

# CITY of ALBUQUERQUE

## TWENTY FIFTH COUNCIL

COUNCIL BILL NO. R-22-42 ENACTMENT NO. \_\_\_\_\_

SPONSORED BY: Trudy Jones and Isaac Benton by request

1 RESOLUTION  
2 ESTABLISHING THE ORDER OF COMMUNITY PLANNING AREA  
3 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5 Development Plans were out of date, to have regular opportunities to engage  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.

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

3 Section 1. CPA ASSESSMENT ORDER. The City Council directs the  
4 Planning Department to conduct the Community Planning Area assessments  
5 in the following order based on the Priority Needs Analysis in Exhibit X:

6 Year One (2022)

- 7 1. Near Heights
- 8 2. Southwest Mesa
- 9 3. Central ABQ

10 Year Two (2023)

- 11 1. East Gateway

12 Year Three (2024)

- 13 1. West Mesa (March – December)
- 14 2. Northwest Mesa (March – December)

15 Year Four (2025)

- 16 1. I-25 (March – December)
- 17 2. Near North Valley (March – December)

18 Year Five (2026)

- 19 1. Foothills (March – December)
- 20 2. Mid Heights (March – December)

21 Year Six (2027)

- 22 1. North ABQ (March – December)
- 23 2. Mesa del Sol (March – December)

24 Section 2. COMP PLAN UPDATE. The City Council and the Planning  
25 Department will work together to prepare an update to the Comprehensive  
26 Plan in 2023 to reflect the changes to the CPA assessment cycle and other  
27 targeted updates.

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

32 Section 4. SEVERABILITY. If any section, paragraph, sentence, clause,  
33 word or phrase of this Resolution is for any reason held to be invalid or

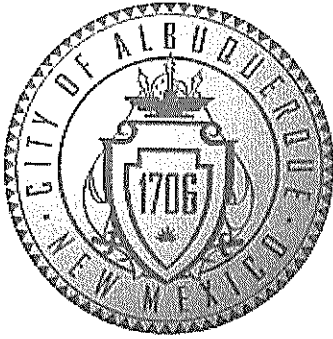
1 unenforceable by any court of competent jurisdiction, such decision shall not  
2 affect the validity of the remaining provisions of this Resolution. The Council  
3 hereby declares that it would have passed this Resolution and each section,  
4 paragraph, sentence, clause, word or phrase thereof irrespective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

6 Section 5. COMPILATION. This resolution shall be incorporated in and  
7 made part of the Revised Resolutions of Albuquerque, NM, 1994.

8 Section 6. EFFECTIVE DATE. This Resolution shall take effect five days  
9 after publication by title and general summary.

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

Mayor Timothy M. Keller

**INTER-OFFICE MEMORANDUM**

March 29, 2022

**TO:** Isaac Benton, President, City Council

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

**SUBJECT:** Resolution to Revise the Schedule of Community Planning Area Assessments

**Executive Summary**

This request is for a repeal and replacement of Council Resolution 20-27 (R-20-27 / Enactment # R-2020-070) that established the order of and schedule for Community Planning Area (CPA) assessments slated to begin in February 2021. The Resolution would also direct the Planning Department to work with Council Services staff to amend the stated timing of the CPA assessments in the Albuquerque / Bernalillo County Comprehensive Plan (Comp Plan) and the Integrated Development Ordinance (IDO).

**Background**

The Albuquerque / Bernalillo County Comprehensive Plan (Comp Plan) establishes via policy and the Integrated Development Ordinance establishes via Ordinance that the Planning Department will conduct assessments for each of the City's 12 Community Planning Areas every 5 years. The assessment process is intended to provide a regular cycle of long-range planning opportunities for all communities in Albuquerque, culminating in an update to the Comp Plan. This timeline assumed a 4-month process for public engagement and 2 teams of planners with a Senior Planner, Planner, and Associate Planner.

Due to staffing constraints, 2 teams of 2 planners attempted 2 CPA assessments in 2021. The 4-month public engagement process was not enough time to for residents, business owners, property owners, and other stakeholders to explore assets and opportunities, identify community priorities, connect to existing resources, develop recommendations to address gaps, and draft and review an assessment report. The teams of 2 were clearly not sufficient, and Council has provided 2 new principal planner positions to lead these teams. Planning staff is proposing that the assessment process be extended to a full year in each CPA, with 2 CPA assessments completed per year for 6 years, followed by a 2-year update of the Comp Plan.

The Comp Plan gives City Council the responsibility for establishing the order of the 12 CPA assessments, based on a needs analysis conducted by the Planning Department and a recommendation about the order.

### **Needs Analysis**

In 2020, Planning staff conducted an analysis to compare the need for planning across the 12 Community Planning Areas and has recommended an order for the assessments based on the results, as well as logistical considerations. Staff worked closely with the Office of Equity and Inclusion to vet the metrics used as well as to review the results. If adopted by City Council, the proposed resolution would adopt this recommended order by reference to an exhibit that explains the needs analysis and the recommended order.

### **Timing**

We request that this resolution be introduced at the City Council hearing on May 2 and referred to the Land Use, Planning, and Zoning (LUPZ) Committee to be heard on May 11. The next windows of opportunity would be as follows:

- Introduction on June 6 to be heard at the LUPZ hearing on June 15.
- Introduction on June 22 to be heard at the LUPZ hearing on June 29 (if agreed to by the Chair).

Establishing the order of the CPA assessments as soon as possible is important because Planning staff is ramping up public engagement efforts in Central ABQ and Southwest Mesa CPAs, and the public will likely have questions about the process and schedule for the remaining CPAs.

### **Next Steps**

Planning Staff is working on a contract to hire a firm to lead the Southwest Mesa CPA while we hire for the new E17 position.

Staff is working with Sites Southwest to begin the Central ABQ CPA assessment while we hire for the new E17 position.

Staff is continuing to work with stakeholders in the Near Heights CPA to write recommendations for community priorities in collaboration with community organizations and implementing Departments and agencies.

Title/ Subject of Legislation: Resolution to Revise the Schedule of Community Planning Area Assessments.

Approved:



Sarita Nair Date  
Chief Administrative Officer

Approved as to Legal Form:

DocuSigned by:  
*lauren keefe* 4/22/2022 | 2:53 PM MDT  
1A21D96D32C74EE  
Esteban Aguilar, Jr. Date  
City Attorney

Recommended:

DocuSigned by:  
*Alan Varela* 4/15/2022 | 10:17 AM MDT  
947D88B6EF4C443...  
Alan Varela Date  
Planning Director



## Cover Analysis

### **1. What is it?**

This Resolution would repeal R-20-27 (Enactment #R-2020-070) that established the order for the Community Planning Area (CPA) assessments and replace it with a new resolution that revises the schedule to conduct the CPA assessments in the same order. These assessments are to be conducted by the Planning Department from 2022-2027. Three CPA assessments will be completed in the first year; 1 CPA assessment and 1 update to the Comp Plan will be completed in the second year; 2 CPA assessments will be completed in the remaining years; and all 12 CPAs will be complete by 2027.

### **2. What will this piece of legislation do?**

This Resolution will revise the schedule for the CPA assessments conducted by Planning Department staff and direct Planning staff to work with Council Services staff to update the Albuquerque-Bernalillo County Comprehensive Plan (Comp Plan) and the Integrated Development Ordinance (IDO) with the extended duration for the CPA assessment cycle. The CPA assessments will identify assets, opportunities, and priorities within each CPA and make recommendations for regulatory changes, policy changes, or projects/partnerships to accomplish the community's priorities. Recommendations for regulatory changes will be rolled into the next year's IDO annual update. Recommendations for policy changes will be rolled into updates to the Comp Plan. Recommendations for projects/partnerships will be rolled into the work plan or CIP list for the relevant implementing City department.

### **3. Why is this project needed?**

Both the ABC Comprehensive Plan and the Integrated Development Ordinance call for a 5-year cycle of long-range community planning that culminates in updates to the City's main policy document and zoning code. Planning staff has been unable to achieve this ambitious but infeasible schedule.

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

While there is a cost to the City of conducting the CPA assessments, there is no cost to the City to establish the order of the assessments.

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

There is no revenue expected from this legislation.

### FISCAL IMPACT ANALYSIS

TITLE: Establishing the Order of Community Planning Area Assessments R: O:  
 FUND: 110  
 DEPT: 4926000

- No measurable fiscal impact is anticipated, i.e., no impact on fund balance over and above existing appropriations.
- (If Applicable) The estimated fiscal impact (defined as impact over and above existing appropriations) of this legislation is as follows:

	Fiscal Years			
	2022	2023	2024	Total
Base Salary/Wages				-
Fringe Benefits at				-
Subtotal Personnel	-	-	-	-
Operating Expenses				-
Property				-
Indirect Costs	-			-
<b>Total Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<input checked="" type="checkbox"/> Estimated revenues not affected				
<input type="checkbox"/> Estimated revenue impact				
Amount of Grant	-			-
City Cash Match	-	-	-	-
City Inkind Match				
City IDOH *15.30	-			-
<b>Total Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

These estimates do not include any adjustment for inflation.

\* Range if not easily quantifiable.

Number of Positions created 0

#### COMMENTS ON NON-MONETARY IMPACTS TO COMMUNITY/CITY GOVERNMENT:

This legislation would establish the order of Community Planning Area (CPA) assessments from 2020-2024. The Comp Plan and IDO establish that Planning Department staff will conduct these assessments for each of 12 CPAs every 4 years and update the Comp Plan on the 5th year. There is a cost to the City of conducting the CPA assessments, but there is no impact or costs related to the legislation establishing the order of the assessments.

PREPARED BY:

Debbie Dombroski 3.29.2022  
 FISCAL MANAGER (date)

APPROVED by:  
Alan Sula 4/15/2022 | 10:17 AM MDT  
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 DIRECTOR (date)

REVIEWED BY:

Linda Cutler-Padilla 4/15/2022 | 12:07 PM MDT  
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 EXECUTIVE BUDGET ANALYST (date)  
 Linda Cutler-Padilla

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Lawrence Davis 4/15/2022 | 12:07 PM MDT  
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 BUDGET OFFICER (date)  
 Lawrence Davis

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Christine Boerner 4/15/2022 | 1:06 PM MDT  
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 CITY ECONOMIST (date)  
 Christine Boerner