional responsibilities. Portions of the Southwest Mesa CPA are not incorporated areas of the City of Albuquerque; Bernalillo County has jurisdiction in these unincorporated areas. This poses a challenge for equitable service provision in the Southwest Mesa CPA, especially as zoning and development standards may differ between neighboring parcels. Close collaboration between the City of Albuquerque and Bernalillo County is needed to overcome this challenge and to manage impacts of future development in the area, such as the Santolina planned community in unincorporated Bernalillo County.

The Southwest Mesa CPA is located directly adjacent to the proposed boundaries of Santolina, which is a proposed master planned community south of Interstate 40 and west of 118th street. The Santolina Master Plan anticipates full build-out to

occur within the next 40 to 50 years, with approximately 38,000 households (around 95,000 people) and 75,000 jobs located within the development’s proposed boundaries. Development and growth in this area could impact land use, transportation, housing, community services, economic development, and resource use and allocation for residents of the Southwest Mesa CPA and other nearby communities. Many local environmental groups and community organizations have been vocal in their opposition to the project over the past decade. This opposition has generally centered on the importance of resource conservation and water use given the area’s semi-arid climate. During the CPA engagement process, several Southwest Mesa community members expressed these concerns, specifically emphasizing the importance of water in the area and broader region. Because Santolina is proposed to be located in Bernalillo County, outside of the City of Albuquerque, it is crucial for both jurisdictions to work closely together in coordinating equitable strategies for land use and future development in the area.

**Policy**

*Support business development, retail, and services, particularly childcare and family-friendly activities.*

**5.2.2 LAND USE AND ECONOMIC VITALITY**

Southwest Mesa community members emphasized the need for greater commercial and industrial activity that can increase access to goods and services while also providing jobs. The northern portion of the CPA includes Atrisco Business Park, which features one of the largest clusters of Non-residential Business Park (NR-BP) zoning in Albuquerque, allowing a variety of office, commercial, research, light industrial, distribution, showroom, processing, and institutional uses. Many residents also desire small-scale commercial activities near existing neighborhoods, which is consistent with existing Mixed-use Low Intensity (MX-L) and Mixed-use Transition (MX-T) zone districts located along designated Corridors and at intersections of collector streets in this CPA.

There is currently an imbalance between jobs and housing on each side of the river, with the West Side of Albuquerque having considerably more housing units than jobs. This unequal jobs-housing balance is the result of past zoning regulations that allowed for and prioritized residential uses over commercial uses, along with



**Caption:** Nuevo Atrisco Housing Units

market conditions that prioritized low-density residential development on low-cost land at the edge of developed areas. This imbalance means that a vast majority of the area’s residents must commute to workplaces located outside of the Southwest Mesa. It also means that residents typically have to travel farther to reach commercial destinations. Both of these situations increase household expenses because of transportation costs and travel time.

**Policy**

*Encourage zone changes that allow intense mixed-use, commercial, or light industrial land uses on vacant land.*



**Caption:** Playground at Nuevo Atrisco

**Nuevo Atrisco**

Nuevo Atrisco is a mixed-use, multi-phase development that pairs workforce multi-family residential with large and micro-scale commercial and a community plaza. Phase one, the multi-family residential development, was completed in 2021 through a public private partnership between the City of Albuquerque and Yes Housing, Inc. The public private partnership allowed for public funding and incentives to be paired with private funding sources to meet community needs such as workforce housing. The funding sources for phase one included City of Albuquerque General Obligation Funds, contribution of land, the Workforce Housing Trust Fund (WHTF), and the use of LIHTC and/or similar workforce housing development sources.

Phase two, the commercial and community plaza components are anticipated to be completed in 2024 by way of a public private partnership established with the City of Albuquerque Metropolitan Redevelopment Agency and Nuevo Atrisco, LLC. The development is made possible through private financing coupled with public funding and incentives to include State of New Mexico Capital Outlay, City of Albuquerque General Obligation Funds and land contribution.

Nuevo Atrisco is a great example of the type of mixed-use development that is desired in the Southwest Mesa. Its location is optimal due to its adjacency to other important community assets such as the Central & Unser – Patrick J. Baca Library, the Central and Unser Transit Center, and the UNM Southwest Mesa Center for Family and Community Health. Learn more about MRAs in the Southwest Mesa in Subsection 5.3.

### 5.2.3 MIXED-USE DEVELOPMENT

The benefits of mixed-use development coincide with the community’s desire for additional commercial amenities in the area that are accessible to nearby residents. By combining multiple uses into a single building or area, mixed-use environments allow people to live, work, play, and learn without having to travel considerable distances. This results in less time spent commuting, greater access to and demand for commercial amenities, and reduced pollution and greenhouse gas emissions. Because of this, mixed-use development patterns are more resilient and sustainable than development patterns that strictly segregate residential and commercial uses. In the Southwest Mesa, mixed-use zones (MX-T, MX-L, and MX-M) are located primarily along Central Avenue and along portions of 98th Street, Unser Boulevard, and Coors Boulevard. Incorporating additional low-intensity mixed-use development in appropriate and accessible areas, such as on corner lots, would increase the quality of life for residents of the Southwest Mesa.

**Policy**

*Encourage zone changes to MX-L on corner lots.*

**Policy**

*Encourage development that incorporates neighborhood-scale services.*

Several mixed-use developments have been constructed in the area recently. Given recent market dynamics, development in the area often features residential uses, with commercial uses taking a backseat. Much of the land in mixed-use zones remains vacant, which, along with the need for more commercial uses, should spur the City to find further incentives to encourage mixed-use development.

**Policy**

*Support and increase dense and mixed-use housing options in the Southwest Mesa.*

**Policy**

*Support development that brings commercial amenities closer to Residential Zone Districts.*

**Action**

*The City will convene a task force to study where mixed-use development has occurred in the Southwest Mesa, what contributed to its success or failure, why the Southwest Mesa is not seeing more mixed-use development, and what opportunities exist to incentivize and support the viability of mixed-use development.*

**Action**

*The Planning Department and Council Services staff will convene a working group to study the development potential of City owned properties in the Southwest Mesa.*

### 5.2.4 COMMERCIAL DEVELOPMENT

During the CPA process, many community members highlighted the need for new commercial services and development in the area, noting the success and popularity of several businesses within the Las Estancias development. Some residents identified a need for more mixed-use development. The CPA team also heard from both developers and businesspeople about difficulty in getting financing for projects in the Southwest Mesa because of a lack of comparable case studies in the area to draw from. The area has a high number of homeowners (71%), which usually indicates higher demand for goods and services, however disposable income does not show up in lenders’ analyses, according to businesses and developers seeking financing. The Westside is also not built in a traditional grid pattern, which results in chokepoints for transportation and utility infrastructure. Low-density development presents additional challenges for those seeking a loan.

The Las Estancias development at the southeast corner of Rio Bravo & Coors is an example of successful commercial development in the Southwest Mesa. Las Estancias has some of the most successful franchise locations in Albuquerque, and continues to grow, which shows that there is demand for retail and service amenities in this part of the City.



**Caption:** Pedestrian Cut-Through in Residential Area

## 5.2.5 LAND USE AND TRANSPORTATION

Many Southwest Mesa residents desire more efficient and accessible forms of transportation, particularly biking, walking, and taking transit; however, pervasive low-density residential land uses severely limit these options and significantly drive up the cost of building the required infrastructure to support active transportation and transit. Incorporating other types and mixes of land uses into the built environment, where appropriate, is essential for making more transportation options available and viable. Higher-density and higher-intensity land uses particularly impact transit, as users need to be connected to jobs, goods, and services. These developments also are much more likely to support active transportation and create comfortable walking and biking environments.

Land use patterns directly impact the efficiency of our transportation systems by influencing the time, cost, and energy needed to get from place to place. Low intensity land uses, which correlate with low population density, decrease the efficiency of all transportation modes while increasing their costs. Areas dominated by low-density land use make vehicle ownership essential for most residents, while also diminishing the accessibility and efficiency of public transportation and active transportation. In the Southwest Mesa, this is evidenced by the fact that as of 2018, less than 3% of the area’s residents used public or active transportation when commuting to work, compared to over 11% in some other parts of the City. For more information on transportation in the Southwest Mesa, see sections 4.6 and 4.7.

*In October 2021, City Councilor Pena sponsored a Resolution to establish corridor improvements along 118th Street and encourage NMDOT to prioritize the approval and construction of an interchange at 118th Street and I-40. The main intent behind this resolution is not only to provide residents living in the Southwest Mesa better access to essential commercial businesses, but also to prioritize more commercial development that is near their neighborhoods.*



**Caption:** Pedestrian Crossing Sign at Alamosa Elementary School



**Caption:** Pedestrians Walking Next to Bus

## 5.3 Metropolitan Redevelopment Areas

Southwest Mesa has one Metropolitan Redevelopment Area (MRA). MRAs are established by City Council to identify areas in need of improvement with public investment. An MRA designation and adopted Metropolitan Redevelopment Area plan gives these areas access to tools and incentives that can help implement redevelopment projects within the MRA boundaries.

To be eligible for development incentives administered by the Metropolitan Redevelopment Agency (MRA), redevelopment projects need to implement the MR Plan, build up the surrounding community, and have the potential to jump start investment throughout the entire district. The City identifies funding opportunities through Requests for Proposals or grant programs.

### MRA Development Incentives:

- *Property tax abatement (i.e. a temporary pause on property taxes)*
- *Gap financing (i.e. funding to cover the gap between construction/development costs and financing that's available)*
- *Low-interest loans in Brownfield areas*
- *Automatic waivers of City impact fees*
- *Grant Opportunities*



*Caption: Banner From West Central Banner Project*

The West Central MRA was established in May 2001, and the MR plan was completed in June 2004. The West Central MRA plan prioritizes increasing economic vitality, improving the overall appearance, and celebrating the distinctive identity of the West Mesa.

The West Central MRA is an established commercial district with some larger anchor businesses and a significant number of neighborhood-oriented retail and service businesses. The MRA includes properties that front Central Avenue from the Rio Grande to just west of Unser Boulevard and along Old Coors Boulevard from Central Avenue to Bridge Boulevard, including the Atrisco Business Park. The MRA plan identifies three Opportunity Sites for future redevelopment projects.

### 5.3.1 ATRISCO CROSSING (ATRISCO AND CENTRAL)

The Atrisco Crossing area is close to the Rio Grande Bosque and several entertainment attractions across the river. The redevelopment strategy for this opportunity site is to create a mixed-use entertainment center with citywide and regional appeal to celebrate a distinct sense of place tied to the river and the area's rich history and to focus and strengthen existing commercial activities.

Since development of the plan, the former Kmart property was redeveloped and is now home to various community-serving retail and restaurant businesses as well as a primary care clinic. The "Celebrate West Central Route 66" Street Light Banner Project was installed along Central Ave in 2019 and highlights the cultural and historic traditions and the distinct sense of place of the Southwest Mesa.



*Caption:* Local Business Located in Atrisco Town Center

### 5.3.2 ATRISCO TOWN CENTER (OLD COORS AND CENTRAL)

Atrisco Town Center has a concentration of neighborhood-oriented and ethnic specialty businesses along Old Coors Boulevard and Central Ave. The redevelopment strategy for this opportunity site is to “make physical design improvements to create a more inviting, pedestrian-friendly environment and to provide additional space for convenience commercial and ethnic specialty businesses” (pg 56).

Since the MR plan adoption, some businesses have changed in this area, but the building footprints have not changed. In terms of design, the intersection at Central Ave was changed significantly so that the major traffic light here is at Yucca Dr SW, and Old Coors Dr is just a merging lane east onto Central Ave.



*Caption:* Community Members and Planning Staff Walking Near Nuevo Atrisco

### 5.3.3 ATRISCO BUSINESS PARK (UNSER AND CENTRAL)

The Atrisco Business Park is located between I-40 south along Unser Blvd. NW to Central Ave. NW. In order to attract industrial, office, and retail uses, the redevelopment strategies for this opportunity site include creating gateway features and streetscape improvements to further the identity of area and redevelop vacant land at the Central and Unser intersection.

Industrial development has increased significantly within the MRA, albeit outside of the Atrisco Business Park, in the area east of Unser Blvd. NW between Bluewater Rd. NW and Los Volcanes Rd. NW.

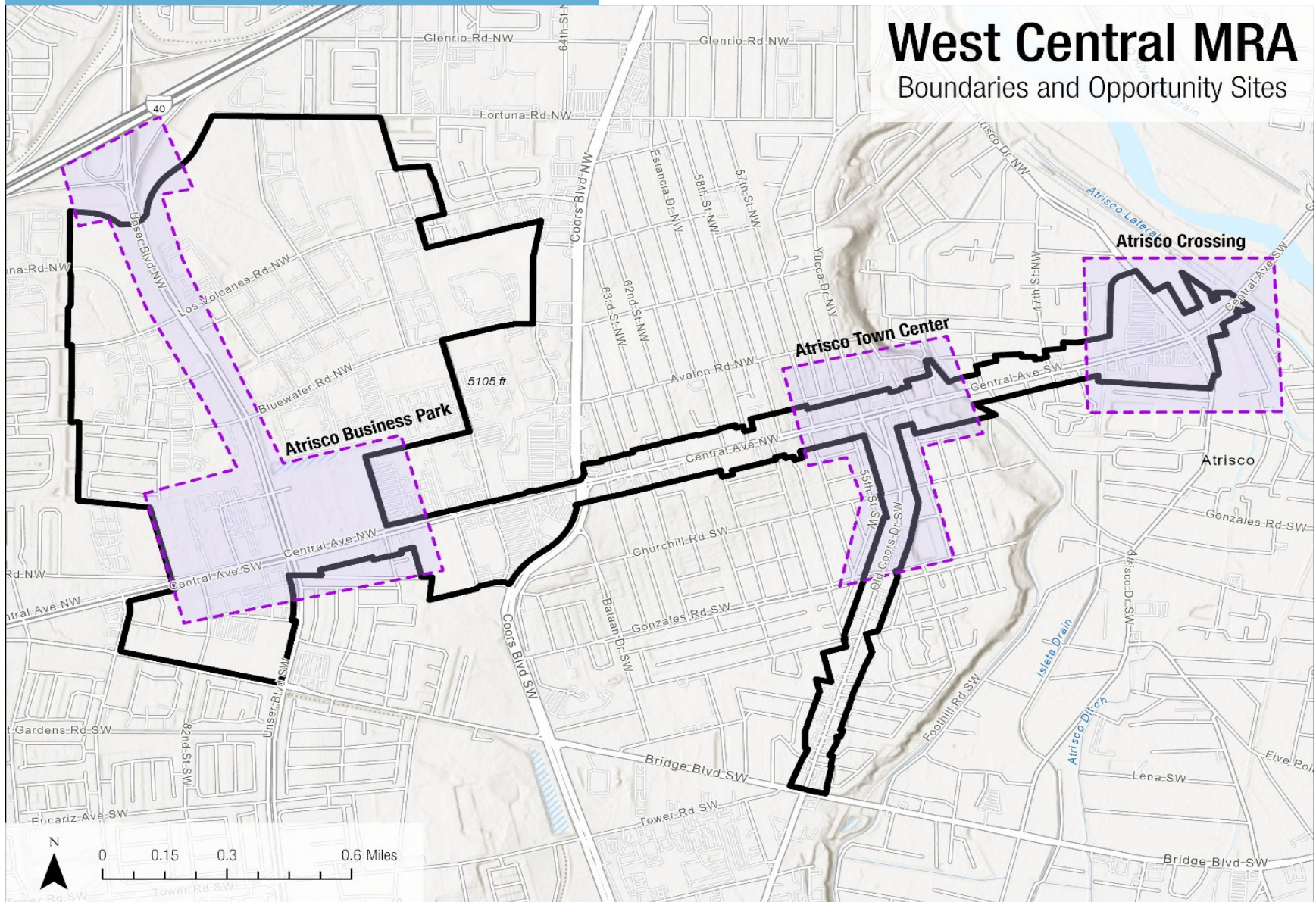
Commercial development has occurred at the intersection of Central and Unser, most notably CVS on the southwest corner.

The Nuevo Atrisco public plaza and commercial is developing at the northwest corner of Central and Unser. The project will be completed by Maestas Development Group. The second phase of development is scheduled to begin construction in 2023 and will incorporate 10,000 sq. ft. of retail space and a public plaza with food trucks and public programming. To learn more about the Nuevo Atrisco development, see Section 5.2.2.

UNM Hospitals’ SW Mesa Family & Community Health facility, the City’s Rapid Transit Transportation Hub, and the City’s Central & Unser Patrick J. Baca Public Library have also been developed in the opportunity site.

These shifts away from light industry and shipping, as originally envisioned for the Atrisco Business Park, reflect the changing needs of the population while helping to achieve the goal of creating a unique identity at the intersection of Central and Unser that attracts further development.

**FIGURE 12. WEST CENTRAL MRA BOUNDARIES AND OPPORTUNITY SITES**





## 5.4 Coors Boulevard CPO-2



*Caption: Blakes Lotaburger on Coors Blvd.*

Character Protection Overlay (CPO) zones are a tool that some communities use to preserve areas with distinctive characteristics that are worthy of conservation. The CPA team did not receive any comments about CPO zones during the Southwest Mesa CPA assessment process, but one CPO zone does exist within the area, the Coors Boulevard CPO-2.

Coors Boulevard is a north/south principal arterial roadway that serves the entirety of Albuquerque’s West Side. The CPO-2 overlay zone is meant to protect and preserve Coors Boulevard’s character as a high-volume, limited-access roadway that supports a mix of low-to-mid density land uses in close proximity to one of Albuquerque’s most cherished natural features – the

Rio Grande. CPO-2 is one of the largest Character Protection Overlay zones in the City of Albuquerque, spanning Coors Boulevard from NM 528/Alameda Blvd. in the Northwest Mesa to Central Ave. in the Southwest Mesa.

Design requirements established in CPO-2 include setback standards (from both Coors Boulevard and the Bosque), building height, and a range of other development standards related to the floodplain, grading, landscaping along Coors Blvd., outdoor lighting, building design, and signs. These standards are intended to preserve the area’s existing design features and overall character.



*Caption: Birrieria Y Tacos Alex on Coors Blvd.*



*Caption: Dutch Bros on Coors Blvd.*

## 5.5 Policy Matrix

**TABLE 2. Policy Matrix**

No.	Policy	Section Reference	Related Comp Plan Policies
1.	Encourage safety in parks through park activation, events, and activities.	See 4.2.2 Park Activation	
A.	Encourage safety and cleanliness in parks by expanding needle pick-up, adding bathrooms, and/or sanitation stations.	See 4.1.3 Splash Pad at Ted M. Gallegos Complex	See Infrastructure, Community Facilities, & Services Goal 12.3 and Policy 12.3.1
B.	Support programming, community events, and other desired activities.	See 4.1.3 Splash Pad at Ted M. Gallegos Complex	See Infrastructure, Community Facilities, & Services Goal 12.3 and Policy 12.3.1
2.	Improve multi-modal transportation and infrastructure in the Southwest Mesa.	See 4.7.5 Bridge Boulevard	
A.	Support projects that improve the design and operation of streets to slow traffic and increase safety, particularly on corridors with high crash rates or high numbers of conflicts with pedestrians and cyclists.	See 4.3.1 Vision Zero	See Transportation Policies 6.2.1, 6.2.2, 6.2.3, 6.2.4, and 6.2.5, 6.3.1, 6.3.2, 6.3.3, 6.4.1, 6.4.2, 6.5.1, and 6.5.2 and Urban Design Policy 7.2.1
B.	Prioritize transportation projects according to the HFIN, emphasizing investment first in high-fatality areas and underserved communities.	See 4.6.1 Vision Zero	See Transportation Policy 6.5.1
C.	Encourage projects that improve sidewalks and street crossings to meet ADA standards.	See 4.6.1 Vision Zero	See Transportation Policies 6.2.1, 6.2.2, 6.2.3, 6.2.4, and 6.2.5, 6.3.1, 6.3.2, 6.3.3, 6.4.1, 6.4.2, 6.5.1, and 6.5.2
D.	Prioritize road maintenance, repair, and reconstruction according to the Pavement Condition Index.	See 4.7.1 General Road Repair	See Transportation Policies 6.2.1, 6.2.2, 6.2.3, 6.2.4, and 6.2.5, 6.3.1, 6.3.2, 6.3.3, 6.4.1, 6.4.2, 6.5.1, and 6.5.2 and Urban Design Policy 7.2.1
E.	The City, County, and State should continue to meet regularly and coordinate on projects that touch multiple jurisdictions.	See 4.7.5 Bridge Boulevard	See Infrastructure, Community Facilities, & Services Policy 12.4.3
F.	Support Transit service throughout the Southwest Mesa through budget allocation, development, and design.	See 4.8.1 ABQ Ride	See Transportation Policy 6.1.4, 6.1.6, 6.2.1, 6.2.7, and 6.6.2
3.	Provide services for people experiencing homelessness and avenues to permanent housing solutions.	See 4.9 Homelessness and Housing Insecurity	
A.	Invest in publicly-available bathrooms, showers, and sanitation stations.	See 4.9 Homelessness & Housing Instability	See Infrastructure, Community Facilities, & Services Goal 12.3 and Policy 12.3.1
B.	Support projects and programs that create rental or homeownership opportunities for low-income individuals or families.	See 4.9 Homelessness & Housing Instability	See Housing Policies 9.1.1 and 9.1.2
C.	Invest in facilities and programs that provide shelter and/or resources for people experiencing homelessness.	See 4.9 Homelessness & Housing Instability	See Housing Goal 9.4 and Policy 9.4.1 9.4.2, and 9.4.3
4.	Support and increase dense and mixed-use housing options in the Southwest Mesa.	See 5.2.2 Mixed-Use Development	
A.	Support housing projects and programs that add affordable homeownership opportunities.	See 4.10.2 Housing Affordability	See Housing Policies 9.1.1 and 9.1.2

**TABLE 2. Policy Matrix**

No.	Policy	Section Reference	Related Comp Plan Policies
	B. Support housing projects and programs that add affordable rental opportunities.	See 4.10.2 Housing Affordability	See Housing Policies 9.1.1 and 9.1.2
	C. Encourage housing options, programs, and development projects that support multigenerational living arrangements.	See 4.10.3 Housing Options	See Housing Policies 9.1.1 and 9.1.2
	D. Support higher-density housing projects along major thoroughfares.	See 4.10.3 Housing Options	See Transportation Policy 6.1.2, 6.1.4, and 6.1.6 and Land Use Policy 5.1.10
	E. Invest in housing assistance for major repairs for seniors and low-income households.	See 4.10.3 Housing Options	See Housing Policies 9.1.1 and 9.1.2
	F. Encourage housing options and development projects that prioritize accessible and age-friendly design.	See 4.10.3 Housing Options	See Housing Policies 9.1.1 and 9.1.2
	G. Retain the historical character and design features of motels along Central.	See 4.10.4 Housing Forward	See Community Identity Policy 4.1.1, 4.1.2, 4.1.3, and 4.1.4 and Heritage Conservation Policy 11.3.1
5.	Support development that promotes the unique identity of the Southwest Mesa.	See 4.13 Public Art	
	A. Support creative and cultural development and public art that reflects cultural and community priorities in Southwest Mesa.	See 4.13 Public Art	See Community Identity Policy 4.1.1, 4.1.2, 4.1.3 and Goal 4.1 and Heritage Conservation Policy 11.3.1
	B. Encourage signage, outreach, and education related to the cultures and languages of the people and history of the Southwest Mesa.	See 4.13 Public Art	See Community Identity Policy 4.1.3 and 4.1.4 and Heritage Conservation Policy 11.3.1
	C. Support projects that create or expand space and opportunities for youth and young adults to learn, connect, and grow.	See 4.15 Candid Communities	See Resilience & Sustainability Policy 13.5.2
6.	Maintain the historic character of motor tourism along Route 66, especially neon signs.	See 4.12.7 Neon Signs	
7.	Encourage development that incorporates neighborhood-scale services.	See 5.2.3 Mixed-Use Development	
	A. Oppose projects that are exclusively single-family residential in any Zone District other than R-1.	See 5.2.1 Land Use, Zoning, and Development	See Housing Goal 5.2, 5.3 and 5.4 and Policy 5.2.1, 5.3.2, 5.3.3, 5.4.1, and 5.4.2
	B. Encourage zone changes to MX-L on corner lots.	See 5.2.3 Mixed-Use Development	See Housing Goal 5.2, 5.3 and 5.4 and Policy 5.2.1, 5.3.2, 5.3.3, 5.4.1, and 5.4.2.
	C. Support development that brings commercial amenities closer to Residential Zone Districts.	See 5.2.3 Mixed-Use Development	See Housing Goal 5.4 and Policy 5.4.1, 5.4.2,
8.	Encourage zone changes that allow intense mixed-use, commercial, or light industrial land uses on vacant land.	See 5.2.2 Land Use and Economic Vitality	
9.	Support business development, retail, and services, particularly childcare and family-friendly activities.	See 5.2.1 Land Use, Zoning, and Development	



# PART 6. ACTION MATRIX

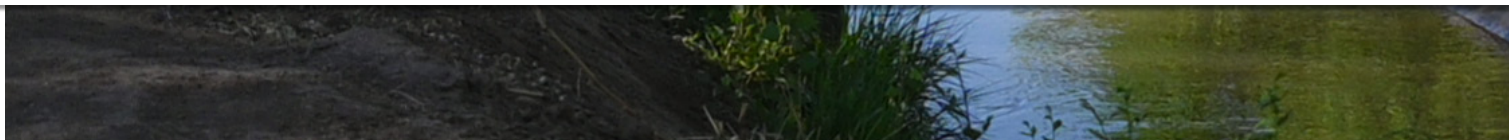


# 6. ACTION MATRIX

TABLE 3. COMMUNITY ACTION PLAN						
Section.	Policy	Location	Lead Responsibility	Collaborators	Measure of Success	Timeframe for Completion
	Governmental Actions					
	City					
4.2.2	The Parks & Recreation Department will host two or more events in the Southwest Mesa annually.	CPA-wide	CABQ Parks & Recreation	CABQ Planning Department	Events held annually.	1 year
4.5.1	The Economic Development Department will host a Small Business Resource Fair in each quadrant of the City annually so that local businesses in each part of the City can be accommodated appropriately. Small Business Resource Fairs should include interpretation and incentives for participants.	City-wide	CABQ Economic Development Department	CABQ Planning Department	One Resource Fair per year in each quadrant	1 year
4.5.2	Job Training Albuquerque shall ensure that job training programs are available in Spanish to better support Spanish-speaking workers, entrepreneurs, and business owners in Southwest Mesa.	CPA-wide	CABQ	Central New Mexico University	Percentage of programs available in Spanish	5-10 years
4.5.3	The Planning Department and Economic Development Department will work together to update the Small Business Registration Ordinance and create outreach materials on processes and permitting.	City-wide	CABQ Planning Department	CABQ Economic Development Department	Update the Small Business Registration Ordinance	5 years
4.7.1	The Department of Municipal Development will keep the Pavement Condition Index up to date and reevaluate and re-prioritize projects annually based on the data and available funding.	City-wide	CABQ Department of Municipal Development		PCI updated; projects evaluated	Annual (reoccurring)
5.1	The Planning Department will work with local stakeholders and City partners to determine if the Main Street Corridor on Central Avenue should be extended to the westernmost Premium Transit Station on Central Avenue and Unser Boulevard in a future Comp Plan update.	CPA-wide	CABQ Planning Department	ABQ Ride	Recommendation made	5 years
5.1	The Planning Department will work with local stakeholders and City partners to determine if potential changes to Corridor designations or boundaries in the Southwest Mesa in a future Comp Plan update.	CPA-wide	CABQ Planning Department	ABQ Ride	Recommendation made	5 years
5.2.3	The City will convene a task force to study where mixed-use development has occurred in the Southwest Mesa, what contributed to its success or failure, why the Southwest Mesa is not seeing more mixed-use development, and what opportunities exist to incentivize and support the viability of mixed-use development.	CPA-wide	CABQ Planning Department	CABQ Council Services, CABQ Metropolitan Redevelopment Agency	Recommendation from task force made	3-8 years



# PART 7. APPENDICES



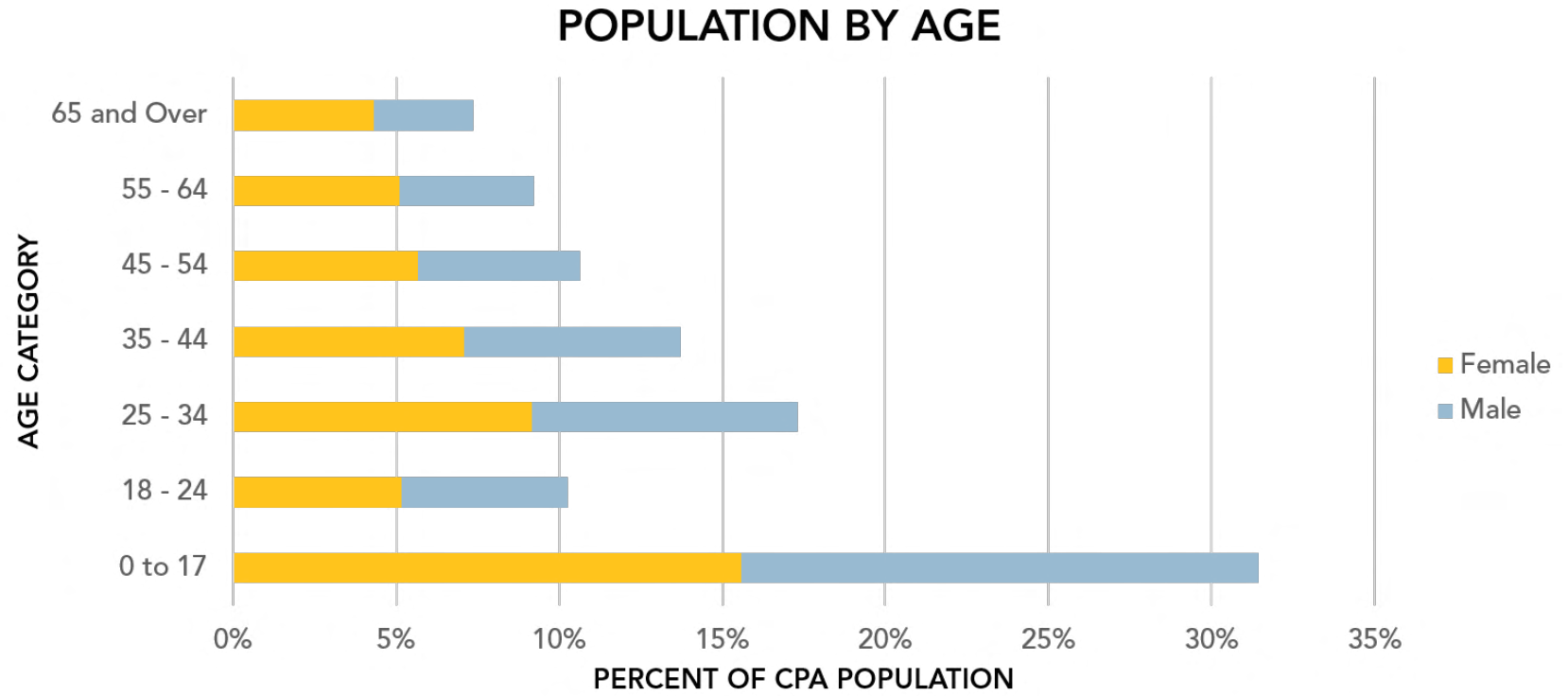
# 7. METRICS APPENDICES



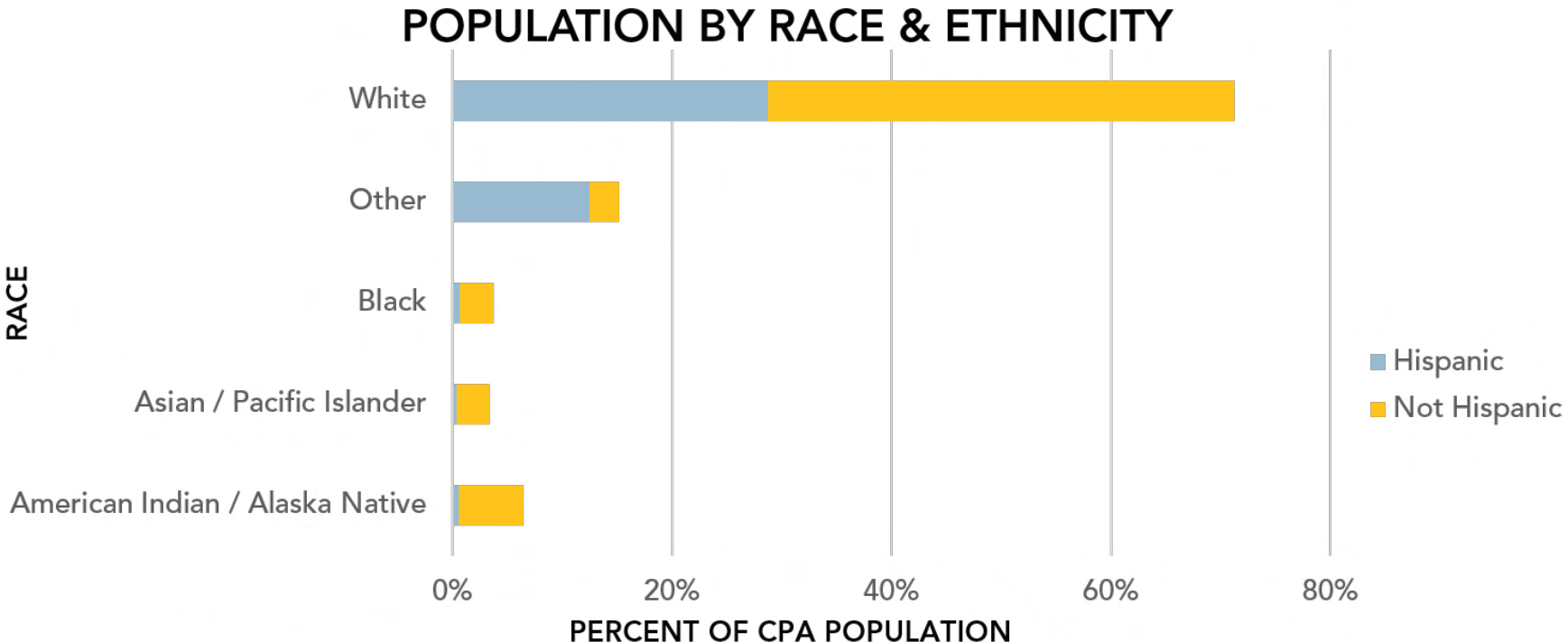
## 7.1 Community Identity Metrics

Population: 78,720  
13.7% of Albuquerque's population

Population Growth Rate:  
5% for 5 year change

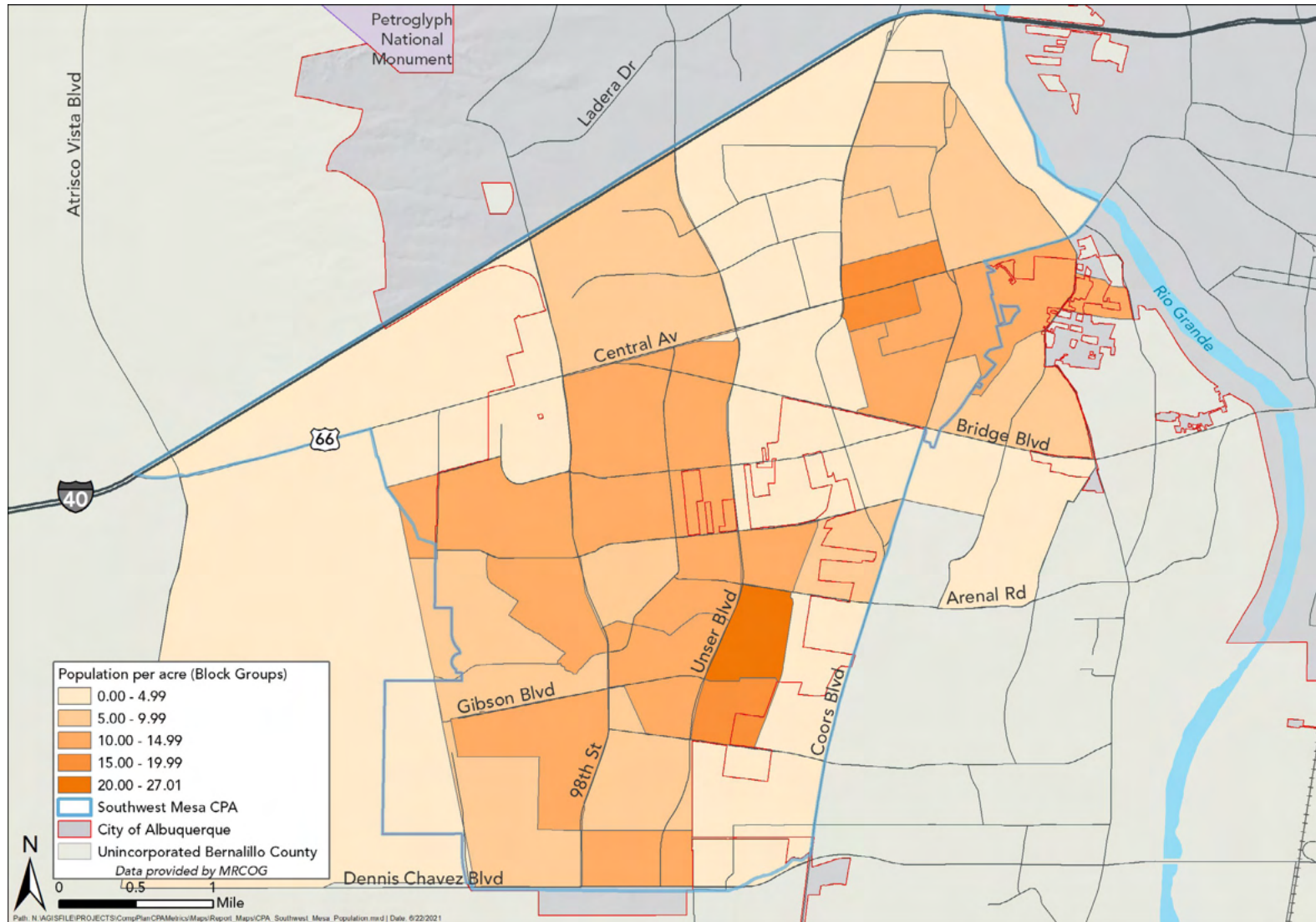






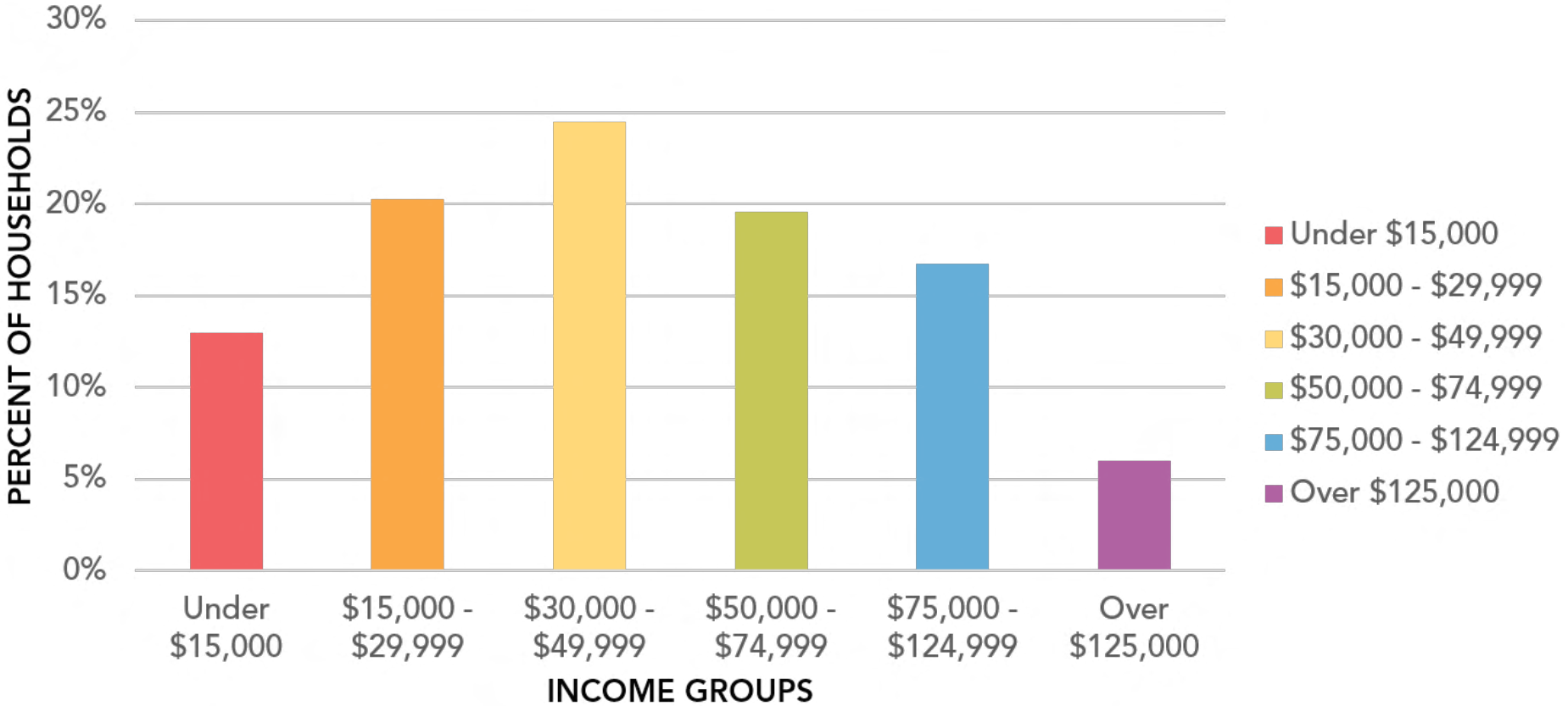
Note that the "other" category includes anyone who self-identified as a race other than those listed above and anyone who reported more than one race

**FIGURE 13. SOUTHWEST MESA POPULATION DENSITY**

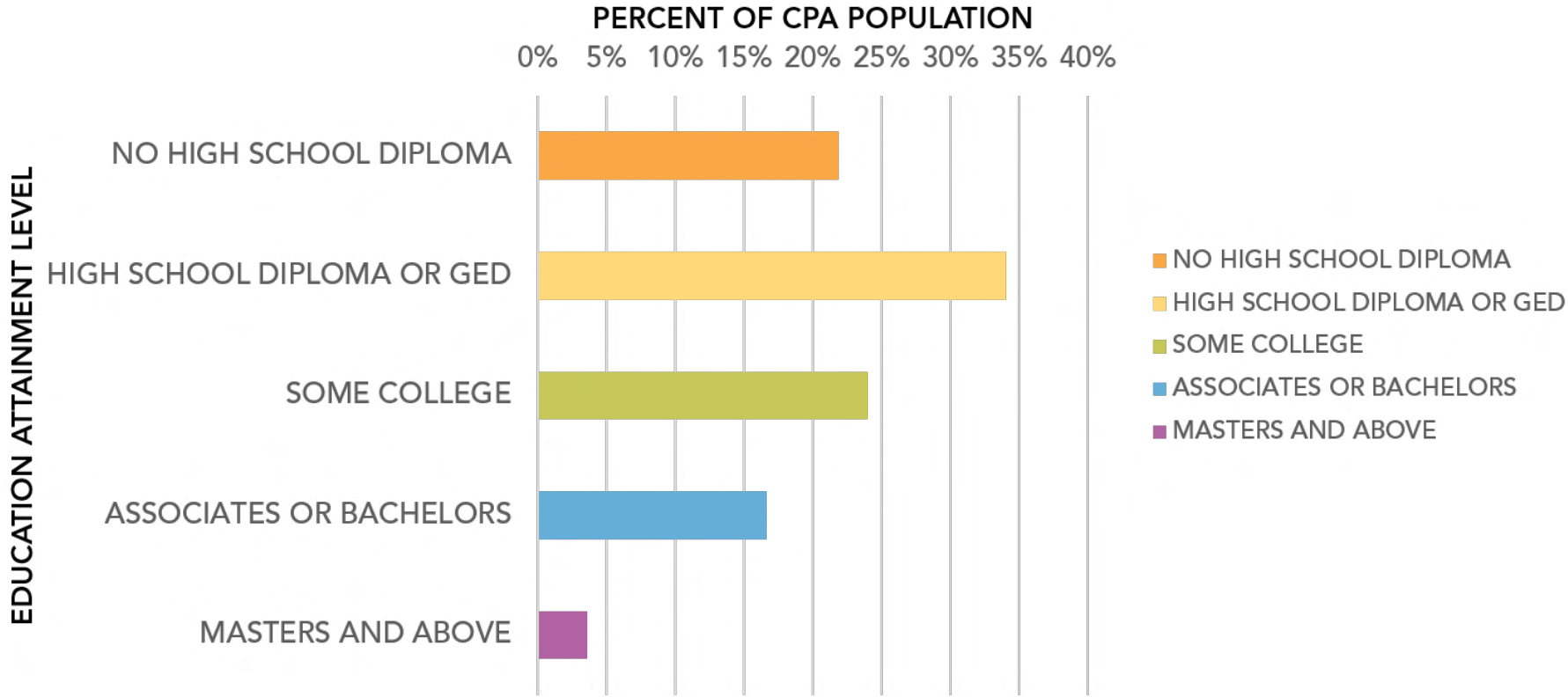


Residential density refers to the number of dwelling units on a parcel of land. Within the Southwest Mesa, residential density is generally highest around Atrisco, with pockets of higher residential density in the Westgate area.

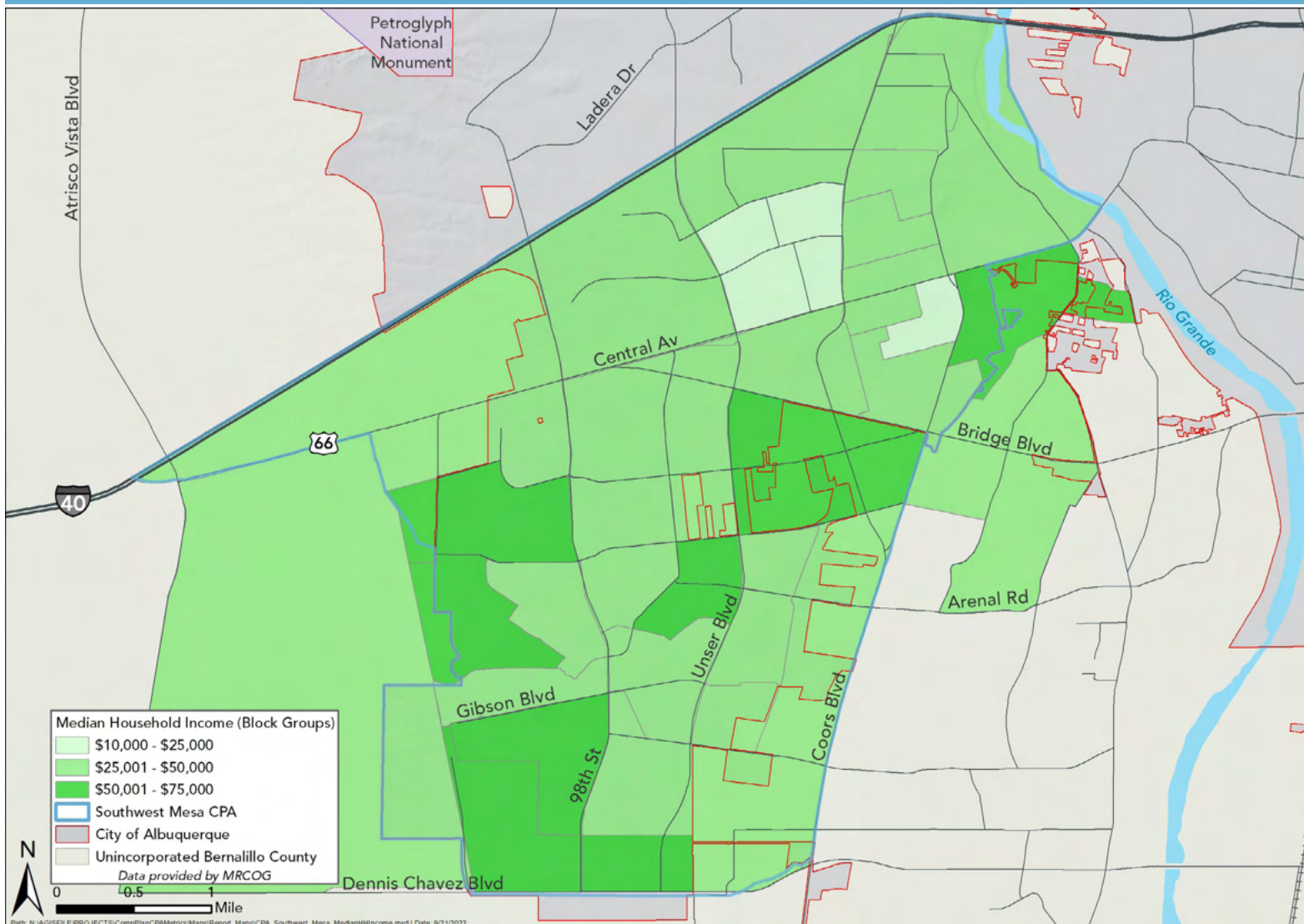
# HOUSEHOLD INCOME



# EDUCATION ATTAINMENT BY PERCENT OF POPULATION AGE 25+

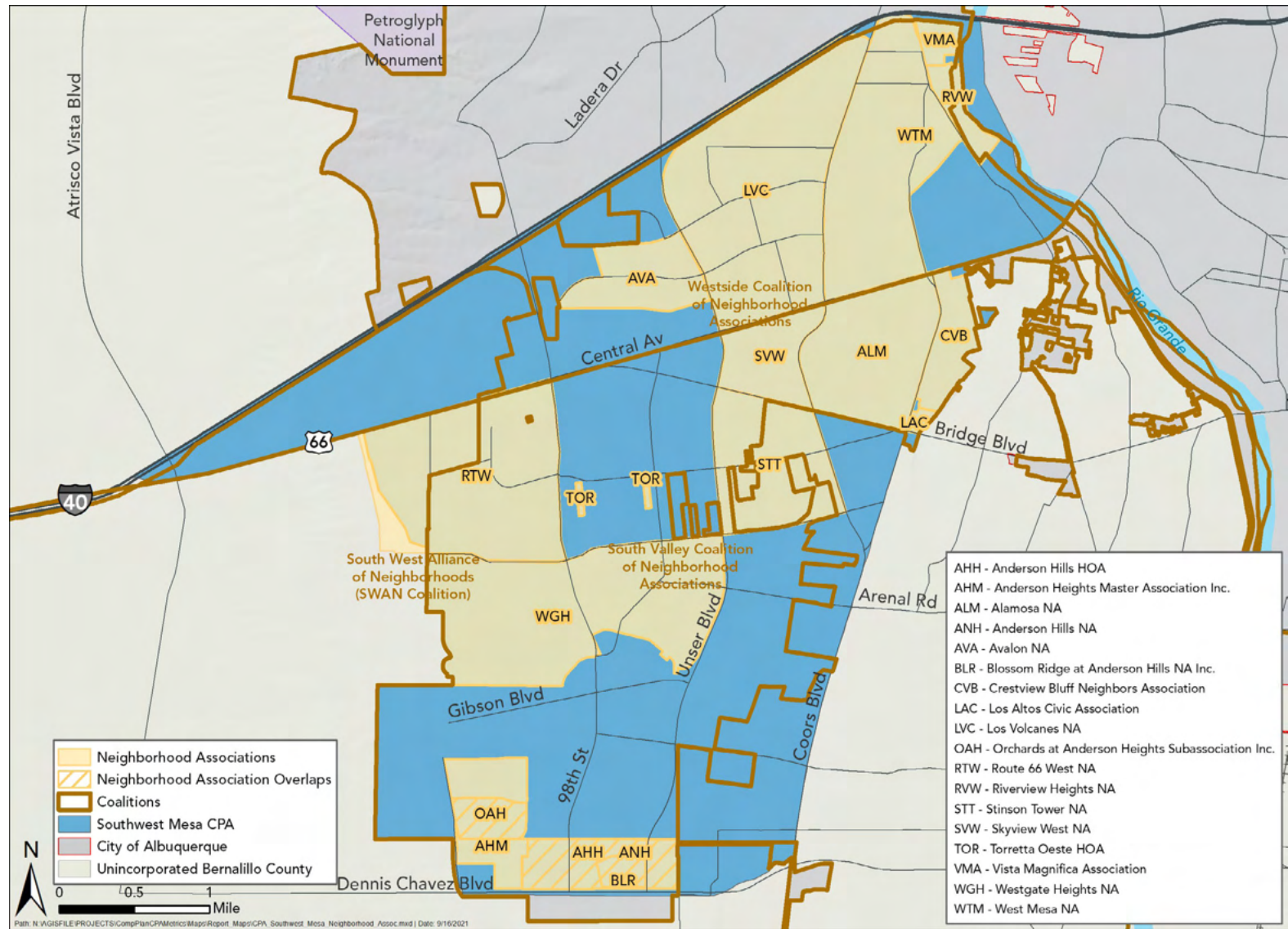


**FIGURE 14. SOUTHWEST MESA MEDIAN HOUSEHOLD INCOME**



In the Southwest Mesa, 19% of households live below the poverty line, which is similar to Albuquerque overall. Most people (58%) in this area earn less than \$50,000 a year, with 32% earning between \$25,000 and \$49,000. This is a slightly higher percentage than Albuquerque overall. A bigger difference is seen between those earning more than \$100,000 a year. Seven percent (7%) of households have an income of more than \$100,000 in Southwest Mesa, compared to 23% citywide.

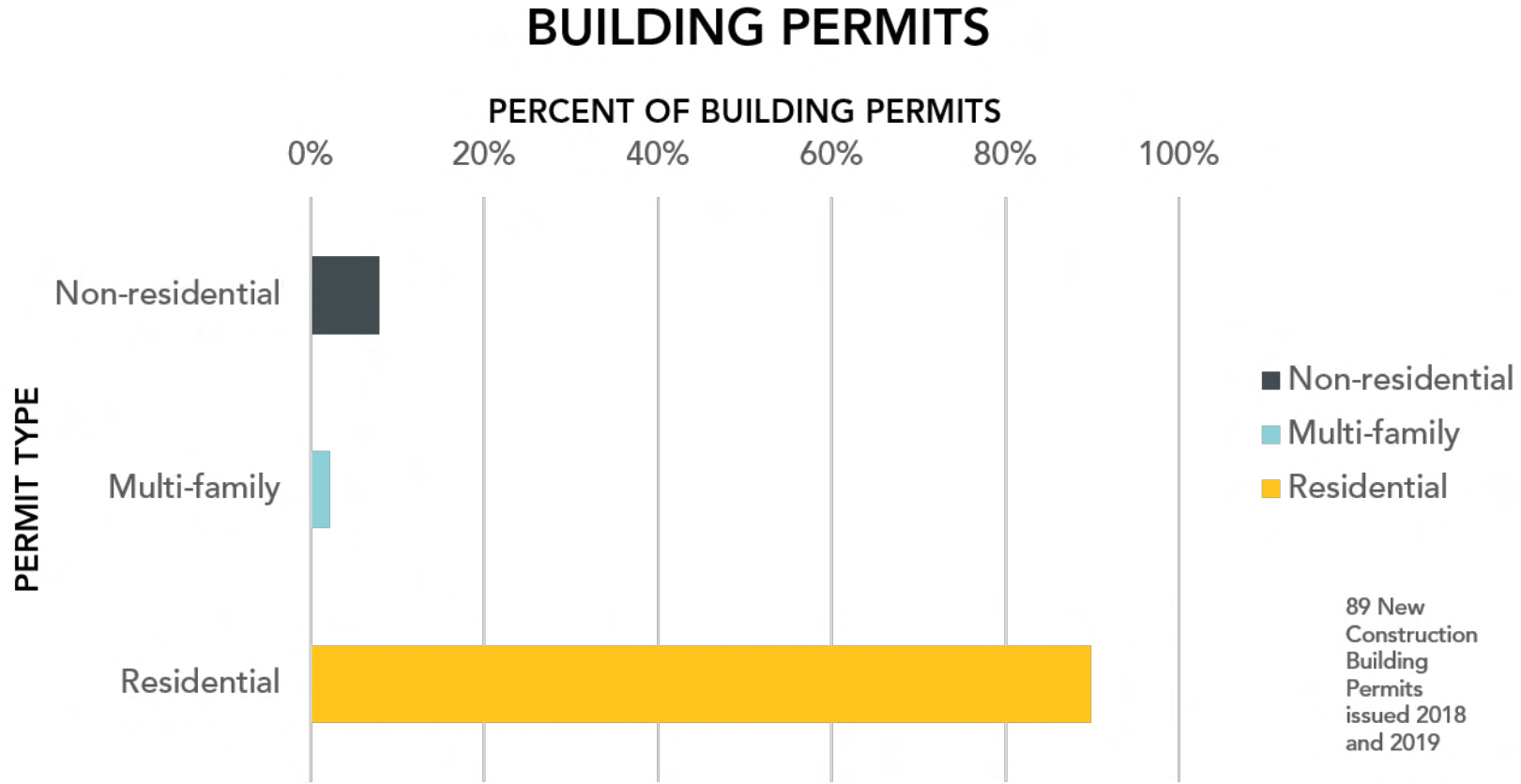
**FIGURE 15. SOUTHWEST MESA NEIGHBORHOOD ASSOCIATIONS**



There are 18 Recognized Neighborhood Associations that represent some of the residential areas in the Southwest Mesa. Neighborhood Associations are one way that communities can advocate for their residents and have a voice in decision-making. Visit [cabq.gov/onc](http://cabq.gov/onc) for more information about neighborhood associations.



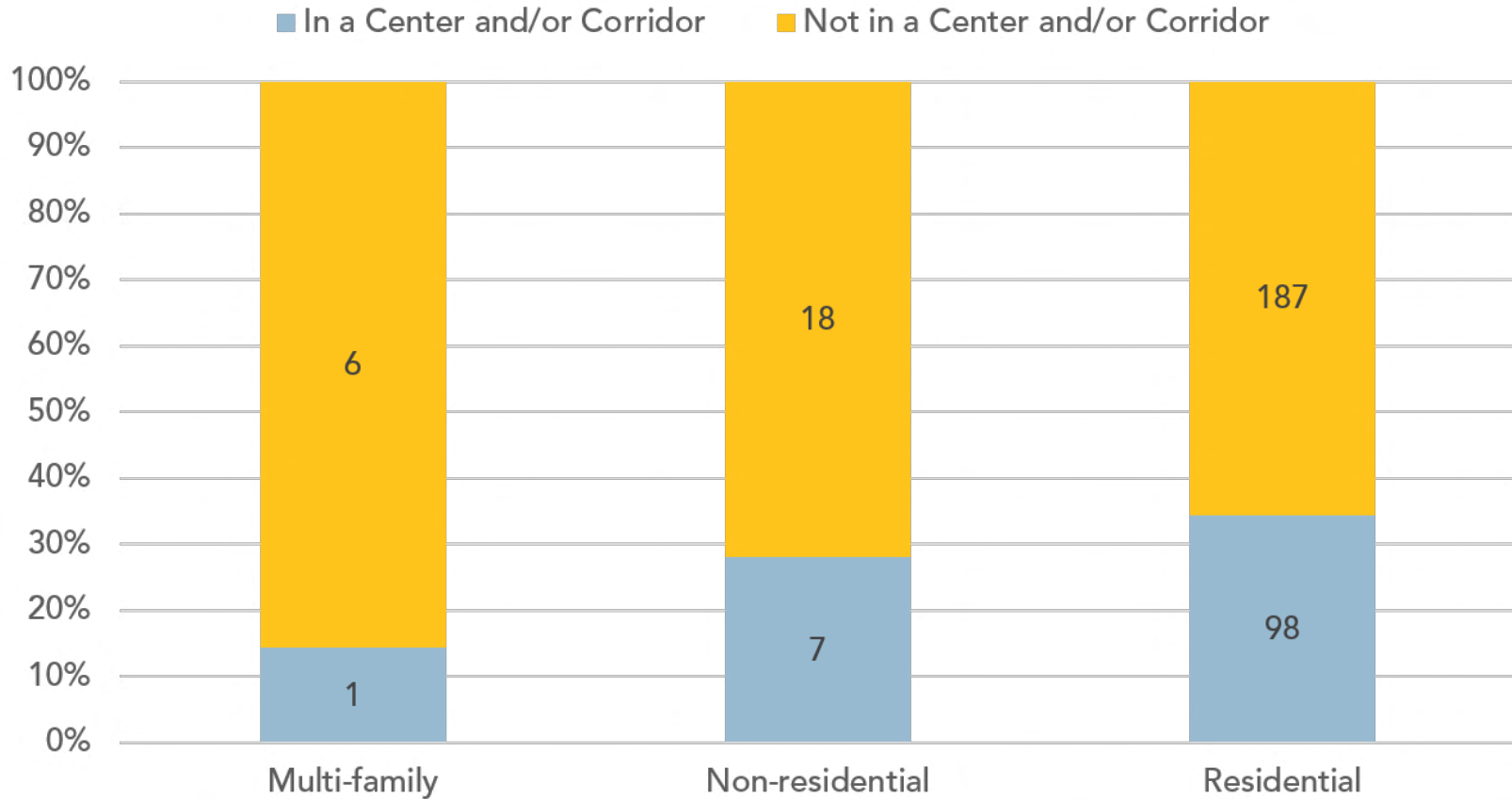
## 7.2 Land Use Metrics



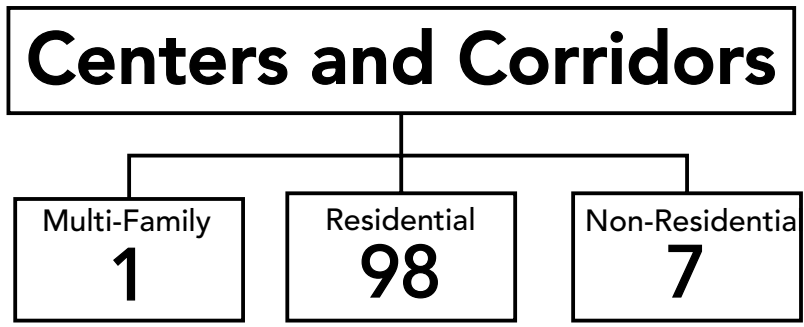
In a 2-year period between 2018 and 2019, the City issued 89 building permits in the Southwest Mesa CPA. Most residential permits were for low-density residential construction.



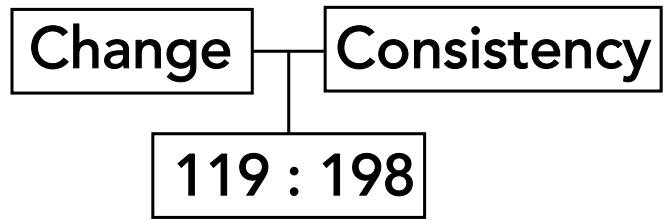
### BUILDING PERMITS ISSUED IN 2018 & 2019



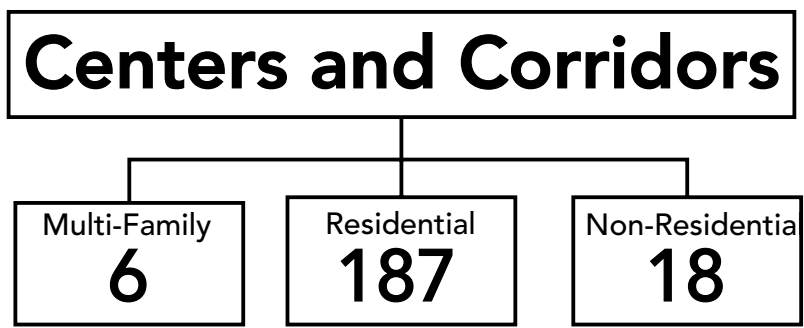
### 106 Building Permits in:



### Ratio of Building Permits in Areas of



### 211 Building Permits not in:

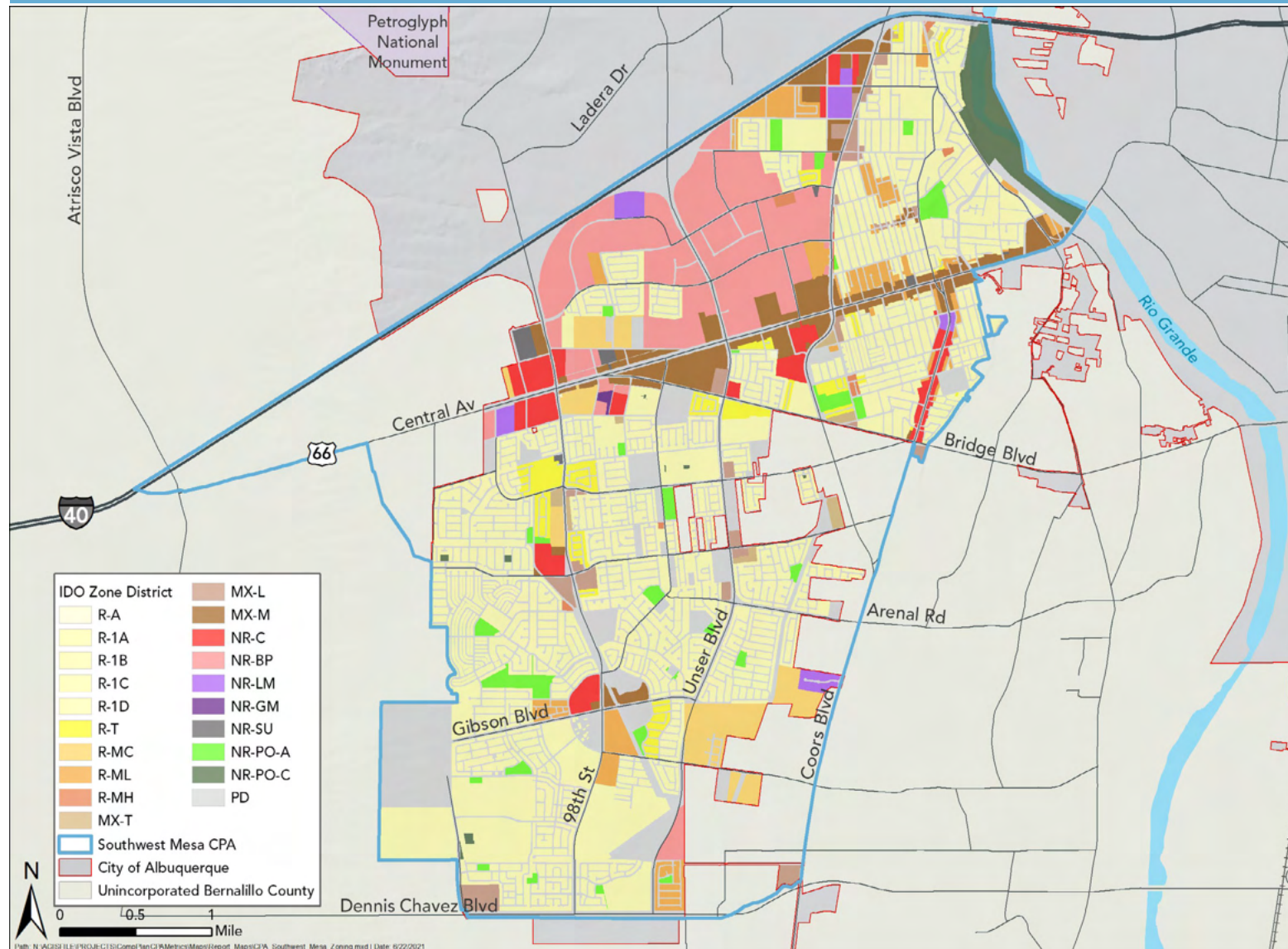


In 2019 there were

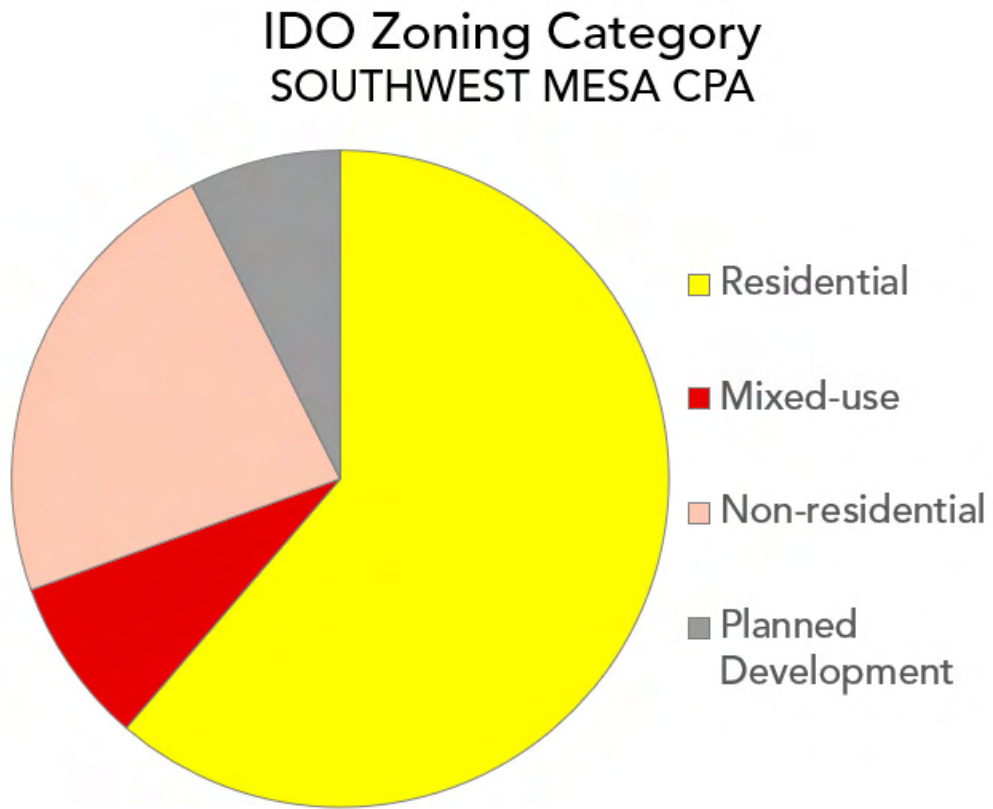
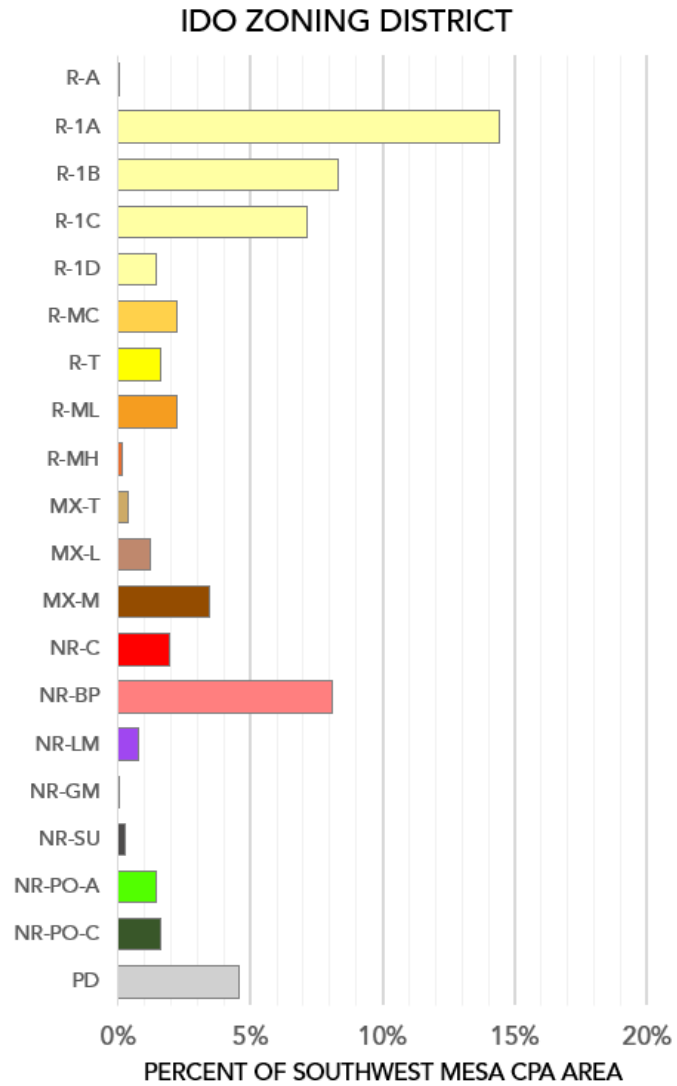
8 Rezoning Application Requests

& 69 Variance Applications and Appeals

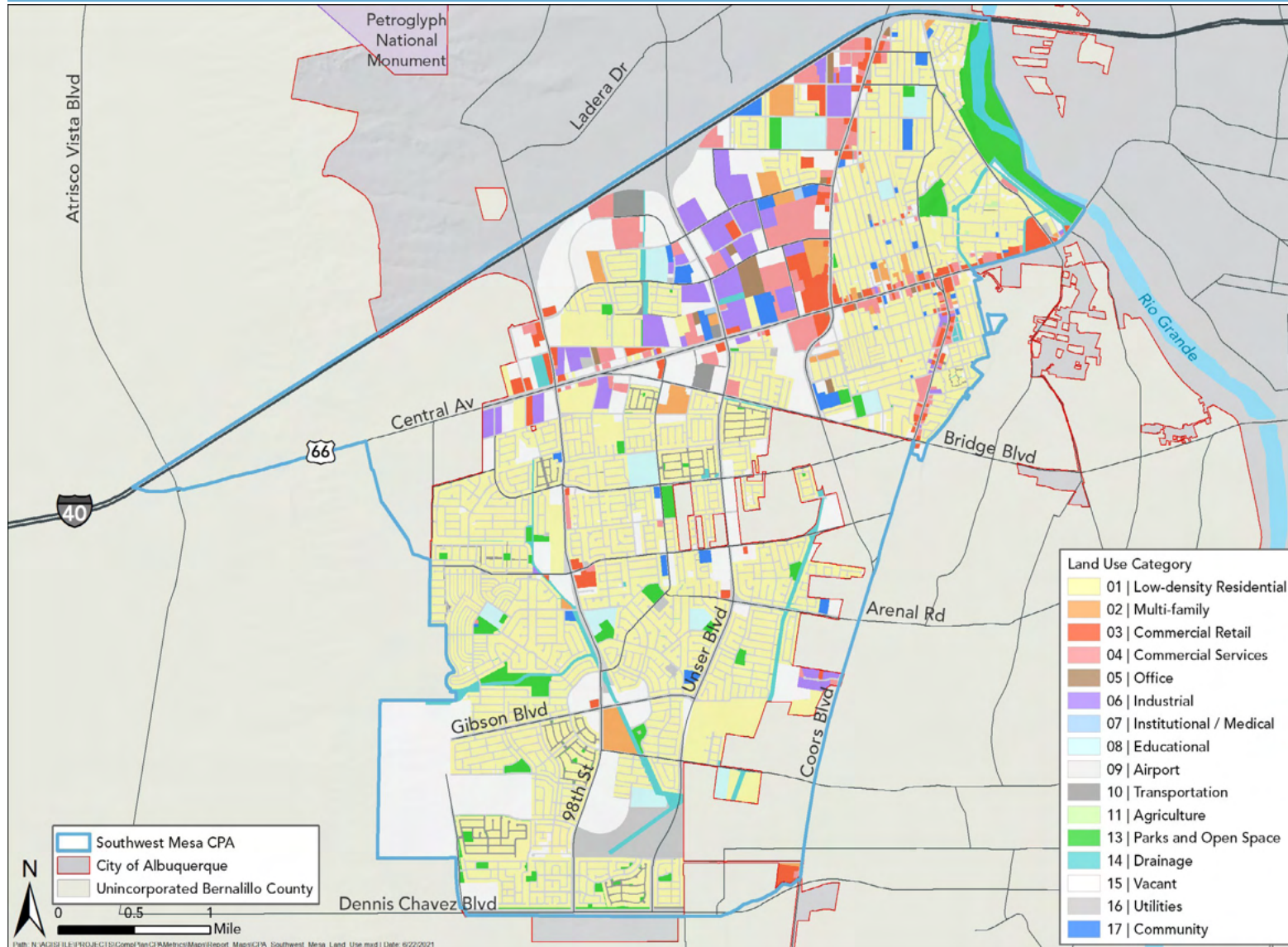
**FIGURE 16. IDO ZONING DISTRICTS IN THE SOUTHWEST MESA**



The R-1 zone makes up over 30% of the land in the Southwest Mesa CPA. Around 15% of the Southwest Mesa has non-residential zoning, which allows a range of office, commercial, and industrial uses but no residential uses. The Atrisco Business Park, located throughout the northern portion of this CPA, makes up a majority of non-residential zoning. About 5% of Southwest Mesa has mixed-use zoning, which allows a wide range of office and commercial uses, limited industrial uses, and a wide range of residential uses but limited single-family houses. Mixed-use zoning in the Southwest Mesa is generally concentrated on Central Avenue.

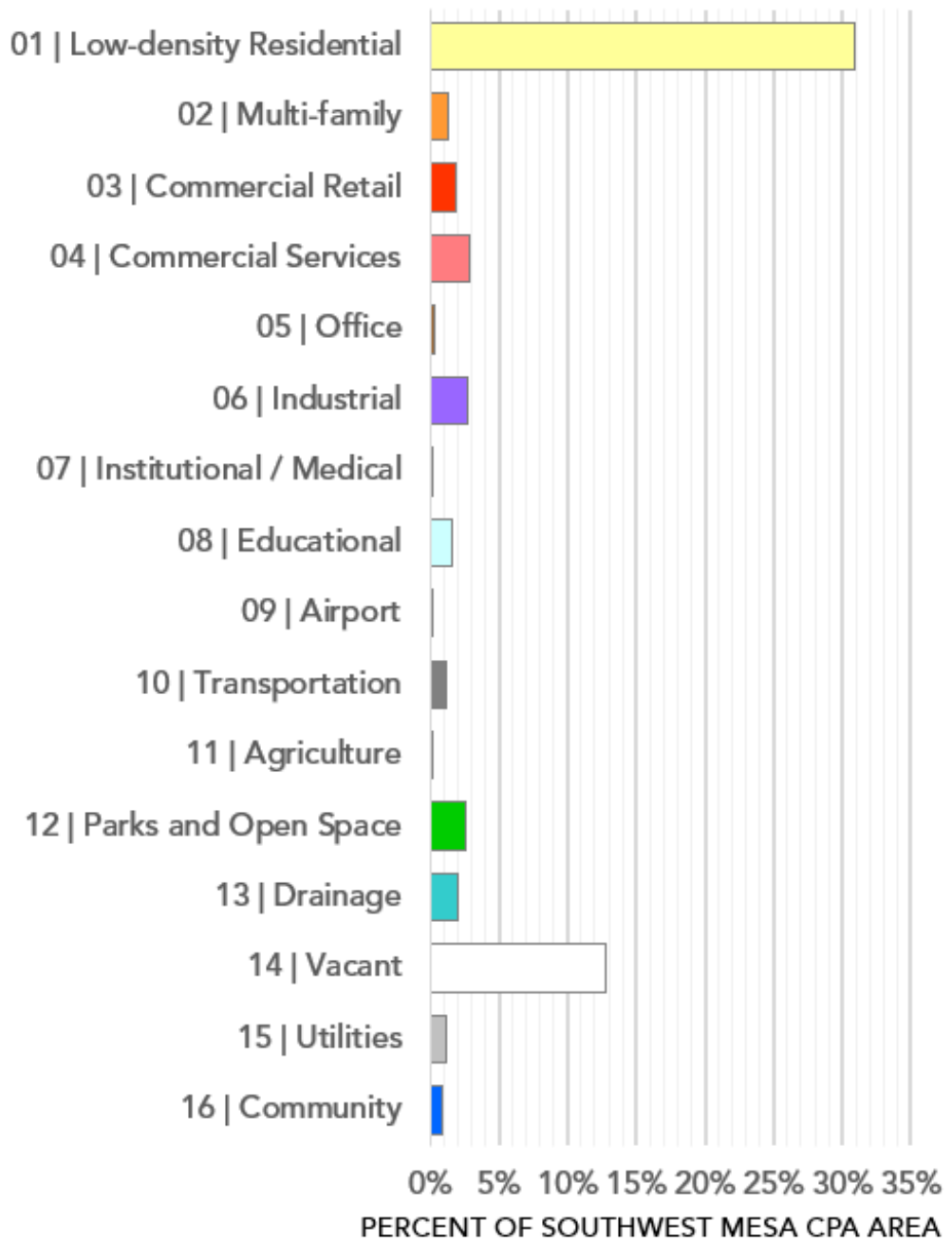


**FIGURE 17. LAND USE CATEGORIES IN THE SOUTHWEST MESA**



Land use in the Southwest Mesa CPA is predominantly residential, with around 31% of all land use dedicated to low-density residential housing. Less than 2% of developed land in the Southwest Mesa CPA is used for multi-family housing. Commercial retail, commercial services, industrial uses, and parks/open space account for another 10% of currently developed land. Vacant land comprises approximately 13% of the CPA. A range of other uses – office, institutional/medical, education, transportation, drainage, utilities, and community facilities – combine to account for the rest of this CPA’s land, composing less than 5% each.

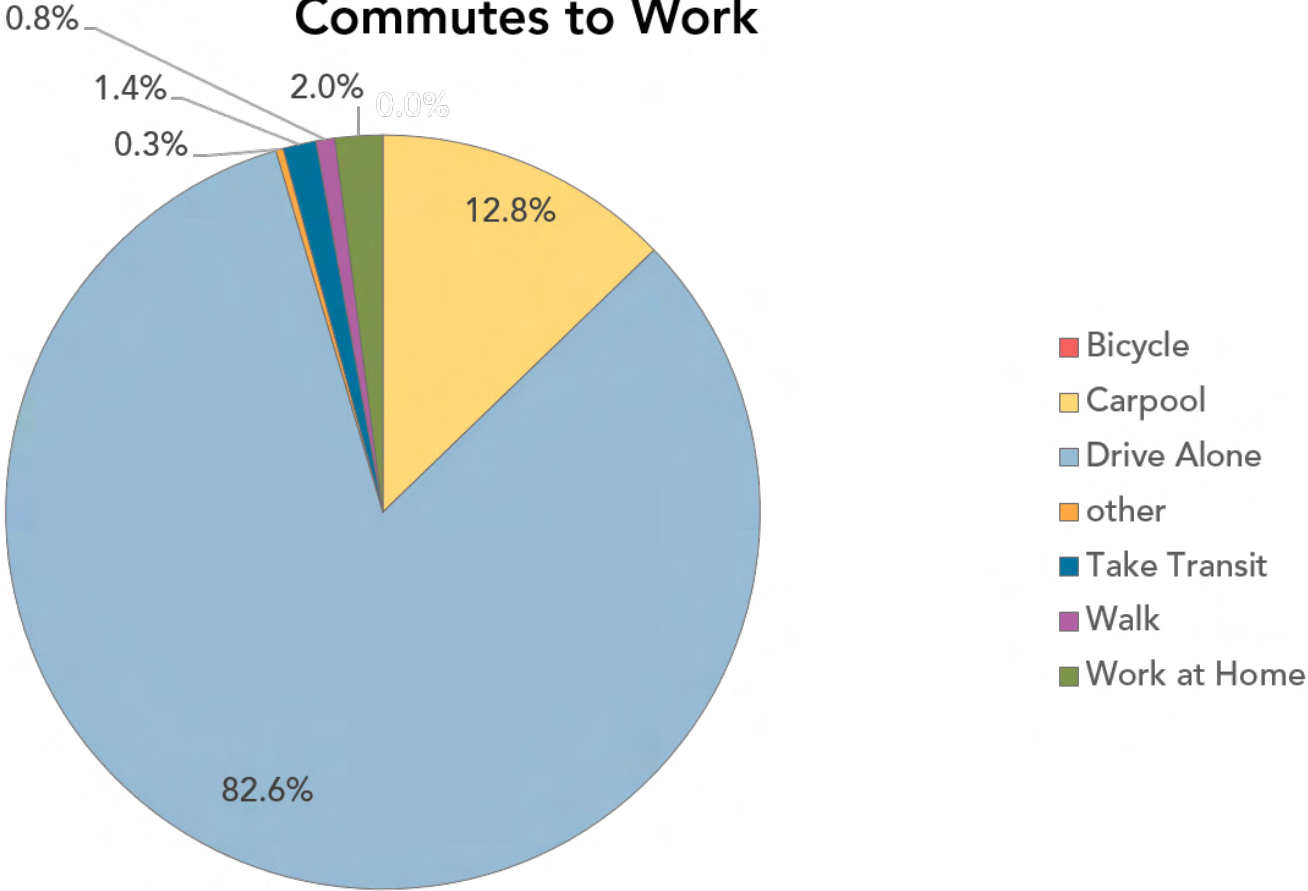
### LAND USE CATEGORY





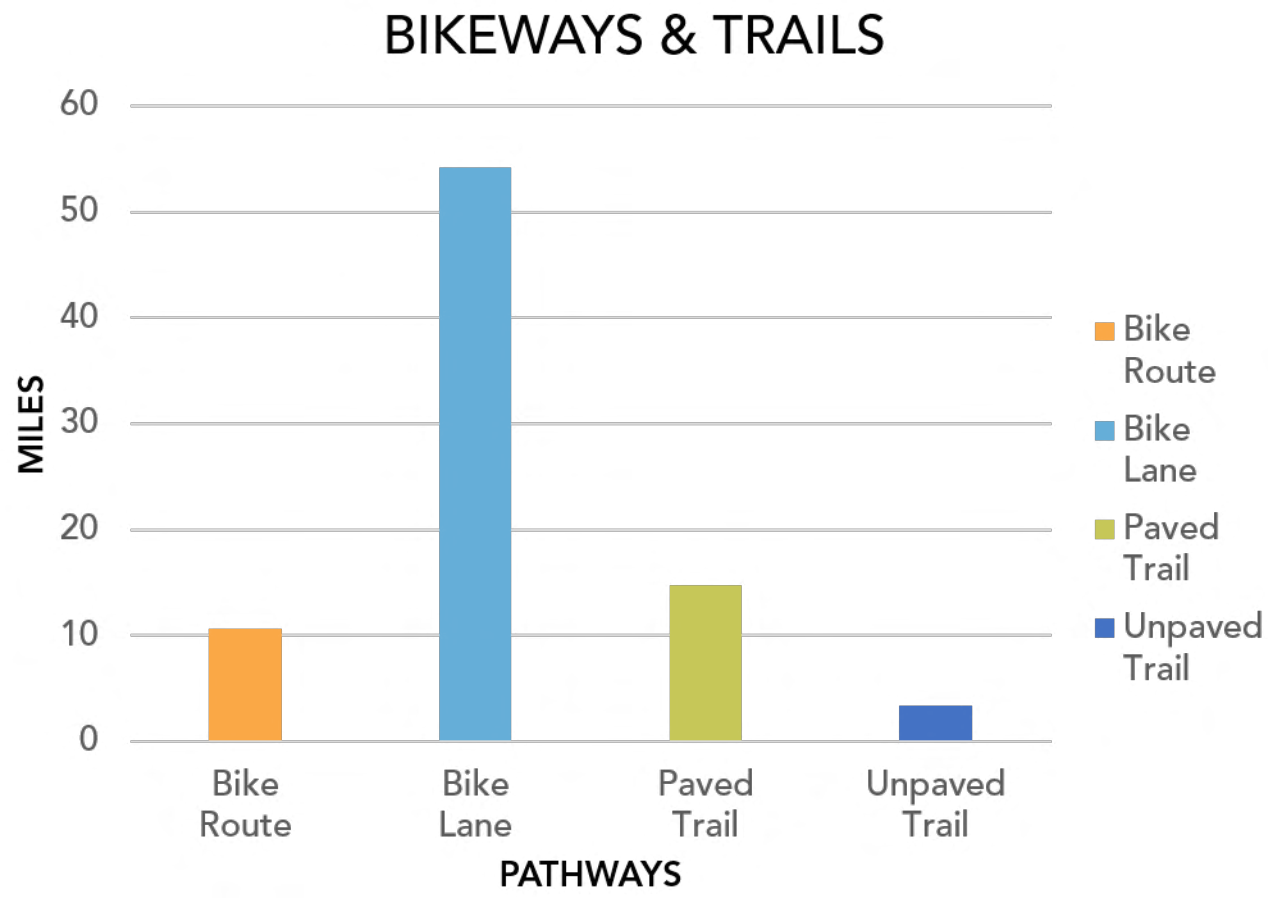
# 7.3 Transportation Metrics

### How the Southwest Mesa CPA Commutes to Work

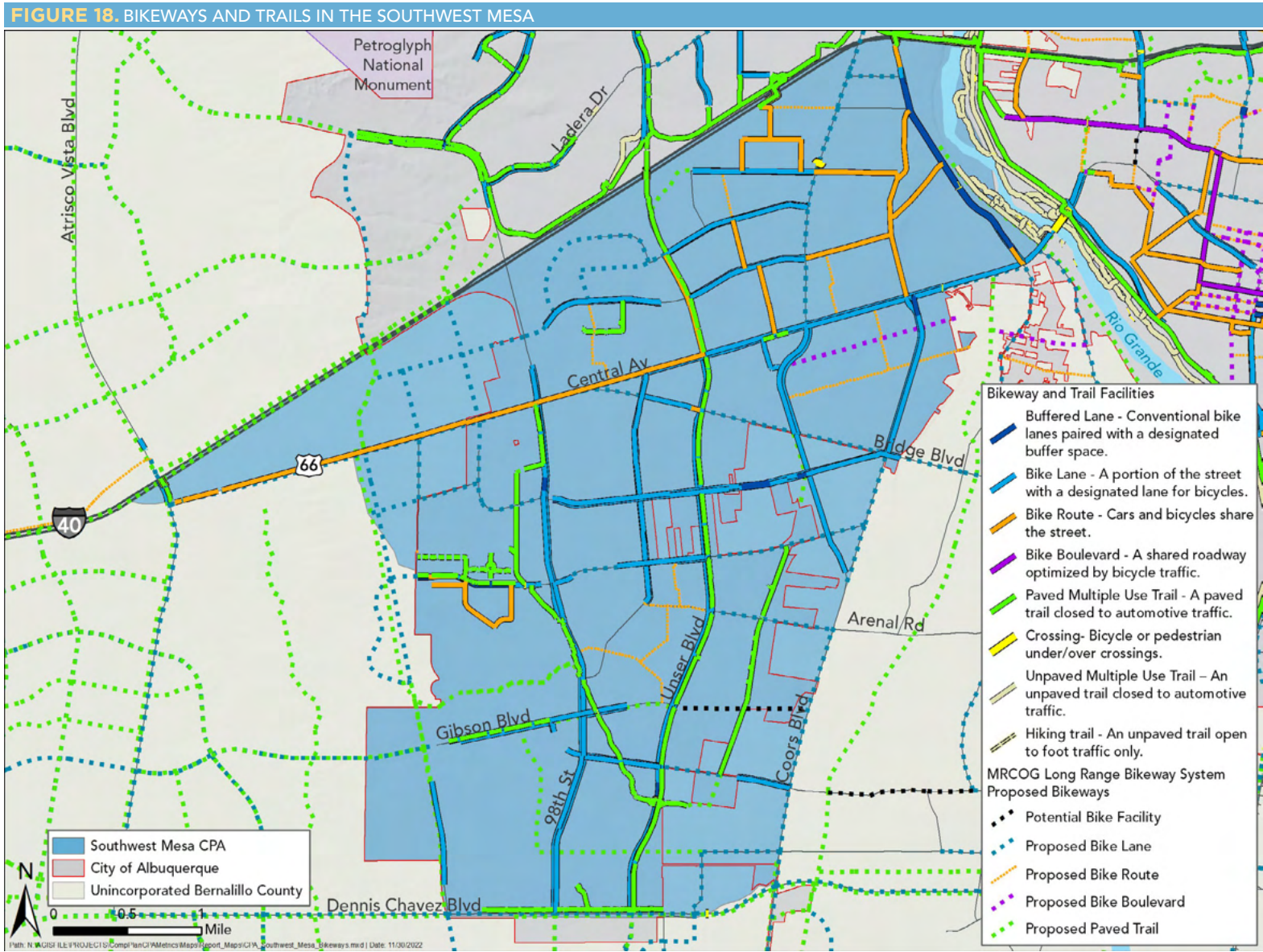


Over 82% of commuters drove by themselves to get to work every day in 2018, and another 12.8% carpooled with others. That same year, 2% of people worked from home and 2.2% took the bus or walked.

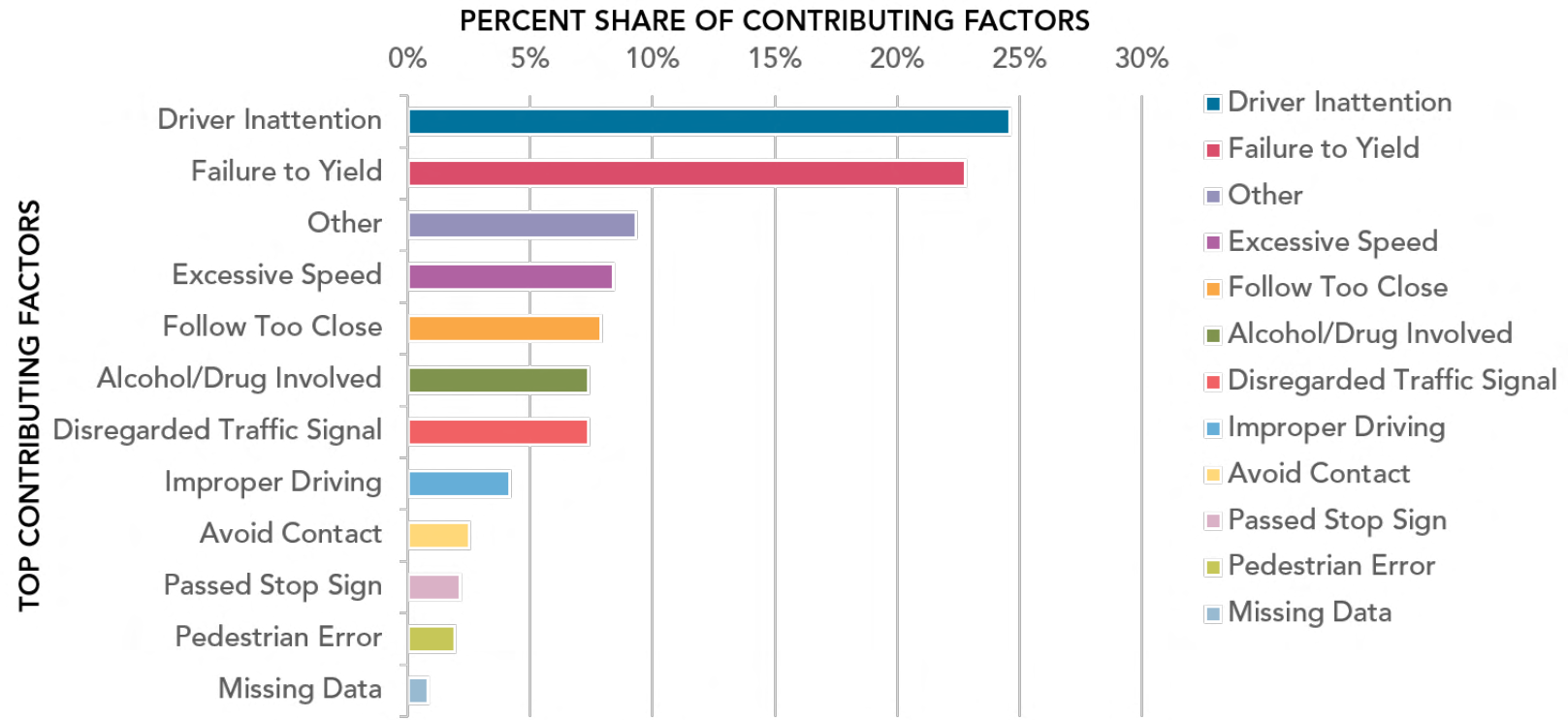




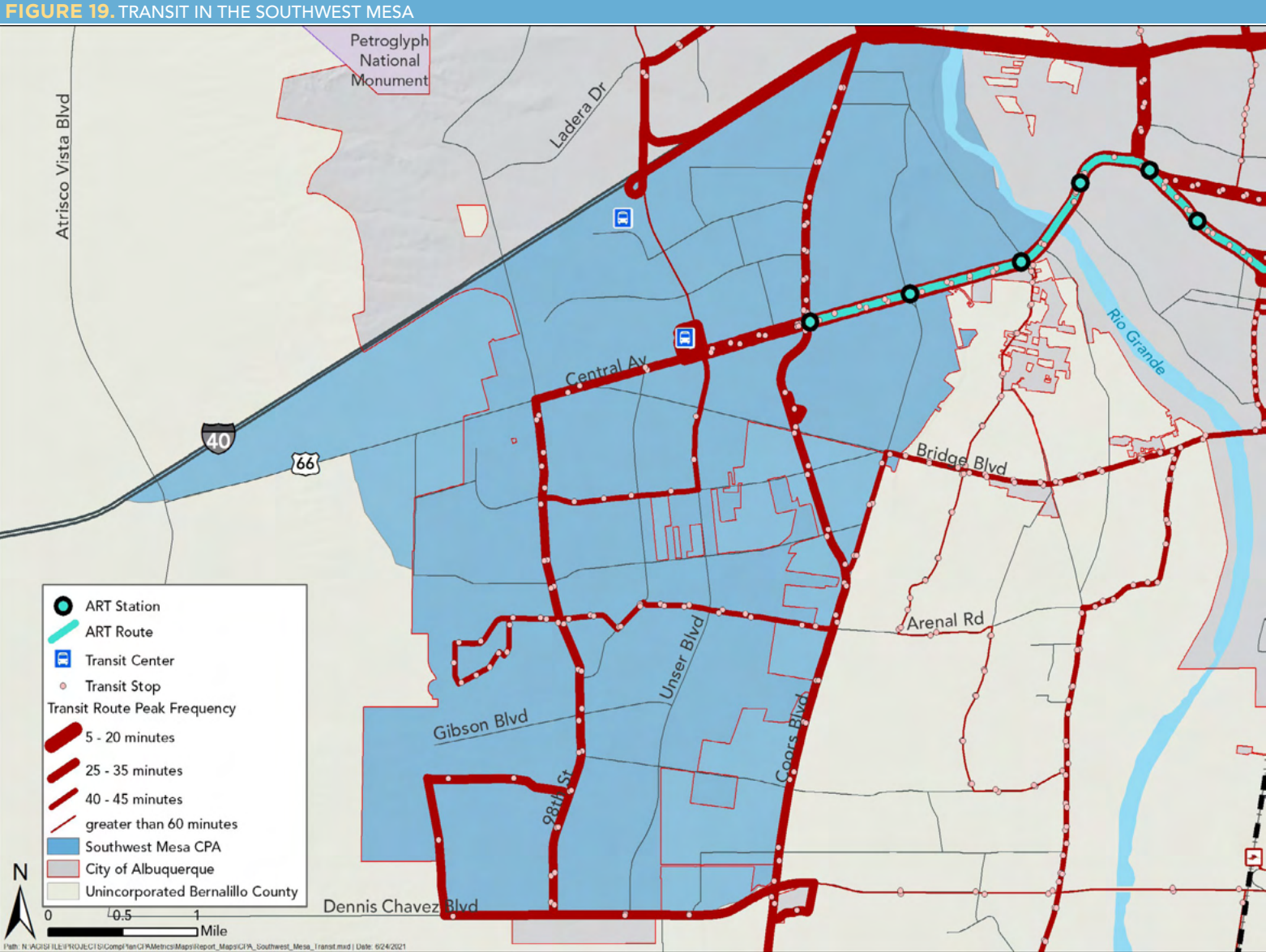
The bike network in the Southwest Mesa CPA is largely made up of on-street bike facilities, with some multi-use paths connecting this area to other facilities in the city. This CPA has 54.19 miles of bike lane, 14.81 miles of paved trail, 10.72 miles of bike routes, and 3.46 miles of unpaved trail.

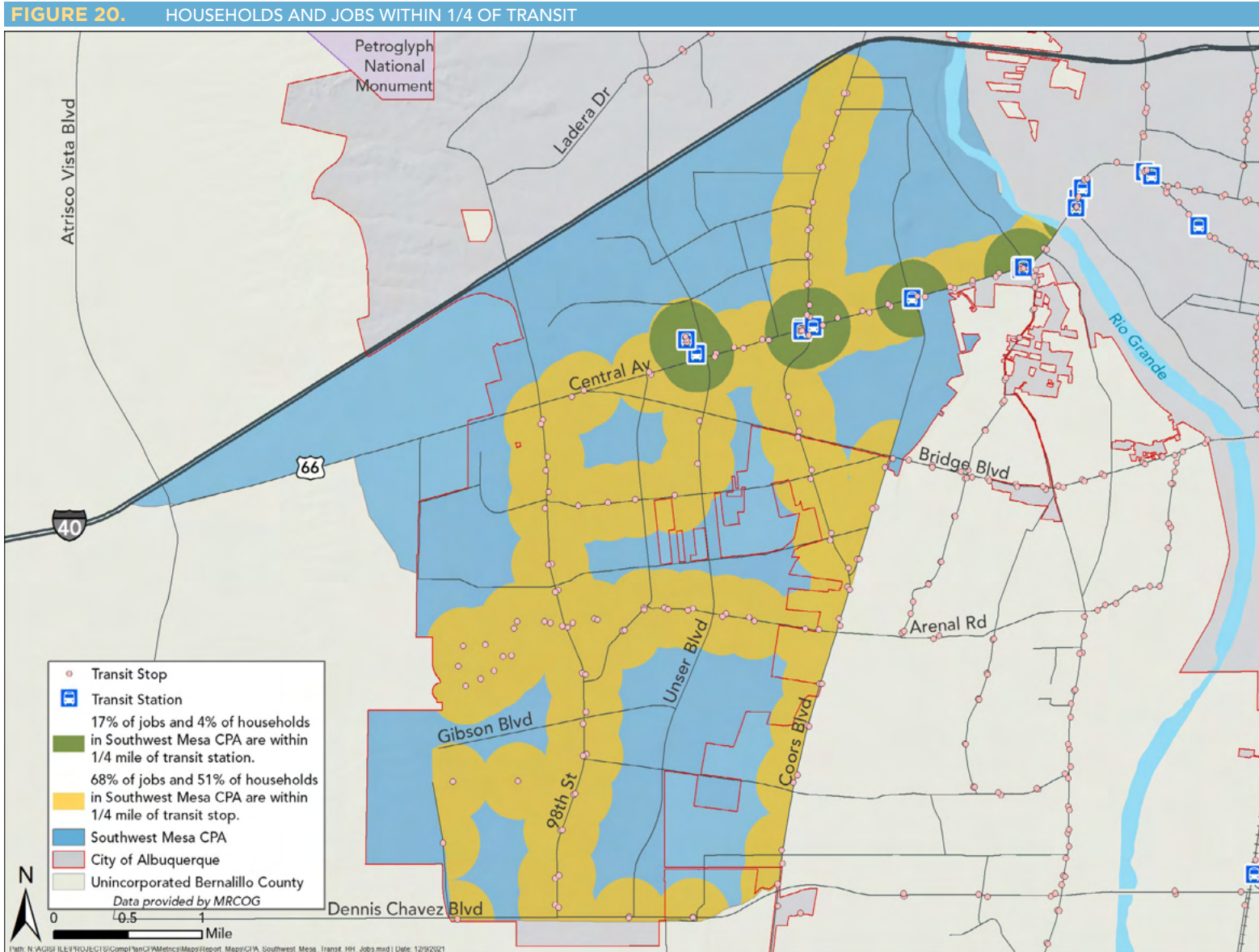


## TOP CONTRIBUTING FACTORS FOR FATAL & INJURY CRASHES



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



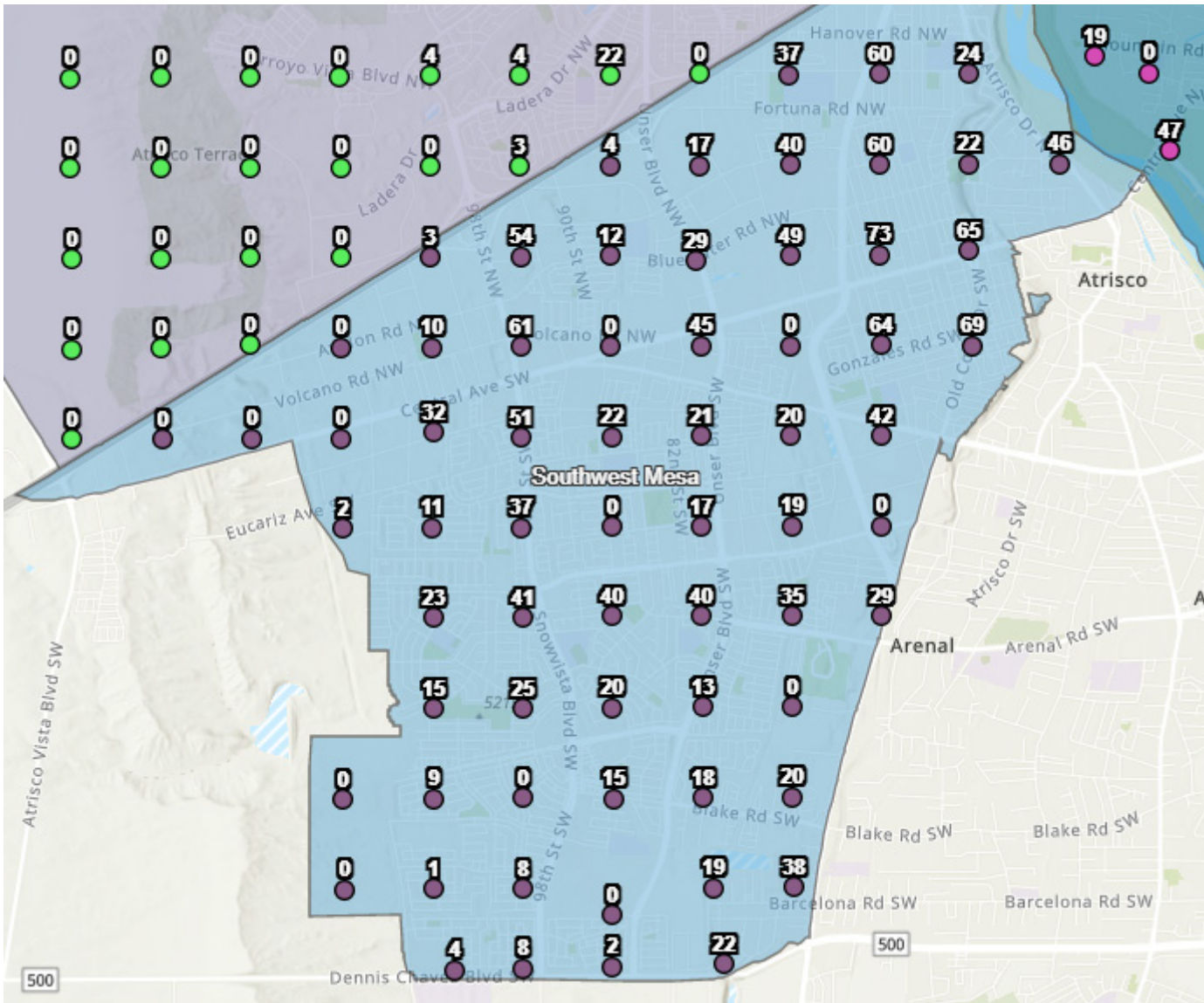


The proximity of transit stops to residential and commercial areas impacts the efficiency of the transit network, making this an important factor for transit users. As of 2019, in the Southwest Mesa, 51% of households and 68% of jobs are within a ¼ mile, or 10-minute walk, of a transit stop. In this CPA, 4% of households and 17% of jobs are within a ¼ mile of a premium transit station that has high-frequency rapid transit service.



# 7.4 Urban Design Metrics

**FIGURE 21. WALK SCORES IN THE SOUTHWEST**

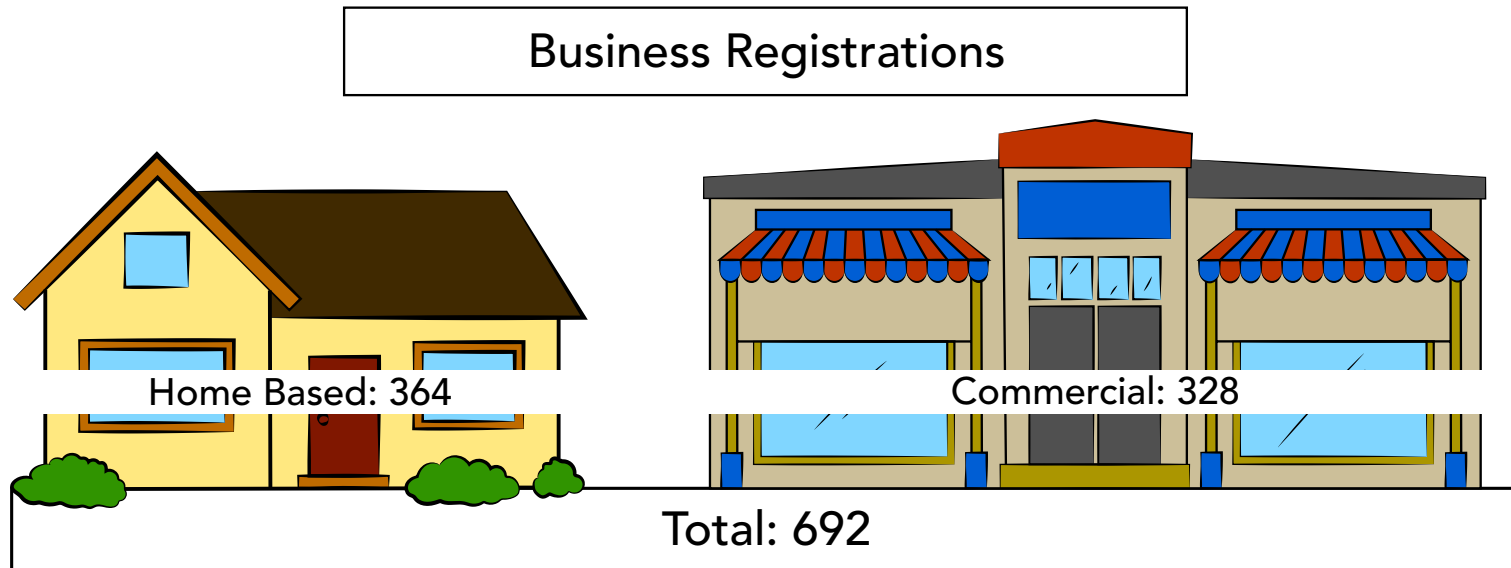


Walk Score is a tool that anyone can use to learn more about how walkable, bikeable, or transit-friendly their home, neighborhood, or city is. Higher scores indicate that an area this is more walkable, bikeable, or transit-friendly, while lower scores indicated areas that are more reliant on vehicle travel. To learn more about Walk Score’s methodology, click [here](#). To explore more, visit our [interactive map](#).

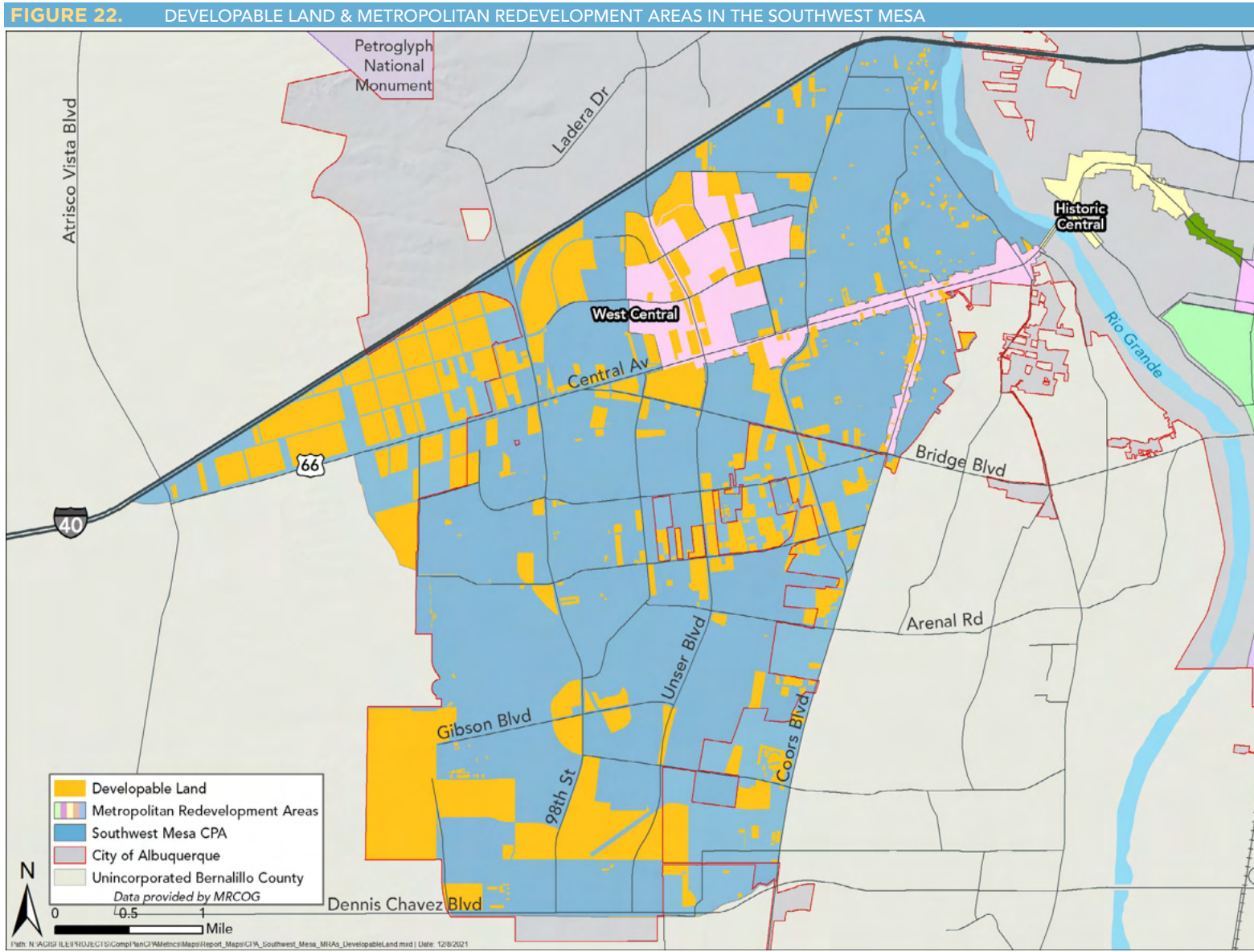


## 7.5 Economic Development Metrics





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



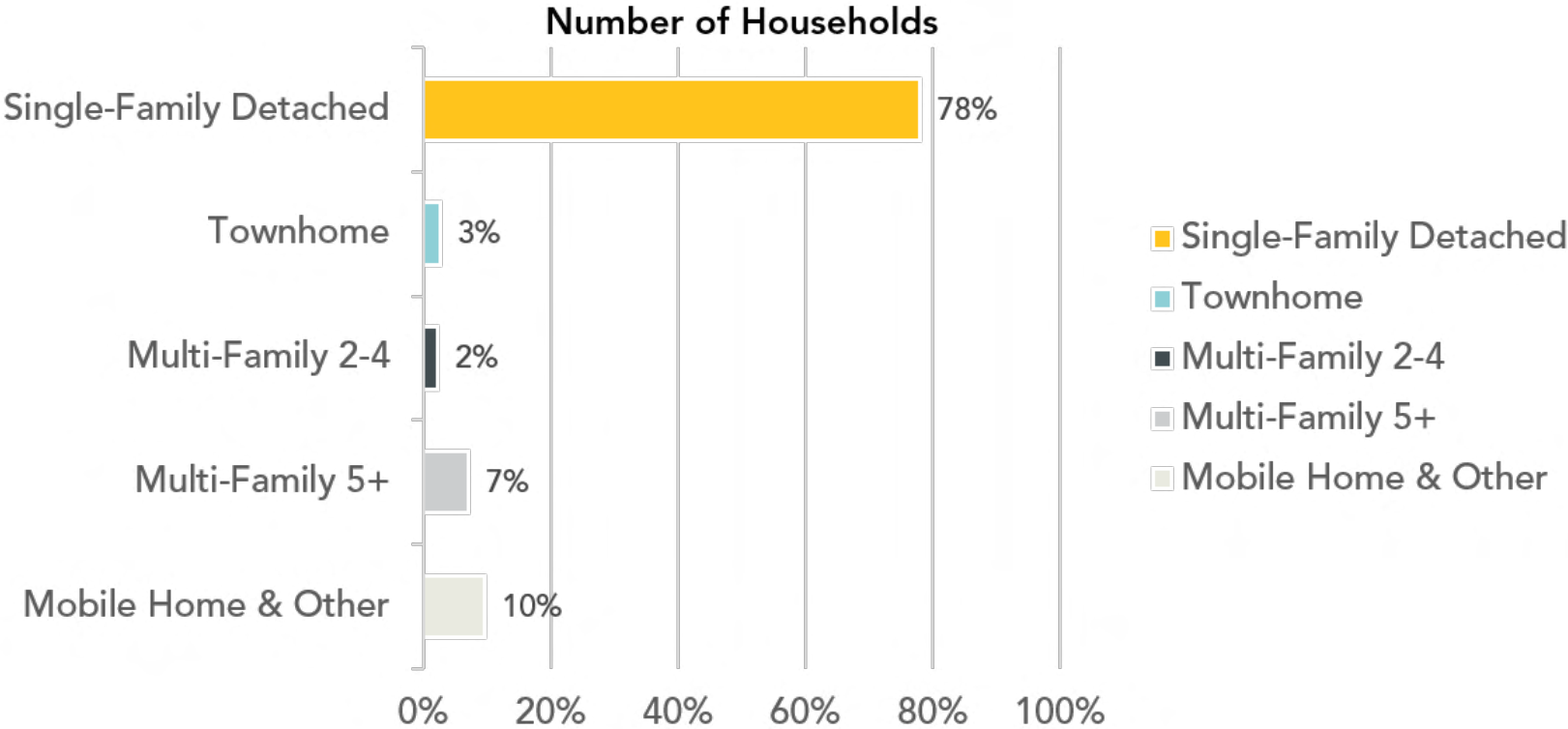
The Metropolitan Redevelopment Agency (MRA) works to revitalize the downtown and Central Avenue corridor, lead collaborative public-private partnerships that result in catalytic change, invest in sustainable infrastructure, and provide opportunities for local residents and businesses to thrive. This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



# 7.6 Housing Metrics

Total Households: 24,860

# HOUSING MIX



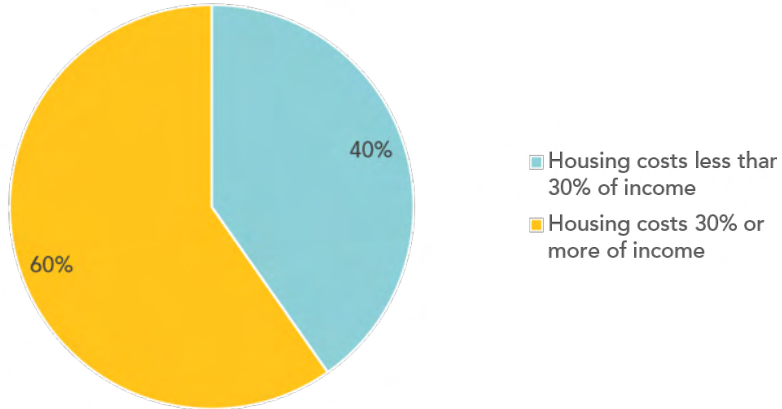
Every CPA has a unique mix housing types and needs. Ninety-three percent (93%) of the 24,860 households in the Southwest Mesa CPA are low-density residential and small multi-family development, the other 7% are dense multi-family development.

Percentage of households below poverty: 19.60%

Jobs per Housing Unit: .37 Jobs

Average Household Size: 3.17 People

### Housing Affordability for Renters



In the Southwest Mesa, there are at least

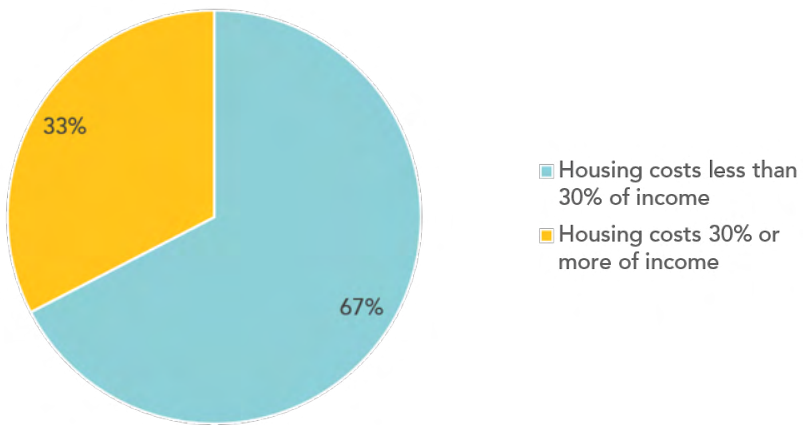
**7 housing developments**

**& 980 housing units managed by the MFA**

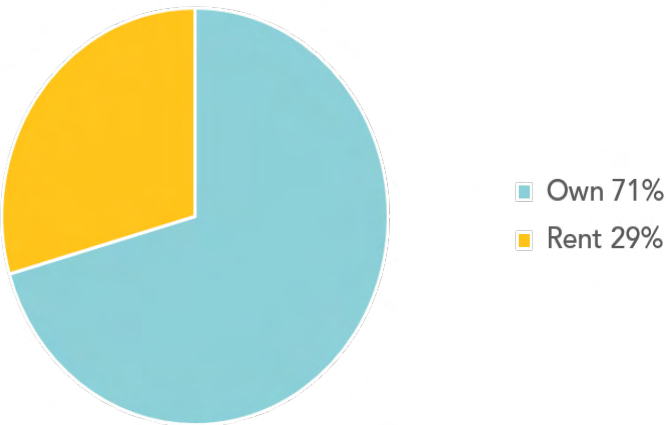
Housing affordability is typically measured by the percentage of income that a household spends on housing. Households that spend more than 30% of their household income on housing are typically considered to be cost burdened. Based on this threshold, 33% of homeowners and 60% of renters in the Southwest Mesa are cost burdened.

Most people own the homes in which they live in Southwest Mesa, with renters occupying about 29% of the housing.

### Housing Affordability for Owners

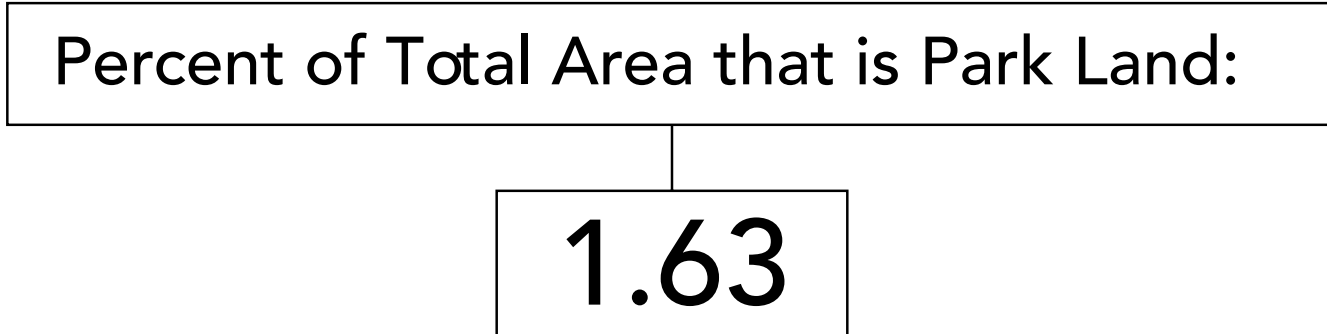


### Households Renting vs Owning



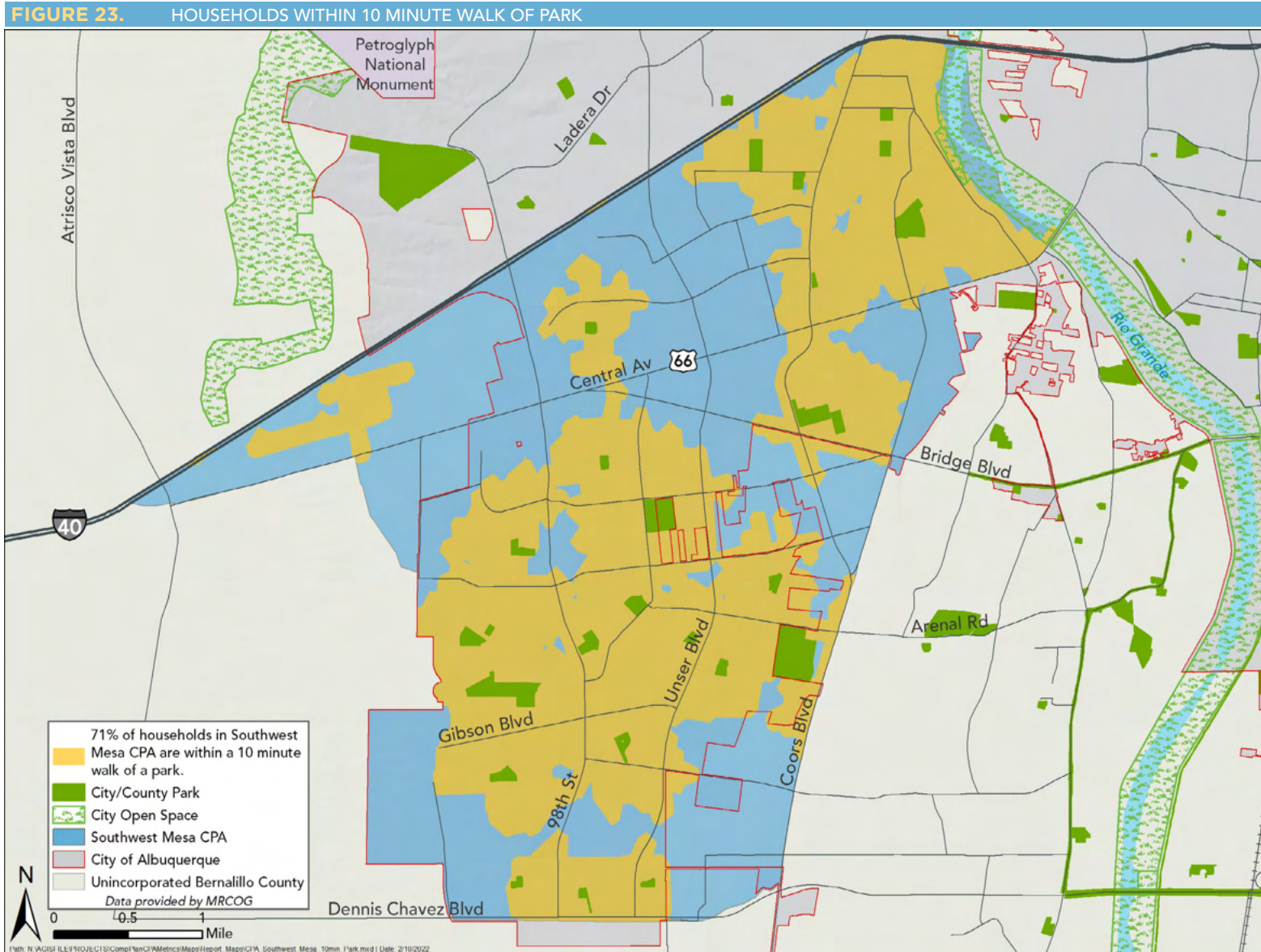


# 7.7 Parks & Open Space Metrics



Park land acreage per capita:  
**2.25** acres of park land per  
**1,000** residents. There are  
approximately **2.11** acres of open  
space per **1,000** residents in the  
Southwest Mesa CPA.



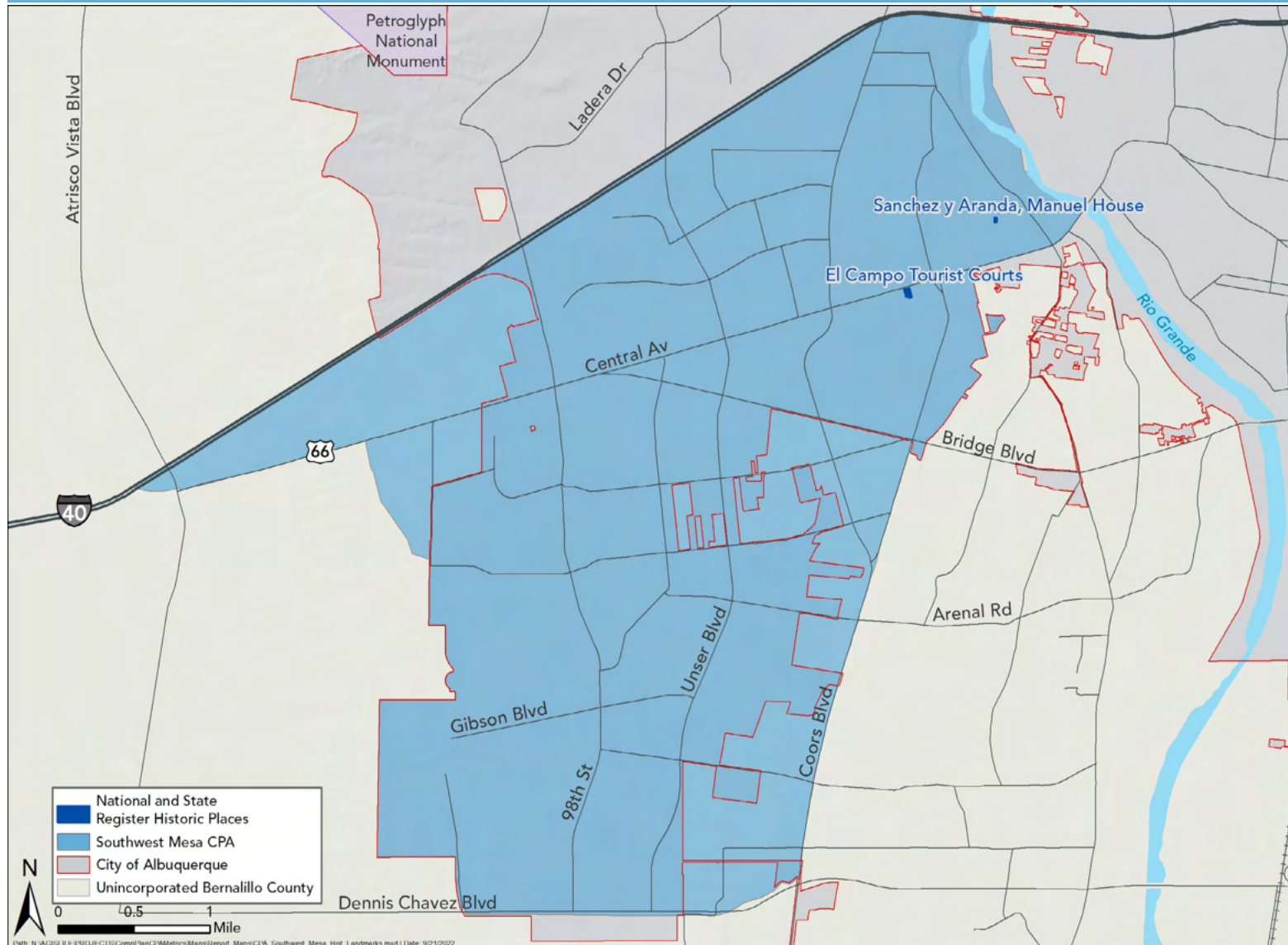


According to our 2019 baseline, 71% of households in the Southwest Mesa CPA are within a 10-minute walk to a park. A more in-depth 2021 [report](#) released by the Trust for Public Land found that 90% of households within Albuquerque are within a 10-minute walk to a park.



## 7.8 Heritage Conservation Metrics

**FIGURE 24.** REGISTERED HISTORIC BUILDINGS, LANDMARKS, AND DISTRICTS

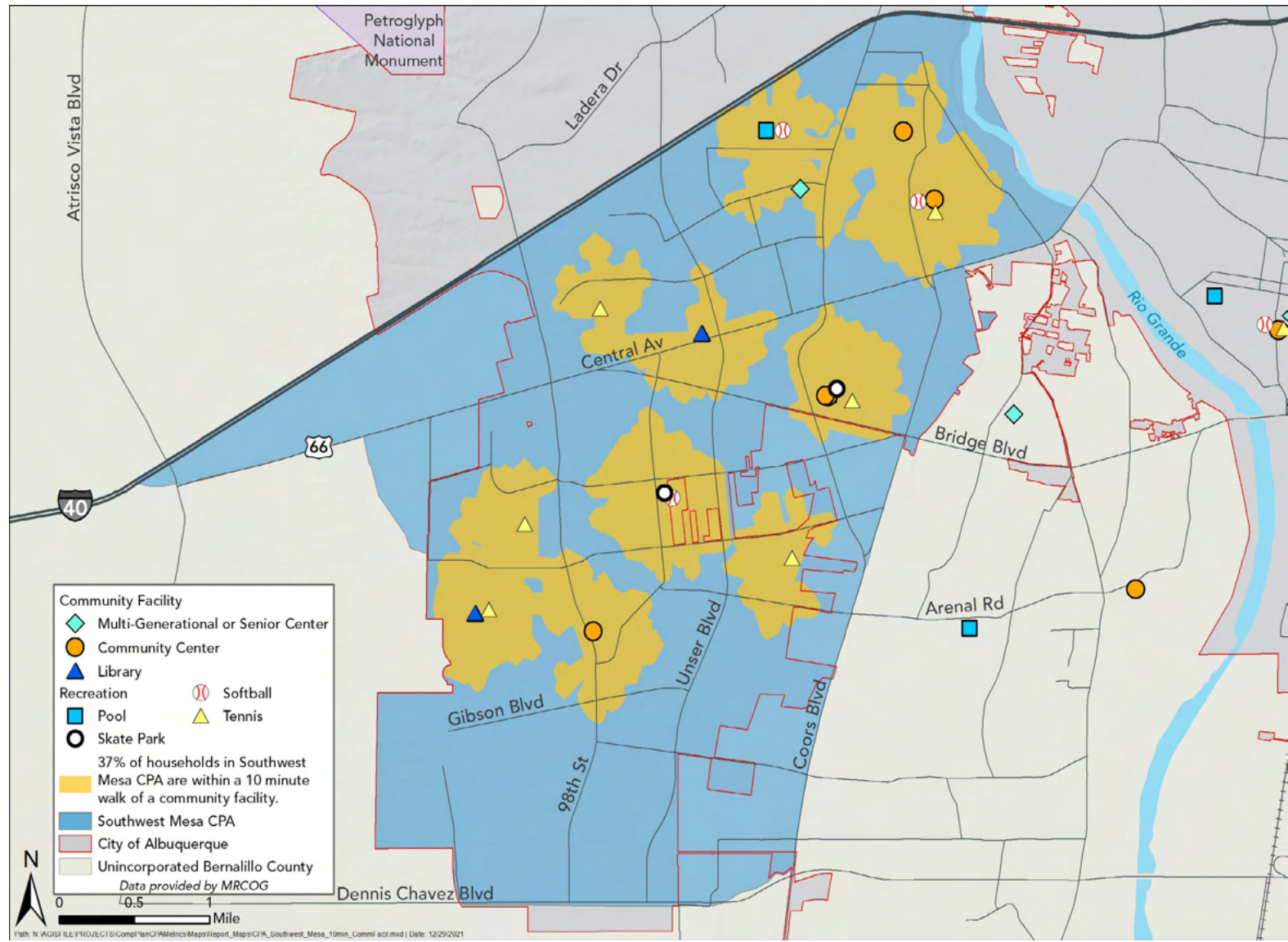


Albuquerque has a rich history - landmarks and historic places highlight key physical characteristics and important cultural resources in each CPA. There are 2 registered historic buildings in the Southwest Mesa: the Manuel Sanchez Y Aranda House and the El Campo Tourist Courts, which are both privately owned.



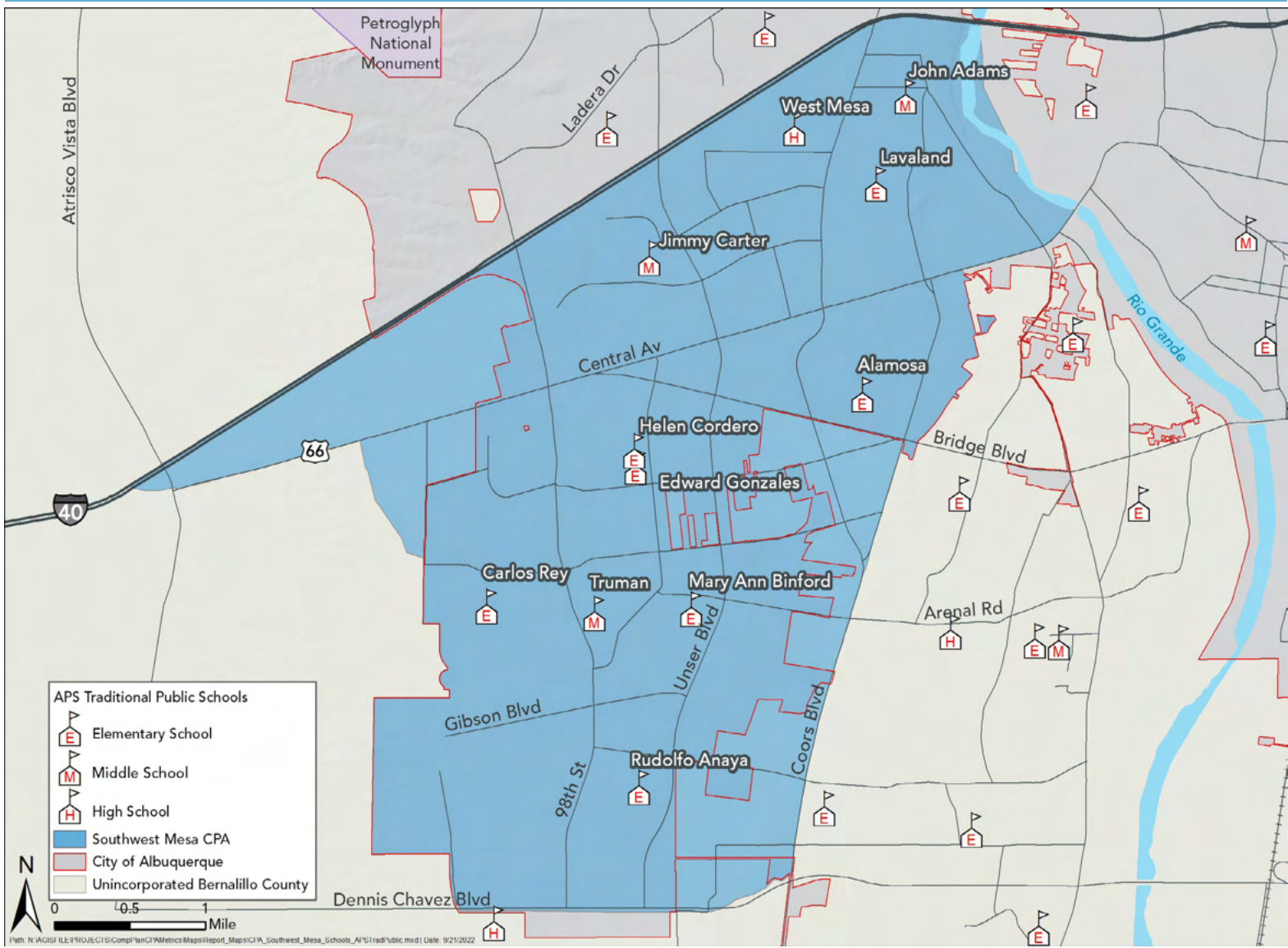
## 7.9 Infrastructure, Community Facilities & Services Metrics

**FIGURE 25.** HOUSEHOLDS WITHIN 10 MINUTE WALK OF COMMUNITY FACILITIES



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

**FIGURE 26.** APS TRADITIONAL PUBLIC SCHOOLS

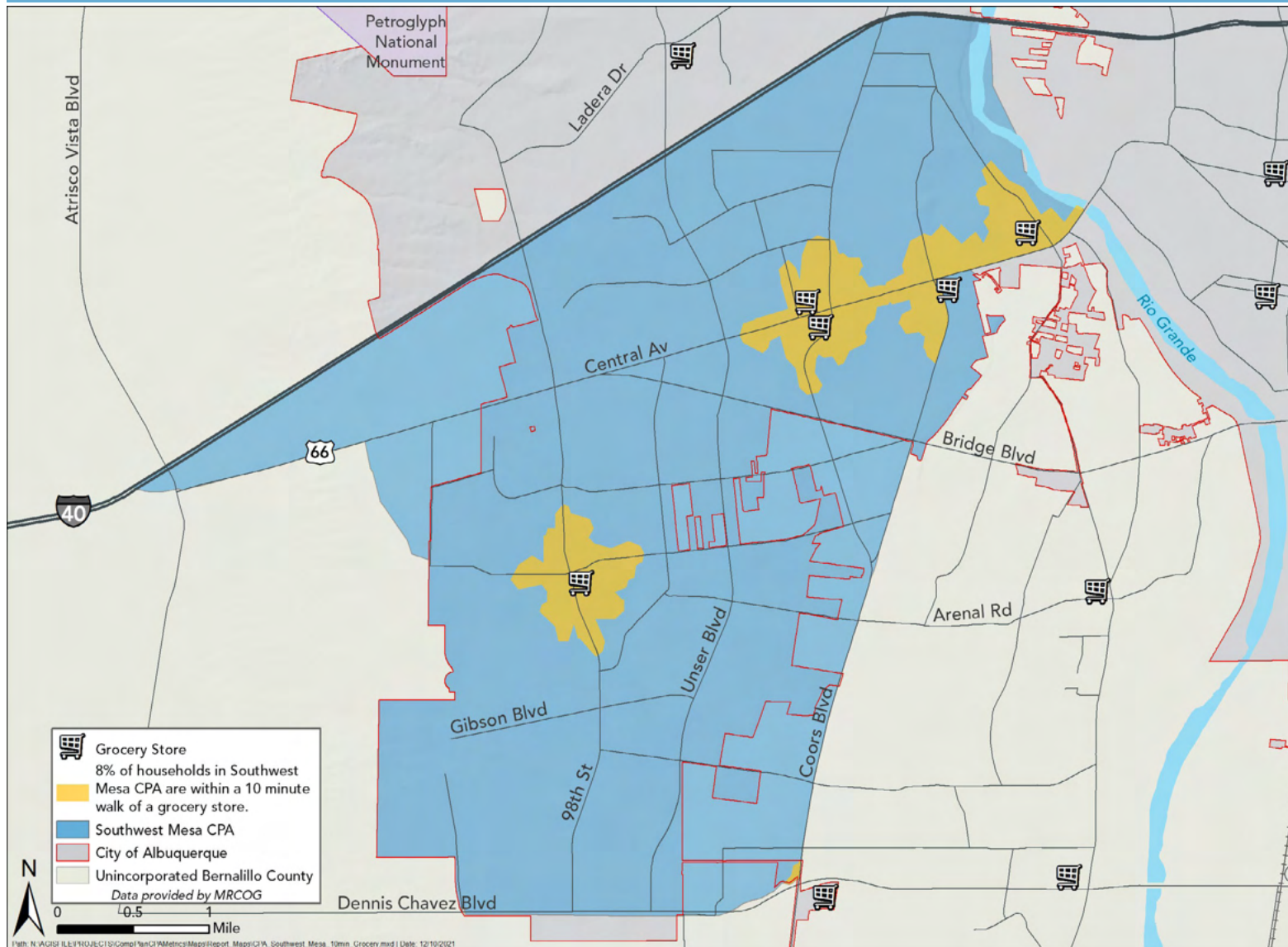


There are a total of 7 elementary schools, 3 middle schools, and 2 high schools in or directly adjacent to the CPA.



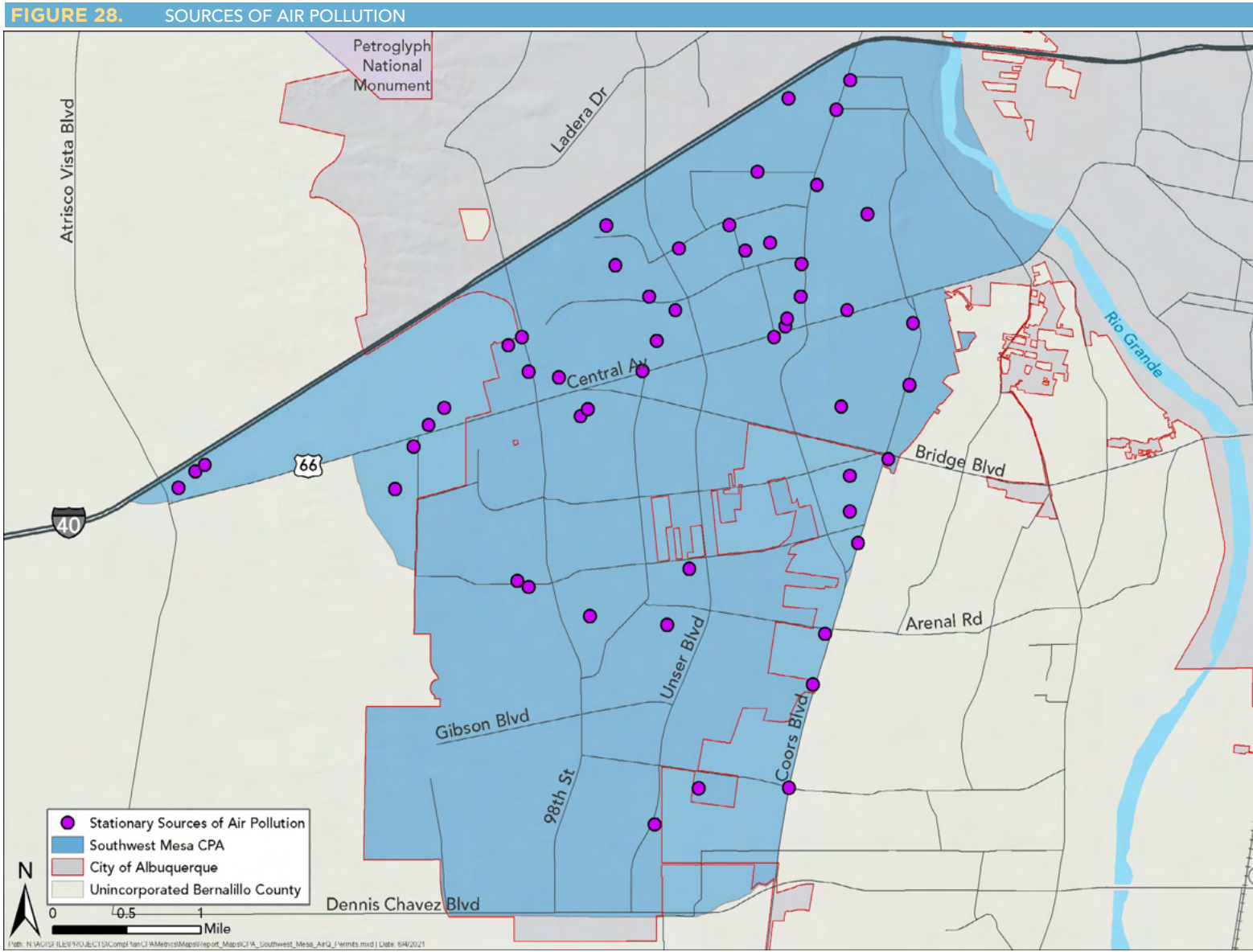
## 7.10 Resilience & Sustainability Metrics

**FIGURE 27.** HOUSEHOLDS WITHIN 10 MINUTE WALK OF GROCERY STORE



Availability and access to grocery stores is a critical component in creating a sustainable and resilient built environment. Eight percent (8%) of the households in this CPA are within a 10 minute walk of a grocery store. The distance from a person’s household to their nearest grocery store influences the way in which they travel to get there and the number of trips they take to the grocery store over time. For folks who don’t own or have access to a vehicle, this distance can greatly impact their routine.





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

# 8. PUBLIC ENGAGEMENT APPENDICES

The Southwest Mesa CPA Assessment kicked off in March of 2021. The CPA Assessment process was originally scheduled for four months, however the pandemic, staffing shortages, and a reevaluation of the process, extended the Southwest Mesa CPA assessment process considerably.

## 8.1 On-going Input

Anyone can give input into the CPA assessment process at any time through on-going, city-wide surveys and self-guided activities found on the [project website](#). The Southwest Mesa responses to these activities are posted on the project website as well. Staff did not receive the results of any independently led self-guided activities, however other input has been compiled.

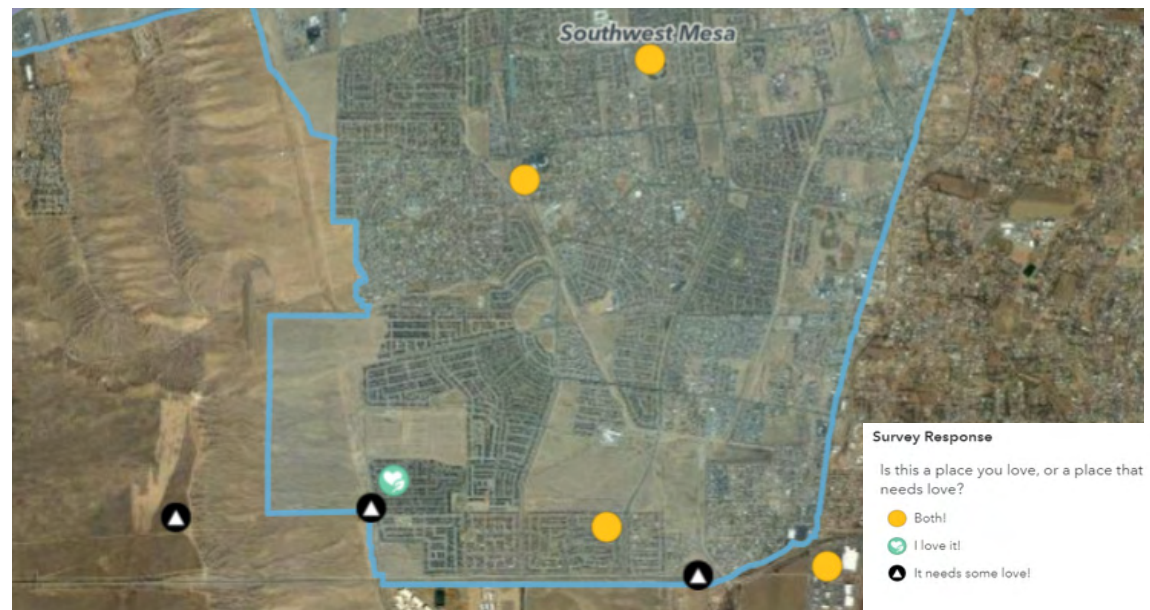
The Pre-Assessment Survey, which was updated in April 2022, received 95 responses from the Southwest Mesa. Those results are located in [this report](#). The update to the Pre-Assessment Survey aligned the demographic questions with the Office of Equity and Inclusion's demographic questionnaire. No other changes were made to the content of the survey.

On November 16th, 2022 Groundwork Studio conducted community outreach at the Rio Grande Food Project during morning

food distribution. The location was selected due to the opportunity to connect with community members who are not typically engaged in city planning processes. 49 community members were surveyed in their cars while they waited for food distribution to begin. Approximately 15 of these surveys were conducted in Spanish. The Groundwork Team also posted a QR code to the survey on flyers, which were then posted in coffee shops, auto-mechanic shop lobbies and on bus stops on Central between 98th Street NW and Atrisco Drive NW. These efforts resulted in responses from a more representative sample of the population.

All submissions to the Places I Love, Places that Need Love activity are viewable on an [online map](#) on the on-going engagement page. As of April 2023, 8 responses were submitted in or adjacent to the Southwest Mesa area. Most of these responses highlighted the need for more services and amenities, and several highlighted the love residents have for their neighborhoods.

Each of these on-going opportunities were available and regularly reviewed by staff throughout the first phase of the CPA Assessment. In January of 2023, the process moved to more specific topics.



**Caption:** Places I love, Places that Need Love Activity

## 8.2 Spring & Summer 2021 Engagement

The Southwest Mesa CPA Assessment kicked off in March of 2021. The kick off meetings introduced the process to the public, the [presentations](#) are available on the project website, and garnered input on Assets & Opportunities in the CPA, which gives community members the opportunity to engage with the CPA assessment team on a broad range of topics. All assets and opportunities posted by community members are viewable [here](#).

Due to the COVID-19 pandemic, meetings were online, with a few exceptions, until after vaccines became widely available.

Most meetings and online activities led by Planning Department staff were advertised through the project webpage and emailed to everyone that had signed up for the Southwest Mesa mailing list. These email addresses have been collected by the City of Albuquerque Planning Department from people that signed up via the website, attended events, or became Neighborhood Association representatives. Four open houses, approximately ten virtual meetings and focus groups, and three walk audits were held during the Spring and early Summer of 2021.

### 8.2.1 OPEN HOUSES

The Southwest Mesa CPA Assessment began with a series of online open houses.

#### Open Houses

- Monday (3/15/21)
- Thursday (3/18/21)
- Tuesday (3/23/21)
- Wednesday (3/24/21)



**Caption:** Assets Mentioned During the Open House on 3/18/21

### 8.2.2 LIBRARY ACTIVITY

The CPA team created an activity that was featured at the Central and Unser Library from March to June of 2021. Community input gathered from this activity centered around assets and opportunities in the Southwest Mesa CPA.



**Caption:** Library Activity at the Central and Unser Library

### 8.2.3 COMMUNITY MEETINGS AND EVENTS

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

#### Meetings and Events

- Together 4 Brothers (3/10/21 and 6/22/21)
- West Mesa High School Community School Council (3/29/21)
- Rio Grande High School Community School Council (4/8/21)
- United Way (4/21/21)
- Southwest Area Command Town Hall (5/11/21)

### 8.2.4 WALK AUDITS

The CPA team conducted three walk audits with members of neighborhood and homeowner associations.

#### Walk Audits

- Orchard HOA (4/26/21)
- 98th and Unser (6/2/21)
- Atrisco Activity Center (6/10/21)



Caption: Photo Taken During Atrisco Walk Audit



Caption: Photo Taken During Atrisco Walk Audit

### 8.2.5 FOCUS GROUPS

The long range team convened 4 focus groups in May and June of 2021. The purpose was to review input so far with community members, City Departments, and other stakeholders and discuss possible actions and policies that could be identified and implemented.

#### Focus Groups

- Land Use, Economic Development, and Housing (5/19/21)
- Transportation, Infrastructure, and Utilities (5/20/21)
- Community Identity, Community Facilities, and Schools (5/27/21)
- Parks & Open Space, Sustainability, and Public Safety (6/8/21)



Caption: Assets and Opportunities Mentioned During Focus Group on 5/19/21

## 8.2.6 @CABQCPA ON INSTAGRAM

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

Photographs posted on Instagram with the #cabqcpa hashtag (or other hashtags that identify the neighborhood in which they were taken) were collected and re-posted on a daily basis to the CABQ CPA instagram account. In May of 2021, Long Range staff announced local photographers whose work was selected to be published in ongoing CPA Assessment Reports.

### Judging Criteria:

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

### Southwest Mesa CPA Winning Photographers:

- Bobby Gutierrez
- Tony Lopez



*Caption:* Photo by Bobby Gutierrez



*Caption:* Photo by Tony Lopez



**Caption:** Promotion for the Pathways Through the Park Resource Fair



**Caption:** CPA staff Tabling During West Fest

## 8.3 Fall & Winter 2021 CPA Process Update

The first round of early engagement was valuable in helping the CPA team develop a baseline understanding of the assets and opportunities in the Southwest Mesa CPA. However, the CPA team felt strongly that more community engagement was needed to move forward in the engagement process. Despite our best efforts, many of the virtual events conducted during the Spring and Summer of 2021 had low community turnout. The team determined that it was necessary to continue outreach based on Assets and Opportunities, while working to update the CPA process as a whole and increase staffing levels. The Planning Department also contracted with Groundwork Studio in 2022 to help with outreach.

As time progressed and access to COVID vaccinations increased, the CPA team began exploring more in-person engagement opportunities. During the Fall and Winter of 2021, the CPA team did in-person tabling at community events such as the Pathways Through the Park Resource Fair at Pat Hurley Park, West Fest, and several community block parties held at community centers throughout the Southwest Mesa CPA.

### Fall & Winter 2021 Community Events

- Pathways Through the Park Resource Fair (9/20/21)
- West Fest (9/25/21)
- Tower Park Community Block Party (11/6/21)
- Alamosa Community Center Block Party (11/13/21)
- West Mesa Community Center Block Party (11/20/21)

## 8.4 Outreach in 2022

Throughout 2022, the CPA team and Groundwork Studio conducted a range of engagement activities in the Southwest Mesa CPA, including community walks and tabling at community centers, senior centers, community events, and block parties. The CPA team continued focusing engagement around assets and opportunities in the CPA, and has been able to engage with a greater number of community members from the Southwest Mesa.

### 8.4.1 COMMUNITY WALKS

CPA staff hosted weekly community walks in Spring of 2022. These walks helped build relationships between staff, community members, and community partners. About 40 community members joined staff on these walks.

#### Community Walks

- Alamosa Park (4/7/22)
- West Mesa Community Center (4/14/22)
- Atrisco Park (5/5/22)
- South Valley Gateway Park (5/12/22)
- Partnership for Community Action (5/19/22)
- Lazy Day Park (5/26/22)



**Caption:** CPA Staff and Community Members During the Community Walk on 4/14/22

### 8.4.2 OTHER ENGAGEMENT AND COMMUNITY EVENTS

The CPA team and Groundwork Studio worked throughout 2022 to meet community members where they were already gathering. These events facilitated quick engagement with a wide variety of community members, and ranged from mornings at Senior Centers to large community events like West Fest.

#### Other Engagement and Community Events

- Rio Grande High School Back to School Event (8/4/22)
- Rio Grande Food Project (8/9/22)
- NAIOP tour of commercial areas in SW Mesa (8/9/22)
- Taste of AHA (8/31/22)
- West Fest (9/24/22)
- Naturefest (9/24/22)
- Bingo and Burritos (10/5/22)
- Partnership for Community Action (10/25/22)
- Edward Gonzalez Fall Festival (10/28/22)
- West Mesa Community Center Fall Fest (11/19/22)
- Los Volcanes Senior Center (12/9/22)
- West Mesa Community Center (12/15/22)
- Westgate Community Center (12/20/22)
- Alamosa Community Center (12/23/22)
- West Central Community Development Monthly Meetings (recurring)

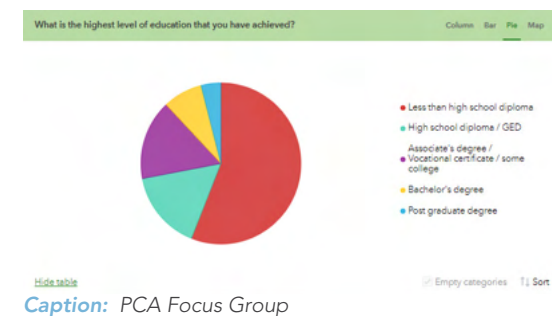
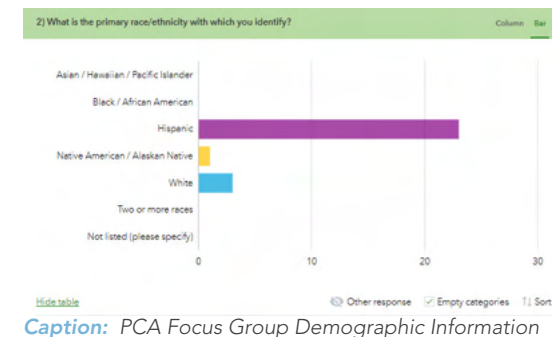
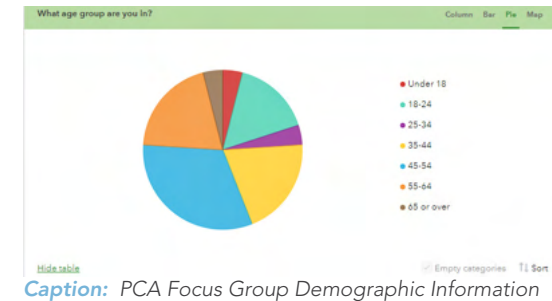
Activities at these events identified more assets and opportunities, organized around the Comp Plan Elements. In advance of Naturefest at Alamosa Park, Groundwork Studio created plant dyes using local foods and plants such as Chamisa, prickly pear fruit, onion, cabbage, coffee and cochineal and a small natural plant dyes booklet for the public to take with them. Nature Fest participants then wrote a response to the question, “What do you love about your community?” with markers on the previously dyed pendants. A shared flag banner was created with these pendants. The plant dyes were also available for the public to dye their own flag and experiment with natural plant pigments. While youth gravitated towards the plant dyes activities, adults were engaged in conversations around assets and opportunities in their neighborhoods.

At the Atrisco Heritage Academy “Taste of AHA” family open house and the Edward Gonzales Elementary School’s Fall Festival, a photobooth was created for youth and families to dress up, take photos and respond to the prompt, “ I love the Westside because...../Me encanta el lado oeste porque...” While youth gravitated towards the photo booth, their parents and guardians added their thoughts to a community engagement board. Participants wrote their concerns or ideas for improvements under

one of the ten areas of the Albuquerque Comprehensive Plan.

In October of 2022, the CPA team worked with the Partnership for Community Action (PCA) to host a workshop based on Assets and Opportunities. The PCA’s relationships with business owners and community members provided the CPA team with the means to reach community members that are often left out of planning conversations. The conversations around what residents loved about the area, and their ideas about what needed attention from the City, more than filled the allotted time. This was the only event which engaged community members for a sufficient period of time and in a familiar enough place where participants were comfortable submitting demographic information.

Four (4) men and 21 women attended and completed the demographic survey. The group did not include any people with disabilities, or members of the LGTBQ+ community. It was about equally divided between people that own their homes and people that rent their homes. Only one participant spoke primarily English, while 22 spoke Spanish, and one spoke both English and Spanish at home. One attendee skipped that question.





### 8.4.3 INPUT COMPILED ON MIRO

Throughout 2021 and 2022, the CPA team received hundreds of individual comments from community members during online and in-person events. All of the input gathered during these events, except for the focus groups, is compiled on Miro and organized by Comprehensive Plan Elements and as either assets or opportunities. The following pictures show the number of individual sticky notes categorized as assets and opportunities (individual comments can be more easily seen [here](#)).



*Caption: Assets Compiled on Miro*



*Caption: Opportunities Compiled on Miro*

## 8.5 Outreach in Winter & Spring 2023

The on-going and Assets & Opportunities phase of the engagement process concluded in December 2022. The CPA team reviewed and analyzed all of the input submitted in 2021 and 2022, and in early 2023 began developing and scheduling additional outreach around the topics that community members identified as priorities. The engagement strategy included revisiting some community groups and venues, such as community centers, senior centers, and local events, with outreach activities centered around special topics related to economic development, parks and open space, housing, and community identity.

### 8.5.1 SMALL BUSINESS OUTREACH

Two small business focus groups were held in early March of 2023. The first focus group was held at the Partnership for Community Action (3/7/23) and the second was held at the West Central Community Development Group offices (3/8/23). In addition to these focus groups, Planning Staff tabled at the Southwest Mesa Small Business Resource

Fair held on 4/15/23. Outreach at each of these events centered around a short list of questions based on data collected at previous meetings and informed by ongoing analysis of all data collected in Southwest Mesa.

#### Small Business Outreach Questions

- *What type of communications helps you get information?*
- *How is it best for you to receive resources?*
- *What resources would you like to see more of?*
- *What are your challenges in hiring/staff retention?*
- *When you think broadly about businesses and jobs in your area, what do you want to see more of?*



**Caption:** CPA Staff Promoting Activities at Truman Middle School

### 8.5.2 CANDID COMMUNITIES

In an effort to amplify the voices of young people in the Southwest Mesa, the CPA Team partnered with Arts Hub and Rio Grande High School's Community School Council to coordinate on a photography project. This project invited young people to respond to a set of prompts with photos, which were analyzed to inform policies and projects in the Southwest Mesa CPA Assessment Report. A QR Code allowed people to respond digitally to the prompts. Additionally, CPA Staff attended other events at libraries and community centers. Community members participated digitally or by using a disposable camera that they could return at the next story time or later in the day. The project received over 300 photos in total.

#### Candid Communities Outreach Events

- *VR Club (4/18/23)*
- *Manga Club (4/20/23)*
- *Truman Career Fair (4/22/23)*
- *Block Party / NatureFest (4/22/23)*
- *Upcycled Pet Robots (4/22/23)*
- *Lego Club (4/26/23)*
- *Basketball at Alamosa (4/27/23)*

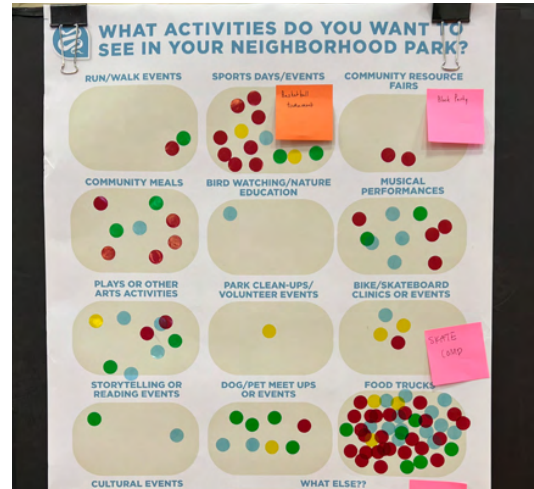
### 8.5.3 PARK ACTIVATION OUTREACH

Community members shared their love and appreciation for the parks and community events in the Southwest Mesa throughout the CPA process. Many of these community members also talked about opportunities and challenges related to park use, including park safety and activation, with many saying they feel safer in parks when people activate them through picnics, events, and other uses. During the CPA engagement process, community members indicated (using sticky dots) what kinds of activities they'd like to see in their park.

Under the [Park Pop-Up Program](#), the City's Parks & Recreation Department works to sponsor neighborhood organizers who want to offer small-scale, free public programs or event in a City park. This includes community picnics, performing arts, sports/recreation days, movie nights, or other arts/cultural events.

#### Park Activation Outreach

- Truman Middle School Career Fair (4/21/23)
- Tower Pond Block Party & Nature Fest (4/22/23)
- Pat Hurley Park (4/23/23)



*Caption: Park Activation Activity Responses from the Truman Middle School Career Fair*



*Caption: Students Participating in the Park Activation Activity at Truman Middle School*

### 8.5.4 STAKEHOLDER INTERVIEWS

The CPA team and Groundwork Studio held numerous stakeholder interviews with subject matter experts during Spring 2023. These interviews were conducted on a range of topics that were centered around priorities expressed by community members during the CPA Assessment process. These topics included food justice, land use and development, housing options and affordability, trash and illegal dumping, senior services, and ongoing parks and open space projects. The knowledge and information shared by subject matter experts during these interviews helped shape the narrative, policies, and actions contained within this Assessment Report.

CITY OF ALBUQUERQUE

**COMMUNITY  
PLANNING AREA  
ASSESSMENT**

SOUTHWEST MESA

CHAIR SHAFFER: We've got agenda item number 7, and that is going to be presented by Ms. Lehner. She gets the big fun one.

MS LEHNER: It's my turn to have a fun case career chewing on the top one. So, let's have a fun one.

CHAIR SHAFFER: Alright.

MS LEHNER: Mr. Chair, members of the Commission and the public. My name is Catalina Lehner. I'm a principal planner and team lead for the current planning, section, Urban Design and Development. This is agenda, item number 7. It's PR-2023-009110, SI-2023-01384. The request is for EPC review and comment regarding the community planning area assessment report for the South West Mesa community planning area or CPA. The SW Mesa CPA is one of 12 CPAs, that the comprehensive plan established for the city boundaries of the South west Mesa area are generally south of by 40. North of Denis Chavez Boulevard. East of the western city limits, and west of the Rio Grande and Coors Boulevard. The southwest, Mesa CPA assessment is the second CPA. Planning effort to be completed. The first CPA. Completed was near height, CPA. And that was heard by this body last November. as described in Ideal 1416, 6, 2 E. 3 F. EPC has an advisory role in the CPA assessments. EPC's task is to review and comment regarding the CPA. Reports and the findings will be transmitted to the City Council for their acceptance. The assessment report is the product of a 2-year community-based planning effort led by the South West mesa, long range planning team. The assessment report presents, assets and challenges to the area by comprehensive plan chapter and describes the process to engage stakeholders. It presents ideas for projects and programs that emerged from this public engagement process. So the Cp assessments themselves they are. They're not a part of the system of rank city plans, but they serve to recommend changes to the comprehensive plan on a regular basis. IDO, 1416, 6 3 E. describes the purposes of the CPA. Assessments, and establishes parameters for how they are conducted as reflected in 7 criteria. The request is consistent with the criteria for CPA. Assessments. It also furthers a variety of comprehensive plan. Goals and policies, particularly those regarding community identity, heritage, conservation and resilience and sustainability. 9 new policies specific to the Southwest mesa area, emerged from this effort. These will be incorporated in the comprehensive plan at a later date regarding public engagement. The CPA assessment process offered a range of opportunities for input discussion, consensus building around community priorities and planning topics. Staff held open houses, participate in community meetings and attended community events. There were also focus groups, community walks, tabling events, and a survey staff received one written comment while writing up the staff report, the Transit Department requests a couple of clarifications and is generally supportive regarding Pr. 202-30-9110, Si. 202-30-1384 staff recommends that the EPC. Forward a recommendation that the City Council accept the Southwest Mesa Community planning area assessment report. With that I stand for questions

CHAIR SHAFFER: oop

CHAIR SHAFFER: hit mute, and I hit unmute and then hit mute again. Thank you, Ms. Lanner, so as we're clear about what we're doing here, we're reviewing, and then it not like our typical case. It's more like our IDO updates, and so on and so forth. Hearing, hearing commentary. then making a recommendation to city Council, or not necessarily approving or disproving anything. So, commissioners any questions for Ms. Lanner? Okay. Who will be presenting on ha! On behalf of the applicant. Ms. Bolen. I see you popped on.

MS BOLEN: Good morning, Chair Shaffer and Commissioners.

CHAIR SHAFFER: Were you on earlier when we did the staff swearing in?

MS BOLEN: I was. Yes.

CHAIR SHAFFER: Okay, wonderful. Well, then, I'm assuming you're gonna present for the applicant. So, go right ahead.

MS BOLEN: I am, and I have a presentation, but I'll go through pretty quickly because Ms. Lehner covered a lot of ground for me.

CHAIR SHAFFER: Funny?

MS BOLEN: we can all see that. Okay. Great. Thank you. So, the Southwest, Mesa community Planning area Assessment. Process started in March, of 2021 and the area covers roughly everything South Of I-unknown and West of the River up to the boundaries of the Southwest. Most census tracts which fall within the city limits. These assessment reports recommend policies to incorporate into the comprehensive plan and potentially changes to regulations in the IDO or areas to explore. Further, as those rules apply in smaller areas. Wach assessment starts with listening to and learning from the communities that live, work and play in the area and then exploring solutions through deeper dives into priority topics and developing policies and actions with city departments and other partners. We did a lot of preparation in advance of the process, both researching the area and creating communication channels about the process and after a kickoff meeting which in 2021 was held on zoom we started with asking community members to identify assets and opportunities. Hundreds of community members contribute ideas at this stage of outreach and into 2022. We also reviewed data and various metrics. And there is a publicly available story map that documents? Many of those data points. In 2021. During the summer the planning department hosted zoom focus groups with partners and members of the public to discuss topics that came up as priorities in the assets and opportunities. Stage as you can see, many partners generously spent some time with us for those conversations as well as reviewing content for this report. In late summer of 2020 one, the first draft was posted online while considering the length and

effectiveness of the recommendations contained within the report, we revamped the assessment process and committed to more robust outreach in this area.

MS BOLEN: We also incorporated more specific activities, especially focused on reaching younger people and stakeholders related to priorities that we heard in that first year of outreach. All of that is now incorporated into this 2023 report and especially including stronger actions with specific actors identified to implement the new report is more visual and user friendly and the sections, each cover particular areas moving towards more specific. The introduction gives an overview of the assessment process and its purpose. Section 2 gives community context, including a description of the area. The people that make their home within the area and the history of those communities here. Section 3 has 10 subsections, each based on a comp plan element and everyone looks like this. Transportation spread up here identifying actors, plans and programs related to each element. And then a snapshot description which incorporates different data points. For the South West mesa in particular. We also highlight public input from that initial phase of assets and opportunities. on a high-level section 4 covers, special topics or programs identified as particularly important by the community. and then section 5 covers more planning related topics and contains a policy matrix with all of the recommended policies for Southwest Mesa. Finally, well, section 6 compiles all of those actions that have been identified through this process and documented in the report into a matrix where they are easily viewable. I'd like to very quickly walk you through kind of how that looks for a particular topic for economic development. We heard a lot about small business and access to amenities in the South West mesa that led to us, partnering with economic development to host several focus groups with community partners in that area. And then also in partnership with the Economic Development Department, hosted a small business resource fair, where we also garnered more input. These many steps and aspects of outreach resulted in policies that support business development and access to amenities and an action that ensures resources will be made available locally on a yearly basis in Southwest Mesa. And, as you can see, the Economic Development Department is the leader on that action. The very last part of the report is the appendices, and that covers about a third of its length. There are just shy of 70 different metrics that the planning department will track over time in each CPA. Those are all documented in that appendix, and the second very last section is a detailed account of the outreach that went into this report. Thank you. And I'll now stand for questions.

CHAIR SHAFFER: Thank you. So just as a general statement, or question. So, everyone's aware. And we're talking about it now after this you know. Then what happens? I know it gets proved, and MS. Lehner raised her hand, so I jumped her, and I didn't mean to do that.

MS LEHNER: Thank you, Mr. Chair, Commissioners, members of the public. Yes. So, the next steps for this would be getting the notice of decision out, you know, certainly, provided the PC. Recommends that recommendation of acceptance before, did city Council. We would compile the record here, and we would send that over to the Council. For their acceptance, and that would happen. And then that's it, you know. The next steps after that is going to be to when there is an update to the comprehensive plan to roll the new policies specific to the Southwest mesa area and sub policies into the into. Chapter 4, the Comp

plan. Gotcha. That's kind of where I said it is, because I know that they're these CPAs, or you know, they're different sections each year, so eventually make their way in. So, got it. Okay, thank you for that. So, Commissioner Meadows, I see your hand up.

COMMISSIONER MEADOWS: Yeah, thanks. So, Ms. Bolen, could you

COMMISSIONER MEADOWS: summarize the 9? I heard that there were 9 recommended policies. Could you kind of show us what those are summarize them.

MS BOLEN: I'll share my screen again to the full policy matrix. And

MS BOLEN: is that.

COMMISSIONER MEADOWS: yeah? And you don't have to go through each one. But maybe just kind of summarize. The kinds of recommendations like, are there recommended changes to zoning? Are there recommended changes to the Comp plan, or are there something I'm interested in are there recommended things in the in transportation? So, yeah, just kind of summarize it, I guess.

MS BOLEN: Absolutely. Some of them. Several of the recommended policies. Purely represent community input, and aren't tied as closely to land. Use as many comp plan policies, for example, encouraging safety and parks and improving multimodal transportation infrastructure. Providing services for people experiencing homelessness. But then, we move to support and increase dense and mixed-use housing options in Southwest Mesa I, and more development focused policies. The one's that in addition to the 9 policies, some of them have sub policies and things like encourage development that incorporates neighborhood scale services is supported more directly by the sub policy, for example, encouraging zone changes to MXL. On corner lots that you know. The kind of dream example is a little zone change, and then a small mixed-use development with like a bodega, and same thing to support. As we're all aware of the jobs to housing imbalance on the West Side. Kind of another policy encouraging zone changes to move toward more jobs locally as well. And supporting small businesses. Does that answer your question, Commissioner Meadows?

COMMISSIONER MEADOWS: Yeah, I guess. I guess these are pretty broad. I don't see anything that would be a specific change to the IDO, but I guess it could inform changes to the IDO. Is that your take?

MS BOLEN: Thank you, Commissioner, absolutely. These policies are on a fairly general level. People had a lot to say about a lot of topics that weren't as directly related. And so more specific recommendations didn't come out of this process this time. We'll be back again on the next cycle. And it's it is our intent to drill down more on known land use issues that might be bubbling up in an area and in the last report, for example, we did outreach around a character protection overlay and determine that the input wasn't really sufficient to make a recommendation, but created an action for the planning



department ourselves to continue outreach on that front to produce changes to the IDO and because next year we'll be moving into the rest of the West Side with this process. That would include, for example, the Cores Boulevard, CPO. And so, we might end up kind of dipping back down below the highway, exploring that.

COMMISSIONER MEADOWS: Okay, thank you very much.

CHAIR SHAFFER: An important distinction between CPAs and CPOs. So yeah, any other commissioners have any questions for Ms. Bolen? Commissioner Hollinger.

COMMISSIONER HOLLINGER: More of just comments. The question. first, I read through the report, and I noticed your picture on page 52. I like that you're doing some community outreach. So, it's point that out. It's kind of fun. I think the report is fantastic. Overall, that's it's really great. I particularly like the section 5 and 6, cause you can reference the report pretty easily. The only suggestion I might have, and you know, just a suggestion is maybe that could go near the front of the report so you could kinda scan through it like a guide and say, okay, this is what I need to focus in the report. But I mean, it's really, it's beautifully done. There's so much work has gone into it. So, thank you for all that in the presentation.

CHAIR SHAFFER: Alright! Take your take your I think your glorious gratitude. There, say, thank you.

MS BOLEN: Thank you, Commissioner I appreciate the thanks and wanna highlight that our planner. Seth tinkle actually did most of that layout.

COMMISSIONER EYSTER: Eyster.

CHAIR SHAFFER: Commissioner Eyster.

COMMISSIONER EYSTER: Thank you. Chair. Good morning, Ms. Bolen. Nice to see you. I remember the good work that you did on the Near Heights CPA. And we appreciated that. You've done that again here. I wanted to ask a question about the policy matrix if I understand the discussion in the last few minutes. These are generally policies that could be incorporated into the ideal, or maybe into the comprehensive plan. They don't have a lot of power right here. They're not gonna be done just because they're in here. For instance, the I like the idea about the zone changes to MXL on corner lots. That's kinda neat, and I like the MXL. The MXM would introduce bars or tap rooms, whereas the MXL. Is the Bodegas, and that is, I appreciate you. Explaining that, and that makes sense. But I don't. I understand that this is not necessarily guidance that this Commission would use if someone came in with a request like that for a Zone Map amendment. It's not like, we would say, well, it's in the CPA. And we think that's a justification that we should approve his own map amendment. Am I right in that?

MS BOLEN: Thank you, Commissioner Eyster. You're absolutely right in that our hope is that comprehensive plan update that's upcoming will incorporate these policies into Chapter 4, there's a special kind of placeholder for each CPA in that chapter and as they're adopted into comprehensive plan, then that would come under this Commission's consideration.

COMMISSIONER EYSTER: Very good. Thank you much.

CHAIR SHAFFER: Thank you. That's actually a good question about how that works. Kind of what we're saying. Once it's a recommendation, or it needs to go to the different, different divisions of the city staff. Any other questions before we go to public comment? Alright, Mr. Salas, do we have anybody signed up for just from the or for public comment?

MR SALAS: Chair there, is one speaker Julie.

CHAIR SHAFFER: Miss you've already been sworn in. So, go right ahead.

MS RADOSLOVICH): Thank you. So just so that you, as a Commissioner, aware the Pat Hurley Neighborhood Association reactivated in fall of 2,023. So, we were not active in this process. But glad to say that we are now 40 members strong. So. But I do have a question for Miss Bowen, and I think the question I have is how the city coordinates with the county. So, for instance, we have the at risk. Yeah, modern day project happening. And so I'd like to just get a sense of how that, how the work with the city is done in conjunction with the county when there's, you know, they're so close. So we're one street away from City versus County. Thank you.

CHAIR SHAFFER: Thank you.

CHAIR SHAFFER: any more public comment?

Ernesto Alfredo Salas: A chair. I am not seeing anybody else with their hand raised. If anybody else wishes to speak, please say so now? I believe that's it Chair.

CHAIR SHAFFER: Okay. Well, the public comment is closed. We'll go back to applicant for any closing statements.

MS BOLEN: Thank you. Chair Schaefer and Commissioners. I have no closing statement. But I Do you wanna say that I'm excited to go on a community walk in Pat Hurley Neighborhood Association next month. And I can respond to that comment if the Commission would find it helpful.

CHAIR SHAFFER: Sure. Go right ahead.

MS BOLEN: The City act interacts with the county in a lot of different ways. I'm just going to speak to the CPA. Process. we had over the 2-year process. This is a long one lots of conversations about projects that were going on. we encouraged and hopefully fostered stronger relationships to coordinate and for the planning department. For this process a lot of it was learning and highlighting. Well, also Kordine. We had excellent county partners. give us good instruction, help, review, content. In addition to our city partners that did that and the. We also kept our county partners informed as the process kind of evolved and changed throughout the last 2 years. So, thank you for the opportunity to answer.

CHAIR SHAFFER: Okay, you got it. Any other questions from the Commissioners for the applicant? Great, we'll move on to staff closing. Ms. Lehner.

MS LEHNER: Thank you very much. Mr. Chair, Commissioners, members of the public. I would just like to reiterate that it's been a pleasure working on this report with Ms. Bolen, and I appreciate that, she acknowledged Mr. Tinkles. Hard work. He is now cross training with us in current planning on that report. So, I don't have anything further. That's it. Thank you.

CHAIR SHAFFER: Commissioners, any final questions for Ms. Lehner? Come on. There was a 150-page report. So, I guess it was perfect. All right. Sounds good to me closed floor, close presentations, commissioners, commentary and move on to recommend motion.

COMMISSIONER HOLLINGER: Hollinger.

CHAIR SHAFFER: Commissioner Hollinger.

COMMISSIONER HOLLINGER: Thank you Chair. So in in regards to comment. You know, being a 150-page report, I feel like it. It encapsulates so much information. The meetings, the outreach, and it's all put together in this well buttoned up package. I don't really know that I could offer anything else. I certainly would make a recommendation of approval. But I just wanted to put that out there. I mean, I think this is, it just captures so much effort to put something like this together. Hopefully, it can really be understood and and put into good use.

CHAIR SHAFFER: Basically just said. But I always try to tell our employees is if you do everything on the front end, and no one can say anything on the back end. So that's a kudos to Ms. Bowen and or staff. So great job. Okay, any other commissioners.

COMMISSIONER EYSTER: Eyster.

CHAIR SHAFFER: Commissioner Eyster.

COMMISSIONER EYSTER: Thank you. Chair. The I particularly like the policy matrix because it. It does focus on the real findings for me. And it's nice for decision makers to be able to see that it'll be nice for city staff to use it. It'll be nice for counsel to use it. And then as we go into an IDO update, or a Comp plan update, it'll be useful for us. It's a really nice work, and I like to the way it boils down to the policy matrix and the action matrix.

CHAIR SHAFFER: Great. And so, we've got I see findings popping up on the screen here.

COMMISSIONER EYSTER: You're gonna tell me that these change now, after we just saw this right. I just didn't want to do that again.

CHAIR SHAFFER: So, Commissioners, anyone willing to make a motion if there's no more commentary?

COMMISSIONER EYSTER: Chair, I would be happy to do it. But I want to give other commissioners a chance to. Make some of these motions, too. appreciate Ms. Lehner, putting up the findings so that we can snag that number of findings

MS LEHNER: 21 findings.

MS LEHNER: Yep.

CHAIR SHAFFER: alright, somebody anybody.

CHAIR SHAFFER: I can't do it. Mr. Meadows.

COMMISSIONER MEADOWS: Okay. I'll give. I'll give it a try here. So, in the matter of project PR-2023-009110, SI-2023-01384, Community Planning Area assessment report for the Southwest mesa. With findings 1- 21. I recommend approval to pass this along to the city council. Is that right? Okay.

CHAIR SHAFFER: So, we have a motion. Do we have a second?

CHAIR SHAFFER: Oh, Commissioner Hollander got in first, Mr. Hollander. Second, go to a roll call. Vote Commissioner Meadows.

COMMISSIONER MEADOWS: Yes.

CHAIR SHAFFER: all right, Commissioner Stetson.

COMMISSIONER STETSON: that's an I,

CHAIR SHAFFER: Commissioner MacEachen.

COMMISSIONER MACEACHEN: MacEachen, I,

CHAIR SHAFFER: Commissioner Hollinger.

COMMISSIONER HOLLINGER: Hollinger, I.

CHAIR SHAFFER: Commissioner Eyster.

COMMISSIONER EYSTER: Eyster, I.

CHAIR SHAFFER: I apologize.

CHAIR SHAFFER: Probably did say 7 one, but I didn't mean it

CHAIR SHAFFER: alright. Well, thank you, Miss Bowen. We'll look forward for your next one. I know you're already working on the next one. So there you go

CHAIR SHAFFER: and thank you, Ms. Lanner, for for yours as well.



**ENVIRONMENTAL PLANNING COMMISSION  
AGENDA**

**Thursday, September 21, 2023  
8:40 a.m.**

**Due to COVID-19 this meeting is a Public Zoom Video Conference**

**Members of the public may attend via the web at this address: <https://cabq.zoom.us/j/2269592859> or by calling the following number: 1 301 715 8592 and entering Meeting ID: 226 959 2859**

**MEMBERS**

**David Shaffer, Chair  
Tim MacEachen, Vice Chair**

**Giovanni Coppola  
Joseph Cruz  
Gary L. Eyster P.E. (Ret.)  
Jonathan R. Hollinger**

**Richard Meadows  
Mrs. Jana Lynne Pfeiffer  
Robert Stetson**

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**NOTE: A LUNCH BREAK AND/OR DINNER BREAK WILL BE ANNOUNCED AS NECESSARY**

Agenda items will be heard in the order specified unless changes are approved by the EPC at the beginning of the hearing; deferral and withdrawal requests (by applicants) are also reviewed at the beginning of the hearing. Applications deferred from a previous hearing are normally scheduled at the end of the agenda.

There is no set time for cases to be heard. Please be prepared to provide brief and concise testimony to the Commission if you intend to speak. **In the interest of time, presentation times are limited as follows, unless otherwise granted by the Commission Chair: Staff – 5 minutes; Applicant – 10 minutes; Public speakers – 2 minutes each. An authorized representative of a recognized neighborhood association or other organization may be granted additional time if requested. Applicants and members of the public with legal standing have a right to cross-examine other persons speaking pursuant to Article 3, Section 2D, of the EPC Rules of Practice & Procedure.**

All written materials – including petitions, legal analysis and other documents – should ordinarily be submitted at least 10 days prior to the public hearing, ensuring presentation at the EPC Study Session. The EPC strongly discourages submission of written material at the public hearing. Except in extraordinary circumstances, the EPC will not consider written materials submitted at the hearing. In the event the EPC believes that newly submitted material may influence its final decision, the application may be deferred to a subsequent hearing. Cross-examination of speakers is possible per EPC Rules of Conduct.

**NOTE: ANY AGENDA ITEMS NOT HEARD BY 8:30 P.M. MAY BE DEFERRED TO ANOTHER HEARING DATE AS DETERMINED BY THE PLANNING COMMISSION.**

**Call to Order:**

- A. Pledge of Allegiance
- B. Roll Call of Planning Commissioners
- C. Zoom Overview
- D. Announcement of Changes and/or Additions to the Agenda
- E. Approval of Amended Agenda
- F. Swearing in of City Staff

**1. Project # PR-2023-009105  
RZ-2023-00028 - Zoning Map Amendment  
(Zone Change)  
SI-2023-01402 - Site Plan – EPC,  
Major Amendment  
SI-2023-01377 - Site Plan- EPC**

*Deferral requested by applicant*

Tierra West LLC, agent for A Management Corporation, requests a zoning map amendment from MX-T to MX-L for a portion of Lots 2-A and 2-B; a Site Plan-EPC Major Amendment and a Site Plan-EPC for all or a portion of Lots 2-A, 2-B, 2-C and 2-D, (Being a Replat of Tract 2, Cottonwood Crossing Phase II) and Lots 1, 2, 3, 4 5 and 6, Plat of Lots 1, 2, 3, 4, 5 & 6 (Being a Replat of Tracts 14-A & 14-B Black Ranch), Cottonwood Crossing Phase II, located east of Coors Blvd. at the intersection of Coors Blvd. NW and 7 Bar Loop Rd. NW, zoned MX-T, MX-L, and NR-PO-B, containing approximately 10 acres.  
(B-14-Z) Staff Planner: Megan Jones

**2. Project # PR-2023-009701  
RZ-2023-00027– Zoning Map Amendment  
(Zone Change)**

*Deferral requested by applicant*

Consensus Planning, Inc., agent for Plus Power LLC, requests a zoning map amendment from NR-C to NR-BP, for all or a portion of Tract 7, Ladera Business Park, located at 7301 La Morada Pl. NW, between Vista Oriente St. NW, and East Cul-de-Sac NW, north of the Mirehaven Diversion Channel, approximately 4.5 acres. (H-10)  
Staff Planner: Seth Tinkle

**3. Project # PR-2020-003911  
RZ-2023-00022– Zoning Map Amendment  
(Zone Change)**

Consensus Planning, agent for Jose Alfredo and Ailda Martinez, requests a zoning map amendment from NR-C to MX-M, for all or a portion of Tract "B" Block 5 Land Division Plat, Los Altos Subdivision (Lot 14 & Port Lot 13 & Port Commercial Tract Block 5), located at 1021 Old Coors Dr. SW, between Bridge Blvd. SW and Rio Vista Dr. SW, approximately 0.7 acre (L-11)  
Staff Planner: Robert Messenger, AICP

**4. Project # PR-2023-009067  
RZ-2023-00025– Zoning Map Amendment  
(Zone Change)**

ABQ Land Use Consulting LLC, c/o Carl Garcia, agent for Rosalie and Andrew S. Green, requests a zoning map amendment from R-A to R-MC, for all or a portion of Tract 11, Alvarado Gardens Unit 2, located at 2726 Campbell Rd. NW, between Calle Tranquillo NW and Trellis Dr. NW, west of Rio Grande Blvd., approximately 2.5 acres (G-12)

Staff Planner: Lorena Patten-Quintana

**5. Project # PR-2023-008498  
SI-2023-01380- Site Plan- EPC  
Major Amendment  
SI-2023-01513- Site Plan- EPC**

Consensus Planning, agent for MDS Investments LLC, requests a Text Amendment to the Level A Framework Plan and the Level B Framework Plan for Mesa del Sol to increase allowable height and allow manufacturing uses in two areas of the Employment Center, for all or a portion of a certain tract of land being a portion of Sections 13, 14, 15, 20, 21, all of Sections 22, 23, 24, 25, 26, 27, 28, a portion of Sections 29, 32, all of Sections 33, 34, 35, 36, Township 9 North, Range 3 East, all of Sections 1, 2, 3, 4, 5, and a portion of Section 6, Township 8 North; a certain tract of land situated between State Road 47 (Broadway Boulevard) and Interstate 25 in Sections 20, 29 and 32, Township 9 North; a certain tract of land being a portion Lot 7, and a portion of the south one-half of the northeast one-quarter of Section 6, Township 8 North; A certain tract of land being a northwesterly portion Lot 2, of Section 6, Township 8 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico located generally south of Los Picaros Rd., north of the Pueblo of Isleta, mostly east of Interstate 25, and west of Kirtland AFB, approximately 13,000 acres. (S-16 & S-17)

Staff Planner: Megan Jones

**6. Project # PR-2023-009108  
RZ-2023-00031– Zoning Map Amendment  
(Zone Change)**

City of Albuquerque Parks & Recreation Department c/o Cheryl Somerfelt, requests a zoning map amendment from R1-D to NR-PO-A, for all or a portion of Lot 12 Palisades Park, Lot 13 Palisades Park Replat, and Lot 16 Palisades Park Addition Replat, located on Rincon Rd. NW, west of 53rd St. NW and south of Pat Hurley Park, approximately 1.6 acres (J-11-Z)

Staff Planner: Catherine Heyne



**7. Project # PR-2023-009110  
SI-2023-01384- Community Planning Area  
Assessment Report - Southwest Mesa**

Rebecca Bolen, City of Albuquerque Planning Department, Urban Design & Development Division (UDD), presents the Community Planning Area (CPA) Assessment Report for the Southwest Mesa CPA, an area generally between the following boundaries: I-40 to the north, Dennis Chavez Blvd. to the south, City municipal limits to the west, and Coors Blvd. to the east., to the EPC for review and comment pursuant to IDO 14-16-6-3(E)(7).  
Staff Planner: Catalina Lehner, AICP

**8. OTHER MATTERS**

Approval of the August 17, 2023 Action Summary Minutes

**9. ADJOURNMENT**