

EC-23-237



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

**INTER-OFFICE MEMORANDUM**

**January 23, 2023**

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

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

**Subject:** Project# PR-2022-007736/SI-2022-01931, the Near Heights Community Planning Area (CPA) Assessment Report

This executive communication (EC) serves to transmit the Near Heights Community Planning Area (CPA) Assessment Report to the City Council for its acceptance. The Near Heights CPA Assessment Report is the first CPA assessment report to be completed.

**REQUEST**

The request was for EPC to review and recommend the acceptance of the CPA Assessment Report for the Near Heights CPA. The Near Heights CPA is located generally east of I-25, west of Wyoming Blvd., south of I-40, and north of Kirtland Air Force Base (KAFB).

At its December 15, 2022 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#2022-007736/SI-2022-01931, the Near Heights Community Planning Area (CPA) Assessment Report.**

**Approved:**

Lawrence Rael                      Date  
Chief Administrative Officer

**Approved as to Legal Form:**

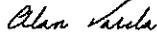
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Lauren Keefe  
City Attorney

Date

Recommended:

DocuSigned by:  


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Alan Varela

Planning Director

Date

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URBAN DESIGN & DEVELOPMENT DIVISION  
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Office (505) 924-3860 Fax (505) 924-3339



## OFFICIAL NOTIFICATION OF DECISION

December 15, 2022

City of Albuquerque Planning Dept.  
Urban Design & Development Div.  
Attn: Mikaela Renz-Whitmore  
600 Second St. NW, 3rd Floor  
Albuquerque, NM 87106

**Project #2022-007736**  
**SI-2022-001931– Community Planning Area Assessment**  
**Report – Near Heights**

### LEGAL DESCRIPTION:

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.

Staff Planner: Catalina Lehner, AICP- Principal Planner

On December 15, 2022, the Environmental Planning Commission (EPC) voted to forward a recommendation of APPROVAL of PR-2022-007736/SI-2022-001931, the Near Heights Community Planning Area (CPA) Assessment Report, based on the following Findings and subject to the following Conditions for Recommendation of Approval:

### FINDINGS:

1. The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Near Heights CPA. The Near Heights CPA is one of the twelve CPAs established by the Comprehensive Plan for the City.
2. The Near Heights area is bounded by Interstate 40 on the north, Kirtland Air Force Base on the south, Wyoming Blvd. on the east, and Interstate 25 on the west, and consists of approximately 12,000 acres.
3. CPA assessments are intended to provide opportunities to generate community-based recommendations for new or revised policies for the Comprehensive Plan, new or revised regulations for the Integrated Development Ordinance (IDO), and new or revised projects or partnerships with implementing City Departments.
4. 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.



5. The EPC has an advisory role in the Community Planning Area (CPA) Assessments [Ref: IDO 14-16-6-2(E)(3)(f)] and is to review and comment regarding the CPA reports. The assessments shall be forwarded to the City Council for review and acceptance [Ref: IDO 14-16-6-2(E)(7)].
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 Near Heights CPA Assessment process helps to formulate and shape Comprehensive Plan Goals and policies particular to the Near Heights Area, which will be subsequently incorporated into the Comprehensive Plan as amendments.
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) Assessments, producing a report, and subsequently updating the Comprehensive Plan to incorporate new Goals and policies, is an act of maximum local self-government that is consistent with the purpose of the Charter.
  - 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 promoting and maintaining an aesthetic and humane urban environment. Commissions, Boards, and Committees will have up-to-date guidance to better administer City policy to benefit the residents.
  - C. Article XVII, Planning: 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 of assets and opportunities will result in development of goals and projects that will help enhance and protect 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 and communities, in this case, in the Near Heights area. Developing an understanding of what is important to them will help to create recommendations for projects to enhance, protect, and preserve the neighborhoods in the long-term.

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

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

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 main topic throughout the Near Heights CPA process and was identified by the community as a priority. The CPA process is intended to set the stage for future transportation investments that are responsive to the area's context.

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

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

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

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

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

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

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

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

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

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

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

The CPA Assessment process engages the community to learn about the social, cultural, and historic features important to residents that contribute to the identity of an Area. The Near Heights unique local businesses, proximity to large institutions, cultural diversity, and historic assets should be preserved and enhanced so they can continue to contribute to the distinctness of neighborhoods and districts.

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

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

15. The request furthers Goal 12.1- Infrastructure from Chapter 12- Resilience & Sustainability, which is to plan coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth. The Near Heights CPA Report identifies physical and social infrastructure, which includes facilities such as community centers and libraries, and provides a process through which existing and future infrastructure can be planned and coordinated in order to support the existing community and address challenges.
16. The request furthers Policy 13.5.4- Environmental Justice from Chapter 13: Resilience & Sustainability, which is to recognize and work to address adverse environmental impacts that are experienced disproportionately by underrepresented and at-risk communities, in order to help improve the health outcomes of their residents over time. The CPA Assessment process is one avenue to address past harms and engage communities equitably. Engaging community members, especially those that have been underrepresented, to ensure they have a say in the future of their neighborhoods will help improve residents' lives over time and make the Near Heights a more vibrant place to live, work, and play.
17. The Near Heights CPA Assessment Report (Part 4) introduces seven new policies, and several new sub-policies, particular to the Near Heights Area. These new policies and sub-policies will be

incorporated into the Comprehensive Plan, Chapter 4- Community Identity, Section 4.3.7- Near Heights.

18. The Area Profile of the Near Heights 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.

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 Near Heights CPA is the first CPA scheduled to be conducted in year 1 (2022), 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 Near Heights CPA Assessment report uses performance measures established by the Comprehensive Plan for each chapter (see 14.3.2- Comp Plan Metrics). Metrics for the Near Heights CPA are found in Part 7: Appendices of the report.

- 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.

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

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

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

Chapter 2 of the Near Heights Assessment Report discusses the area's history and special places, such as the first residential subdivisions east of UNM constructed in the 1920s and 30s and Nob Hill. The area's character is discussed in Chapter 3- Community Identity; the International

District, University Neighborhoods, and Nob Hill Highland are included. Capital needs are identified by topic area as challenges that need to be addressed.

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

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

20. The cornerstone of the CPA assessment process is engagement of community members, residents, businesses, and other stakeholders. Public engagement strategies for the Near Heights CPA planning effort included a range of opportunities for input, discussion, and consensus-building. Hundreds of Near Heights residents, business owners, service providers, and community leaders participated in the development of this report and contributed toward the recommendations it contains.
21. As of the writing of the November 10, 2022 Staff report, Staff received one written comment. The individual expressed overall support for the request, and offered a recommendation regarding Projects and Programs 4.10- Albuquerque Rapid Transit. Two more comments were received, but after the 48-hour rule for the November 10, 2022 hearing. One person requested clarification of the neighborhoods that comprise the International District, and another expressed general support for the Assessment Report.
22. As of the writing of the December 15, 2022 Staff report, Staff received five written comments. One person expressed support and a concern regarding walls and fences, and another expressed support and desires additional transit service. A letter from Councilor Pat Davis was received regarding a site on San Mateo. A comment regarding clarification of the neighborhoods that comprise the International District was resubmitted. Comments from August 2022 from the Nob Hill NA was included. Under the 48-hour rule, five additional comments were received.
23. The CPA process will be strengthened as relationships with other City departments and other partners grow and those partners are increasingly willing to sign on to lead Actions.

24. Planning department efforts to increase education around walls and fences is supported by online and in-person comments. A member of the public recommended that the Planning Department reach out to fence companies, in addition to property owners as well.
25. Community-based input showed support for current wall and fence regulations in the IDO, which are more restrictive than the wall and fence regulations proposed through the 2022 IDO Annual Update. The Planning Department can help facilitate conversations throughout the Near Heights area regarding walls and fences, which could result in increased neighborhood protections for small areas where more restrictive regulations are desired.
26. Though it did not emerge with broad support as part of the two-year public engagement process, adding a policy regarding the San Mateo Commercial corridor could generally help support revitalization efforts that include small businesses and public investment as well as provide some needed emphasis on the area. At the same time, the policy as drafted, may not reflect community priorities since it did not emerge from the stakeholder involvement process. As proposed, the language conflicts with two of the Near Heights MRA Plan goals. Furthermore, because it does not define the length of the corridor and limits revitalization to businesses, it would restrict future (re)development efforts for housing or other non-commercial uses.
27. The Kathryn-San Mateo property (SE corner of the San Mateo Blvd. SE and Kathryn St. SE intersection) was neither included on the Metropolitan Redevelopment Agency (MRA) list of opportunity sites nor identified by the community as an opportunity site through the two-year public engagement process.
28. Rather, the community has indicated interest in development of a park or another public use of the Kathryn-San Mateo property. A memorandum of understanding (MOU) is already in place and has led to the development of International District Markets, which activates the space and serves micro businesses. Funding for public safety services has already been dedicated, as described on p. 76 of the Assessment Report. These activities already occupy the site, which leaves a portion insufficiently large enough to be a MR site. Therefore, there is little to no benefit of labeling it as an opportunity site.
29. The Nob Hill Pedestrian Study, which is not available elsewhere, shall be added to the Appendix of the Assessment Report.

## CONDITIONS

1. A new policy regarding the San Mateo Corridor shall be written as follows:  
Foster development efforts along the San Mateo Blvd. corridor from Gibson Blvd. to Central Ave. in order to support business and economic development, revitalize underused parcels, create support for high-frequency transit service, and help foster communities where people can live, work, learn, shop, and play together.
2. The Planning Department shall facilitate conversations throughout the Near Heights area regarding walls and fences. Increased neighborhood protections, for small areas where more restrictive

regulations are desired, shall be considered. The Action in Section 5.8 shall be correspondingly updated.

3. The following new, short-term Action shall be added:

“The Planning Department will create a handout, trainings, and/or an education campaign for wall/fence companies and the public about IDO regulations.” The Planning department will be the lead, and the amount of outreach will be tracked.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC’s decision or by **January 3, 2023**. The date of the EPC’s decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

*Catalina Lehner*

for Alan M. Varela,  
Planning Director

AV/CL

cc: Rebecca Bolen, COA Planning Department, UDD, [rbolen@cabq.gov](mailto:rbolen@cabq.gov)  
Near Heights CPA Team, [NearHeights-CPA@cabq.gov](mailto:NearHeights-CPA@cabq.gov)  
Matthew Cox, Council Services, [mcox@cabq.gov](mailto:mcox@cabq.gov)  
Legal, [dking@cabq.gov](mailto:dking@cabq.gov)  
EPC File





# Environmental Planning Commission

Agenda Number: 05  
Project Number: PR-2022-007736  
Case #: SI-2022-01931  
December 15, 2022

## Supplemental Staff Report

**Applicant** City of Albuquerque Planning Department

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

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

### Staff Recommendation

*That PR-2022-007736/SI-2022-01931 be forwarded to the City Council for acceptance based on the findings beginning on Page 4.*

**Staff Planner**  
*Catalina Lehner, AICP- Principal Planner*

### Summary of Analysis

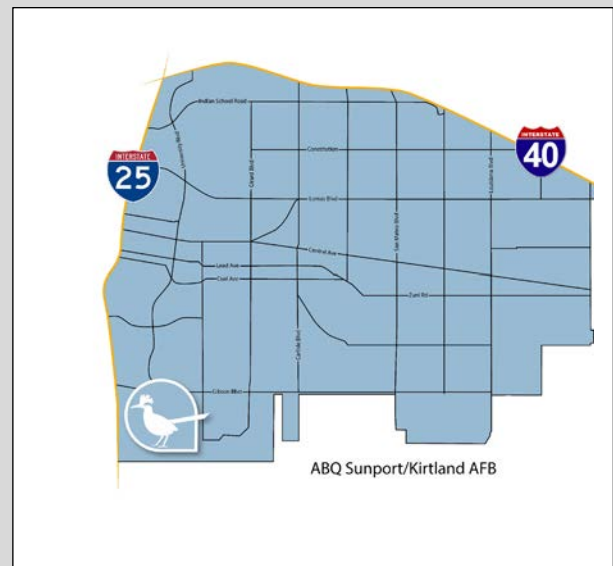
The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Near Heights CPA, located generally east of I-25 to Wyoming Blvd., south of I-40 and north of KAFB. The Near Heights CPA Assessment Report is the first CPA report to be completed for the first of 12 CPAs in the City.

The request was continued for approximately a month at the November 10, 2022 special EPC hearing to allow for additional public testimony and EPC review and comment.

During the continuance period, Staff received a few additional comments and worked on addressing them, incorporated minor edits into the document, and improved image resolution quality.

Staff recommends that the EPC forward the Near Heights CPA Assessment report to the City Council for acceptance.

Near Heights Area Map



## ***I. OVERVIEW***

The request for EPC review and comment regarding the Near Heights Community Planning Area (CPA) Assessment Report was continued at the November 20, 2022 special hearing for approximately a month, to the December 15, 2022 regular EPC hearing. This allowed additional time for public comment and to ensure that interested parties were able to provide testimony.

During the continuance period, Staff promoted the report and the EPC hearing through the CPA website ([cpa.abc-zone.com/near-heights](http://cpa.abc-zone.com/near-heights)) and through the Near Heights mailing list.

Maps, images, and some text were also updated in the document. Specifically:

- Siesta Hills had been erroneously included in a list of neighborhoods in the International District on pages 14 and 19, it was deleted.
- The Bikeway and Trails Facilities and Registered Historic Buildings, Landmarks, and Districts maps were both updated for accuracy.
- Images and captions throughout the report were clarified.
- The introduction to section 6 was updated to reflect work that had been done.
- Partner Organizations were listed in Section 7
- Technical edits.

Changes were based on both staff review and comments received before compiling this staff report.

### ***EPC Role***

→Please refer to p. 3 of the November 10, 2022 Staff report.

### ***Background***

→Please refer to p. 3 of the November 10, 2022 Staff report.

## ***II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND REGULATIONS***

→Please refer to p. 4 of the November 10, 2022 Staff report for the policy analysis.

## ***III. INTEGRATED DEVELOPMENT ORDINANCE (IDO)***

→Please refer to p. 10 of the November 10, 2022 Staff report for a discussion of the CPA Assessment criteria.

## ***IV. NEAR HEIGHTS ISSUES BY COMP PLAN CHAPTER***

→ For a summary discussion of CPA report chapters that correspond to Comprehensive Plan chapters 4 through 13, please refer to p. 12 of the November 10, 2022 Staff report.

## ***V. IMPLEMENTATION & NEXT STEPS***

→Please refer to p. 14 of the November 10, 2022 Staff report for a summary discussion of Comprehensive Plan Chapters 14 -Implementation Plan and CPA Report Chapter 4 – Projects and Programs.

## **VI. PUBLIC ENGAGEMENT**

→For an overview of outreach, assets and opportunities, focus groups, and topics, please refer to p. 15 of the November 10, 2022 Staff report.

### ***Updates***

During the continuance period, content on the Near Heights webpages was updated. Two newsletters were sent to the Near Heights mailing list, which is distributed to 872 contacts.

## **VII. CONCLUSION**

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

The Near Heights Area is located generally east of I-25 to Wyoming Blvd., south of I-40 and north of KAFB. The EPC's role is to forward a recommendation to the City Council.

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 will be included in Comprehensive Plan Chapter 4.3

Staff recommends that the request be forwarded to the City Council for acceptance.

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***RECOMMENDED FINDINGS – PR-2022-007736, December 15, 2022- Near Heights CPA Assessment Report***

1. The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Near Heights CPA. The Near Heights CPA is one of the twelve CPAs established by the Comprehensive Plan for the City.
2. The Near Heights area is bounded by Interstate 40 on the north, Kirtland Air Force Base on the south, Wyoming Blvd. on the east, and Interstate 25 on the west, and consists of approximately 12,000 acres.
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  - A. Article I, Incorporation and Powers: Conducting the Community Planning Area (CPA) Assessments, producing a report, and subsequently updating the Comprehensive Plan to incorporate new Goals and policies, is an act of maximum local self-government that is consistent with the purpose of the Charter.
  - 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 promoting and maintaining an aesthetic and humane urban environment. Commissions, Boards, and Committees will have up-to-date guidance to better administer City policy to benefit the residents.

C. Article XVII, Planning: 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 of assets and opportunities will result in development of goals and projects that will help enhance and protect 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 and communities, in this case, in the Near Heights area. Developing an understanding of what is important to them will help to create recommendations for projects to enhance, protect, and preserve the neighborhoods in the long-term.

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

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

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 main topic throughout the Near Heights CPA process and was identified by the community as a priority. The CPA process is intended to set the stage for future transportation investments that are responsive to the area's context.

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

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

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 Near Heights contains many parks that are a well-loved and important asset for the community. Parks provide open space and active recreation opportunities to meet residents' needs and have mature trees, a valued natural resource. The CPA Assessment report identifies the amenities parks provide, notes the challenges they face, and aims to facilitate their improvement.
14. The request furthers the following, applicable Goals and policies from Chapter 11: Heritage Conservation:
- A. Policy 11.1.4- Local Heritage: Keep local traditions and heritage alive and cultivate neighborhoods and rural areas as safe and excellent places to live and raise families.

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

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

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

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

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

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

The CPA Assessment process engages the community to learn about the social, cultural, and historic features important to residents that contribute to the identity of an Area. The Near Heights unique local businesses, proximity to large institutions, cultural diversity, and historic assets should be preserved and enhanced so they can continue to contribute to the distinctness of neighborhoods and districts. The request furthers Policy 11.2.3- Distinct Built Environments.

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

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

15. The request furthers Goal 12.1- Infrastructure from Chapter 12- Resilience & Sustainability, which is to plan coordinate, and provide for efficient, equitable, and environmentally sound infrastructure to support existing communities and the Comp Plan's vision for future growth. The Near Heights CPA Report identifies physical and social infrastructure, which includes facilities such as community centers and libraries, and provides a process through which existing and future infrastructure can be planned and coordinated in order to support the existing community and address challenges.
16. The request furthers Policy 13.5.4- Environmental Justice from Chapter 13: Resilience & Sustainability, which is to recognize and work to address adverse environmental impacts that are experienced disproportionately by underrepresented and at-risk communities, in order to help improve the health outcomes of their residents over time. The CPA Assessment process is one avenue to address past harms and engage communities equitably. Engaging community members, especially those that have been underrepresented, to ensure they have a say in the future of their neighborhoods will help improve residents' lives over time and make the Near Heights a more vibrant place to live, work, and play.
17. The Near Heights CPA Assessment Report (Part 4) introduces seven new policies, and several new sub-policies, particular to the Near Heights Area. These new policies and sub-policies will be incorporated into the Comprehensive Plan, Chapter 4- Community Identity, Section 4.3.7- Near Heights.
18. The Area Profile of the Near Heights 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.



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 Near Heights CPA is the first CPA scheduled to be conducted in year 1 (2022), 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 Near Heights CPA Assessment report uses performance measures established by the Comprehensive Plan for each chapter (see 14.3.2- Comp Plan Metrics). Metrics for the Near Heights CPA are found in Part 7: Appendices of the report.

- 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.

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

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

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

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

- 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

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to the Rank 1 ABC Comp Plan, as amended; Rank 2 Facility Plans; Rank 3 Plans; the IDO; or the DPM. See also Subsection 14-16-6- 4(D)(4) for the annual IDO update process.

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

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

20. The cornerstone of the CPA assessment process is engagement of community members, residents, businesses, and other stakeholders. Public engagement strategies for the Near Heights CPA planning effort included a range of opportunities for input, discussion, and consensus-building. Hundreds of Near Heights residents, business owners, service providers, and community leaders participated in the development of this report and contributed toward the recommendations it contains.
21. As of the writing of the Staff report, Staff received one written comment. The individual expressed overall support for the request, and offered a recommendation regarding Projects and Programs 4.10- Albuquerque Rapid Transit. Two more comments were received, but after the 48-hour rule for the November 10, 2022 hearing. One person requested clarification of the neighborhoods that comprise the International District, and another expressed general support for the Assessment Report.

***RECOMMENDATION - PR-2022-007736, December 15, 2022***

**That PR-2022-007736/SI-2022-01931, the Near Heights CPA Assessment Report, be forwarded to the City Council for acceptance based on the preceding findings.**

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*Catalina Lehner*

***Catalina Lehner, AICP  
Principal Planner***

**From:** [Charlie Bennett](#)  
**To:** [City of Albuquerque Planning Department](#); [Lehner, Catalina L.](#)  
**Cc:** [Siesta Hills](#); [Nancy Bearce](#); [peter belletto](#); [Khadijah Bottom](#); [Enrique Cardiel](#); [Mayor Keller](#); [Tim Newell](#); [landry54](#); [Davis, Pat](#); [Rey Garduño](#); [Office of Neighborhood Coordination](#); [Paul Sanchez](#); [Marian Jordan](#); [President FWNA](#); [Varela, Alan M.](#); [Aranda, James M.](#); [Wolfley, Jolene](#)  
**Subject:** EPC Hearing comments deadline and 5 I.D. n"hoods  
**Date:** Tuesday, November 8, 2022 12:55:40 PM  
**Attachments:** [BernCo Intl Proclamation 02-09.pdf](#)  
[SJM 24- 09 International Districting Naming.pdf](#)  
[ABQ R-09-203 International District.pdf](#)

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

Re: Deadlines:

"Clarifying materials submitted before 9 am on Tuesday, November 8 will be forwarded to the EPC for consideration at the hearing."

Dear sirs & madams:

As has been historically the case, I have received this notification at 10:17 AM, 11/08/2022, after the deadline for written comments could be considered.

I do hope that this slight does not display any intent.

Regardless and for your consideration, the neighborhoods comprising the International District should be clarified and corrected to reflect the wishes of the neighborhoods who participated in the City Council District 6 Coalition of Neighborhood Associations nine months of meetings that drafted the resolutions and memorials in 2008 that defined ABQ's International District. As evidenced by the attached documents, ABQ's International District is comprised of La Mesa Neighborhood, Trumbull Village, Elder Homestead Neighborhood, South San Pedro Neighborhood and Fair West Neighborhood. The elected neighborhood representatives to the Siesta Hills Neighborhood at that time chose to exclude their neighborhood from the International District. That request was respected by those neighborhoods that decided to collaborate in the rebranding of their collective community. It is and was the purview of our state and local policy makers, rather than that of any local administrative division, to recognize/memorialize ABQ's International District.

Until such time that the Siesta Hills Neighborhood requests inclusion in the International District to the appropriate policy makers and amendments are made to past recognitions, their request to be excluded should be respected by this City's Planning Department and further references to such should cease since it perpetuates misinformation. Thank you.

Yours in community,  
Charles Bennett  
La Mesa  
505-331-4517



# CITY OF ALBUQUERQUE

## City Council

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Trudy E. Jones  
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Renée Grout  
District 9

Dear Chair MacEachen and Environmental Planning Commissioners,

The Council Services Planning Staff, on behalf of Councilor Pat Davis would like to submit the following recommendations as additions to the Near Heights CPA Assessment Report, Project #2022-007736.

A policy should be added in regards to the San Mateo Commercial corridor. The southern portion of the San Mateo corridor has two major public investments proposed, the Gateway Center and the new Albuquerque Community Services office. In addition, this corridor runs through two different MR areas, the Near Heights MR area and the Central/ Highland/ Upper Nob Hill MR area. The area has a history of small businesses, however it has seen a significant decline in recent years and a focus on revitalization of this area is needed. The policy could read as follows:

*On the page containing Section 4.16.2 Kathryn & San Mateo add a policy block stating: **Support development along the corridor that honors the historic small-businesses, revitalizes vacant parcels, attracts tourists and surrounding community members, while also supporting families in the area.***

This policy is very similar to the existing policy within the CPA Report on pg. 78 for the San Pedro corridor. We believe that this area-specific policy is in line with existing Comprehensive plan policies, such as Goal 7.3 Sense of Place that states “Reinforce sense of place through context-sensitive design of development and streetscapes,” under the Urban Design Section. Under the Economic Development Section of the Comprehensive Plan, Goal 8.1 Placemaking, also states “Create places where business and talent will stay and thrive.”

In conjunction with the recommendation of a policy for revitalization of the San Mateo corridor, **the Kathryn & San Mateo site should be included on the Potential Opportunity Sites list on pg. 91 of the CPA Report.** While the City has draft plans for the southern portion of the site, there is enough acreage under city ownership at this location for additional development opportunities.

One of the guiding principles under the Economic Development element of the Comprehensive Plan is “Public-private partnerships foster entrepreneurship and initiatives to incubate new businesses.” With the city’s ownership of this land, there is great potential for the City to support and further catalytic development for the area. Also, with the site’s proximity to multiple transit lines and in a walkable area of Albuquerque, the site could be a prime location for affordable housing. Within the Housing section of the Comprehensive Plan, Policy 9.7.1 states “Housing coordination: Coordinate with affordable housing non-profits, developers, advocates, service providers, and other stakeholders to leverage available funds and planning efforts to address affordable housing, homelessness, and services for vulnerable populations.”

Page 2

The policies in the Near Heights CPA Assessment will be incorporated into the next Comprehensive Plan update, therefore it is important to ensure that the CPA document include these two proposed changes.

Sincerely,  
Councilor Pat Davis

## **Nob Hill Neighborhood Association Review of CPA Draft, 2022-08**

NH Sector Plan of 2007 had maximum size for letters on signs. Did not get into IDO. Needs to be put in CPO-8

**A Road Safety Audit** was recently performed for Lead and Coal. This should be included as an appendix and distilled to discuss possible measures.

**A Pedestrian Study** is in the final stages. Same comment.

**2.3, History, p.12;** “In the 1920s a small...”. This is within the 1906 University Heights platted by Col. D.K.B. Sellers. That should be referenced as in the paragraph below.

**3.8.2, p.41, also p.95.** In Feb 2022 two new historic districts were registered in the NM Register; 1925 Granada Heights and 1945 Broadmoor Addition.

3.8.2, p,39, district name is Monte Vista and College View.

3.8.2, p. 41. Aztec Auto Court/Lodge was demolished about 2015. CPO-8 also includes characteristic buildings. That should be noted.

3.8.2. It should be noted that there exist several mapped areas in residential zone districts where setbacks of second story additions, carports, front yard walls are regulated by the IDO.

It should be noted that most subdivisions in the near heights were built out in a period of 5 to 15 years and were designed according to architectural principles of the time. During the period of development of the near heights the architectural custom called for open front yards, generally without walls. In cases where walls were built in the near heights they were limited to 3 feet maximum height. This was so for two reasons.

After the coming of the railroad in 1880 most residents were most familiar with the residential layout of American towns which featured open front yards. This was often reflected in protective covenants. Typical of those are the covenants of Monte Vista which stated: \*\*\*\*\*

Second, when CABQ adopted its first zoning ordinance in 1955 it codified this design principle: Fences and walls may not exceed six (6) feet in height along side and rear property lines and may not exceed three (3) feet in height within the required front yard setback. ...The front yard setback shall be at least fifty (50) feet front the centerline of the street or at least twenty (20) feet from an established or future street line, whichever is greater....

3.8.2. It should be noted that the IDO regulates walls in front yards as a means of preserving historic streetscapes and eyes on the street.

13, p.93. Parks. A more fine grained analysis would be appropriate. The boundaries of NHNA, Lomas, Washington, Garfield, and Girard are a “park desert”. The only land available for park development there are the center of Monte Vista Blvd. and the Arlote triangle. Quality of life would be enhanced if these were developed as parks.

When you develop part 4 and 5 please reference our input of 2021-06-05 attached.

NHNA input of 2021-06-05

## **1. TRANSIT**

- a. Solve excessive speeding and accidents on Lead and Coal at long last. We would like to see a re-envisioning of the corridor. Seriously consider the following options:
  - 1) Reduce speed limits to 25 mph. This will not cause people to lose that much time in transit and is much quieter than 30 mph.
  - 2) Make Lead and Coal a safety corridor.
  - 3) Put crosswalks at every major intersection.

- 4) Step up the Neighborhood Traffic Management Program to manage speed on north south streets between Girard and Washington.
  - 5) Explore reducing Lead and Coal to one lane each with additional park space or changing them to 2-ways.
  - 6) Substantially increase awareness of speeding and traffic signals using conspicuous personnel to monitor and record speeding.
  - 7) Bring back the speeding vans and red light camera fine program. Change state law so the fine money goes to CABQ.
- b. Repair and replace sidewalks that do not meet the requirements of ADA including where sidewalks cross alleys
  - c. Increase bike parking - bike corrals and bike racks provide convenient parking options for shops and restaurants.
  - d. Improve challenging intersections for bicycles, like Copper/Campus and Carlisle, a wide intersection with many risks for conflict. It would help to narrow the intersection or consider a roundabout.
  - e. Improve bike boulevard, lane, and route markings and signage - especially those that connect to other parts of town and support the use of bikes as transportation.
  - f. Continue bike lanes on Washington south of Central to connect people to the Silver Avenue Bicycle Boulevard and to the bike lanes on Zuni which connect to our neighbors in the International District.
  - g. ART divides our commercial district into north and south sides. We need more opportunities to safely cross Central Ave.
  - h. UNM has historically developed campus with little consideration of surrounding neighborhoods and CABQ; for example coordinating with neighborhood associations and CABQ on traffic and the road and transit system. Could UNM be specifically named as an accountable partner in the CPA Assessment report?
  - i. Post pandemic, more people will work from home at least part time. This will change traffic patterns and, in particular, the traditional morning commute. CABQ should assess transit including public transit to accommodate this change.
  - j. CABQ should perform strategic planning for parking in Nob Hill.



## 2. ZONING

- a. The IDO requires façade articulation and glazing on buildings facing Central Ave. but leaves open the potential for highly visible and expansive walls with zero aesthetic value on the other sides of buildings. This creates ugly eyesores for the residents that live in the neighborhood and interact with the buildings daily. We support extending façade articulation, variation, and fenestration on the front facade called for in CPO-8 to all facades of buildings in CPO-8.
- b. Within 1,320 ft. of a Main Street Corridor accessory dwelling units (ADUs) are now permissive. This covers about 80% of NHNA boundaries. Since Central Ave does not run true east-west this means that one neighbor can do it and the neighbor next door can't. Look at modifying those boundaries to correspond to east-west cross streets instead of the 1.320 ft. rule.
- c. The transition between residential and mixed use zoning should be examined on a block-by-block basis in Nob Hill. In some areas the zoning allows adequate transitions, but in others the boundary is sharp.
- d. The IDO annual update process, compared to the pre-IDO process, is better due to its predictability and transparency. While there are good reasons for the City Council to make changes throughout the process Council should reinforce transparency and public trust in the process by publicizing late stage amendments on topics that were not under consideration at earlier stages.
- e. CPO-8; IDO says: "Each ground floor façade facing Central Ave. shall.....be built to function as or appear as storefronts." Current IDO annual update redline deletes this and says: "Place the primary pedestrian entrance at sidewalk grade at or within 20 ft. of the front or street-side lot line." There are residential properties on Central, and this use is not objectionable. However, the facades/streetscape along the

Central corridor in Nob Hill were historically commercial, creating its unique character and are an asset to the larger community even if new uses are residential. Large residential projects should maximize commercial uses on the street-level facade, such as leasing offices, recreation and meeting rooms, and space leased to third-party service and restaurant businesses. Smaller residential projects without public or common spaces should still maximize commercial appearance of street-level facade. We want to preserve our historic commercial character. We support removing “appear as storefronts” which creates the false-front “jewel boxes.”

- f. CPO-8, IDO says: “Each ground floor façade facing Central Ave. shall.....contain a minimum of 60 percent of its surfaces in transparent windows and/or doors as measured to include the first 12 ft. of building height above the sidewalk with the lower edge of window sills no higher than 30” above finished floor.” The current annual update redline does not change this. We support keeping the first 12 ft. for one story buildings and reducing the standard to the first 10 ft. of the first floor on multi story buildings.
- g. The IDO 2020 annual update redline does not propose changes to allowed building heights in CPO-8 that we are aware of. We would strongly oppose any increase of allowable building heights in CPO-8 and desire this position to be on record in the CPA Assessment Report.
- h. It is our position that high density cannabis zones will not enhance the welfare of our community and may exacerbate an already strained public safety environment in Nob Hill. Furthermore, a high-density cannabis zone would threaten the existing positive image of Nob Hill as a place to shop and dine in a historic setting.
- 1) We support limiting the number of cannabis businesses within a specific commercial district, requiring a new business within 1,000 feet of an established business to obtain a conditional use permit.

- 2) We support zoning requirements that increase the distance between cannabis businesses and schools, day cares, residences, and houses of worship beyond the 300 ft. in the original legislation. This could require action by the legislature.
- 3) We oppose any high-density cannabis zone within Nob Hill.

### **3. HERITAGE CONSERVATION**

- a. Explore listing of 1916 University Heights, 1925 Granada Heights, and 1945 Broadmoor Addition in the NM Register of Cultural Places.
- b. Design and install sign toppers on street signs to identify listed historic districts.
- c. Explore one or more Historic Protection Overlay Zones in the residential neighborhoods.
- d. Engage DeAnza Motor Court and Zuni Pueblo to establish culturally appropriate interpreted educational viewing opportunities of the Tony Edaake murals.

#### **4. PUBLIC SAFETY/SOCIAL SERVICES**

- a. We wish to prevent establishment of a club scene in Nob Hill because it creates enormous public safety risks.
- b. It is our position that high density cannabis zones will not enhance the welfare of our community and may exacerbate an already strained public safety environment in Nob Hill. Furthermore, a high-density cannabis zone would threaten the existing positive image of Nob Hill as a place to shop and dine in a historic setting. We wish to prevent high density concentration of cannabis businesses in Nob Hill akin to Denver's Green Mile Cannabis Zone.
  - 1) We support limiting the number of cannabis businesses within a specific commercial district, requiring a new business within 1,000 feet of an established business to obtain a conditional use permit.
  - 2) We support zoning requirements that increase the distance between cannabis businesses and schools, day cares, residences, and houses of worship beyond the 300 ft. in the original legislation. This could require action by the legislature.
  - 3) We oppose any high-density cannabis zone within Nob Hill.
- c. Help residents and neighborhoods expand Neighborhood Watch participation
- d. We need serious improvement in enforcing speeding and running traffic signals with automated camera ticketing.
- e. To assist people experiencing homelessness while minimizing negative impacts on communities build multiple small gateway type centers accessible to transport service only as at ABQ Opportunity Center; no walk in. Spread the centers around the city.

#### **5. PARKS/GREEN SPACE/TREES**

- a. Help neighborhoods restore senescent tree canopies.
- b. Develop green space, shaded oases, and pocket parks along Central Ave.

- c. Develop a “Central Park” green space in Nob Hill with grass and trees that people can enjoy.
- d. Develop deliberate greenery on Central to replace the trees we’ve lost
- e. For ART improve landscaping of the barren medians with trees.
- f. East of Carlisle on Central plant more trees on the sidewalks
- g. Develop Monte Vista Blvd as a classic boulevard with treed grassed median. This would provide safe walking and green space which is so rare in our area as well as shade.
- h. Develop small green spaces with trees in stray triangles like Amherst Dr NE and Marquette NE as well as at Solano SE and Silver SE. Use these spaces for public art.
- i. The public is slowly finding out via conflict that while official policy towards dogs in public places, including parks, has not changed, the level of enforcement and prosecution has increased. The same is true for the public use of (shared) park space on APS property. At the very least, the parks and rec dept. should engage in a publicity campaign informing the public that these policies are being taken much more seriously than they were in the past. Better would be to increase the number of off-leash dog parks, and local parks, throughout the city.

## **6. ECONOMIC DEVELOPMENT**

- a. Create incentives akin to opportunity zones in Nob Hill; tax breaks to local businesses and creative mixed use developments.
- b. Incent professional spaces, retail, and entertainment in Nob Hill
- c. Incent retail to maintain longer hours.
- d. Explore a business improvement district again.

**From:** Susan Page ABQ <[susanpageabq@gmail.com](mailto:susanpageabq@gmail.com)>  
**Sent:** Tuesday, November 1, 2022 4:27 PM  
**To:** City of Albuquerque Planning Department <[abcto@cabq.gov](mailto:abcto@cabq.gov)>  
**Cc:** Lehner, Catalina L. <[CLEhner@cabq.gov](mailto:CLEhner@cabq.gov)>; Fiebelkorn, Tammy <[tfiebelkorn@cabq.gov](mailto:tfiebelkorn@cabq.gov)>  
**Subject:** Near Heights CPA Comment in Support

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

Attn: EPC Chair Timothy MacEachen

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

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

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

I have been on subcommittees for the Bernalillo County Behavioral Health Initiative since it began and have been impressed to see the many ways that Initiative has braided funding from many sources for the first time in history. Let's build on that cooperation to provide transit service to the Near Heights area! It would get more remote residents of the area back onto Central to see the improvements there and bring more residents onto the UNM campus, a real jewel in this area, as well as over to Expo New Mexico for events. Implementing it as an early part of the new Area Plan would give the City the opportunity to sell this service to our redeveloping area at a time when larger plans will take a while to come on board.

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

*Susan E. Page*  
1831 Solano Dr NE 87110

**From:** [P. Davis Willson](#)  
**To:** [Lehner, Catalina L.](#); [City of Albuquerque Planning Department](#)  
**Cc:** [Bolen, Rebecca A.](#); [Renz-Whitmore, Mikaela J.](#)  
**Subject:** Near Heights CPA Assessment Reports - Comments  
**Date:** Tuesday, November 8, 2022 10:31:17 AM

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**[EXTERNAL]** Forward to [phishing@cabq.gov](mailto:phishing@cabq.gov) and delete if an email causes any concern.

I received an email this morning at 10:17 am, letting me know that any clarifying materials I wanted to submit to the EPC for Thursday's meeting needed to be submitted **before 9 am today** to be forwarded to EPC for consideration at the hearing.

I am sorry I missed that deadline and would just like to let EPC and Chair MacEachen know I support the Near Heights CPA Report—especially 5.8 WALLS 7 FENCES (page 98).

Patricia Willson

Victory Hills NA: President  
District 6 Coalition: Treasurer  
Inter-Coalition Council Representative

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CITY OF ALBUQUERQUE

ENVIRONMENTAL PLANNING COMMISSION

M I N U T E S

Agenda Item 5  
Project Number PR-2022-007736, SI-2022-01931

December 15, 2022

**COMMISSION MEMBERS:**

Tim MacEachen, Chairman  
David Shaffer, Vice Chairman  
Joseph Cruz (Excused)  
Richard Meadows  
Jonathan R. Hollinger (Excused)  
Jana Lynne Pfeiffer  
Gary L. Eyster, P.E. (Ret.)  
Robert Stetson  
Dennis F. Armijo, Sr. (Excused)

**PLANNING STAFF:**

Catalina Lehner, AICP, Principal Planner  
Rebecca Bolen, Planner  
Matthew Cox, Planner  
Alfredo Salas, Senior Admin. Asst.



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**CHAIR MACEACHEN:** So who is going speak -- who is going to bring us up to speed on this one that was continued, right?

Ms. Lehner.

**MS. LEHNER:** Yes, Mr. Chairman, Commissioners. Thank you very much. I'm happy to do that.

This is Agenda Item Number 5. It is PR-2022-007736, SI-2022-01931, the Near Heights Community Planning Area Assessment report.

This request for EPC review and comment was continued for a month at the November 10th, 2022, special EPC hearing to the hearing today.

The Near Heights CPA is one of the 12 CPAs in the city, and it is the first one to be completed and taken through the EPC process.

The assessment report is the product of an ongoing community based planning effort that's been happening over the last two years and was led by the Near Heights long range planning team.

The request was continued to allow additional time for public comment, as part of the EPC process. During the continuance period, staff received written comments from five parties. The comments expressed general support for CPA assessment report, but also pointed out some concerns.

Concerns include, but are not limited to the following: Walls and fences, transit service, the Kathryn/San Mateo site, and the San Mateo corridor.

Five additional comments were received under the 48-hour rule.

Staff had provided findings for a recommendation of approval, which are found in the supplemental staff report.

Regarding PR-2020-22 -- that's a lot of 2s. Let me start again. Regarding PR-2022-007736, SI-2022-001931 [sic], the Near Heights community planning area assessment report, staff recommends that the EPC forward a recommendation of approval to the city council.

And when we get to the findings, I have an updated Finding 21 and the new Finding 2022 [sic] for your consideration. With that, I stand for questions.

**CHAIR MACEACHEN:** Sorry about that. I was writing down new 21 and 22.

**MS. LEHNER:** Mm-hmm.

**CHAIR MACEACHEN:** Commissioners, any questions?

Okay. Let's proceed to who is going to speak up for the applicant and for the presentation.

**MS. BOLEN:** Thank you, Commissioner MacEachen, Fellow -- I think I can share my screen. I've got a very -- just a couple slides about the changes that we added to the document that was in your report, and then also the ones that we did not make.

As you saw in your report, very few changes were made to the document. They were factual, editorial, and image-quality related. In particular, the landmarks and districts map was updated for accuracy. Since this process was so long, new

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districts were added between the time we made the first map and our EPC hearing.

We felt it was important for the other proposed additions or edits to be decided on by the commission. I want to highlight a couple of those here.

First, Councilor Davis requested adding a policy related to the San Mateo corridor. Much of that corridor is covered by the Near Heights Metropolitan Redevelopment Area, which is not quite the same as the community planning area. There was limited public support for focus on revitalizing it, although other policies were produced with more public input,

Pointing to that corridor as a special place certainly makes sense, and we want to anticipate any opposition to this policy. Most of the public input we received about that corridor was in support of increased transit service, which could also help achieve some goals stated in this policy.

A few concerns were raised, specifically that the geography is not defined, so when it comes to applying the policy to, for example, EPC cases, that could cause a little confusion. And the stated desired development is a little more narrow than what we heard support for in the surrounding area.

The communities did support housing and job creation, in addition to commercial activity, which is certainly highlighted very well in this proposed policy.

If it's the pleasure of the EPC, we can create a condition to add the policy to the report from that same letter. There was a request to add the Kathryn and San Mateo property to a list on Page 91 of potential opportunity sites.

The councilor certainly identified a community priority in the San Mateo and Kathryn property in our outreach and at many District 6 neighborhood coalition and other neighborhood association meetings that we attended. The community emphasized their desire for a green space. And as the councilor notes, the southern portion is already dedicated to become the new Albuquerque Community Safety Campus.

The area in the middle, where Anderson Avenue would continue, has already been activated by the International District markets, which support small business development and regularly activates that space. The site is highlighted on Page 76, explaining and highlighting those efforts.

Opportunity sites are highlighted in metropolitan redevelopment plans to attract private development and job creation to a specific site. We specifically asked community members about sites they would like to see in the Near Heights Metropolitan Redevelopment Area.

And this site was not identified as one of those priorities, although conversation around it has been continuing through this whole process.

The additional complexities around resources that have been dedicated to public safety facilities on that site prevented us from adding it to the list on Page 91.

And the last set of comments I wanted to address specifically relate to walls and fences. Public input in the CPA process around walls and fences kind of waxed and waned with the annual

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IDO update schedule.

We did take note that nearly all of the comments from community members in the Near Heights were against more permissive standards, and we anticipate that future conversations might result in new small areas, small area rules around the wall and fence height, so that regardless of what changes are made to citywide rules, the IDO would reflect communities in the Near Heights existing character.

We couldn't do outreach on this topic on that deep of a level as a part of this report, and so we have the action here that we will facilitate conversations which may result in proposed changes.

Community members were concerned that that action didn't reflect the comments that we had already received, and we want to recognize that the comments have been pretty solidly in support of maintaining the protections that are already in place. And we also have enough data to support a new proposed action that the planning department should make a concentrated outreach effort to help people understand existing rules and processes around walls.

And one of our community members helpfully pointed out that education and outreach should extend to fence companies, as well.

If it's the pleasure of the EPC, we can alter the language in the action about outreach around walls and fences to clarify that we would expect more protection. And we could add that action about general education, as well.

That's my whole presentation.

**CHAIR MACEACHEN:** Thank you, Ms. Bolen. That was helpful.  
Commissioner Shaffer.

**VICE CHAIR SHAFFER:** Thank you, Chair.

Ms. Bolen, thank you for redoing a few things.

Can you just walk us through, since this is -- was supposed to be all just new information and getting feedback, getting everyone time to see what the changes were just since last time. It was a little quick. And we got a big fence education last Thursday in our EPC meeting.

But can you walk us through what happened between last month's meeting and this month, what were the steps. Just so it's on record and we all could hear what did you guys do between last month and this month.

**MS. BOLEN:** Absolutely. I'm going to share my screen one more time, just to give people another chance to read those changes to the document that were made.

**VICE CHAIR SHAFFER:** And, Ms. Bolen, I want to -- I apologize for interrupting you. I just wanted to clarify.

Could you just walk through not just what the changes are, but what your steps were. Because a lot of it had to do with getting the public input. Tell us what meetings you had. Just walk through all that.

Thank you.

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**MS. BOLEN:** So, because the report had already been presented at EPC, we sent out some e-mails to continue notifying that, you know, the report is going to remain on the agenda, it's open again.

We -- Catalina did the summary of comments that we received, so I'm going to speak a little bit more generally. But they kind of fell into two buckets.

One was factual errors that were in the report or in images that needed to be updated. And so those are the changes that we did make. The report, included in your staff report for this meeting, includes those changes.

And they are that Siesta Hills had been erroneously included in a list of neighborhoods that make up the International District.

Both the bikeway and trails facilities map and the registered historic buildings, landmarks and districts map needed to be updated to reflect new additions on those.

And then we had talked at our last meeting -- at the last EPC meeting about some of the images and captions were unclear, so we re-uploaded those.

There were verb tense issues in the introduction to Section 6, and some other editorial edits that were made.

We, of course, also received more comments, and all of those were addressed to this commission and Chair MacEachen. And the one -- comments that went, you know, beyond that technical factual realm into either advocacy or making additions, we wanted to put in front of this commission to make that decision.

Additional outreach was restricted to advertising and promoting being involved in the environmental planning commission process and this hearing, in particular.

Did that answer all your question?

**CHAIR MACEACHEN:** Commissioner Shaffer.

**VICE CHAIR SHAFFER:** Sure. I wouldn't know what you did, that's why -- that's why we're asking what you did. So I'm not sure if that is correct.

But yeah, we're just asking you to give us an overview of exactly -- you know, because we continued this on for a month so you guys could make those changes, have the meetings.

There wasn't a -- there wasn't enough time for people to review everything last time. So that's why we continued it for a month.

So if you're saying that you completed all the regulatory tasks and all the regulatory time lines and all those -- all of those boxes have been checked from your side, then that's what we're looking for.

**MS. BOLEN:** Yes, Commissioner Shaffer. Thank you.

**VICE CHAIR SHAFFER:** Okay. Thank you.

**CHAIR MACEACHEN:** Thank you, Commissioner Shaffer.

Commissioner Meadows.

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**COMMISSIONER MEADOWS:** Yeah, and Ms. Bolen, you had mentioned there was a comment about transit, and I didn't quite follow what that comment was. And is that on the San Mateo corridor or is that transit in general? Can you tell me more about that?

**MS. BOLEN:** So in my presentation, we received many comments about increasing bus frequency on the San Mateo corridor. And I mentioned that as potential support for the proposed policy from Councilor Davis.

**COMMISSIONER MEADOWS:** And that proposed policy has to do with revitalizing the corridor? Because I didn't see anything about transit in that proposed policy. So can you maybe show that to me?

And, Ms. Lehner.

**MS. LEHNER:** Thank you. Mr. Chair, Commissioners, I think we're kind of getting a little bid ahead -- ahead out of order here. If we could just circle back to that, after we get a little bit of comment with respect to this policy. We do also have some thoughts on that, so --

**COMMISSIONER MEADOWS:** Okay.

**MS. LEHNER:** -- there's kind of a lot going on with that one. But yeah, we're happy to circle back with you. Absolutely.

**COMMISSIONER MEADOWS:** Okay. I just wasn't clear what that was about. Thank you.

**MS. LEHNER:** Thank you.

**CHAIR MACEACHEN:** Thank you.

Commissioners, any or questions, comment, concerns?

Okay. Thank you, Ms. Bolen.

We're going to go to public comment. I see Matthew Cox. You're with the city council, right, a planner? You're a planner? There you are.

**MR. COX:** Chair, commission, yes, that is correct. And I was signed up for comment and new to the whole process, so awaiting y'all's direction.

**CHAIR MACEACHEN:** So did you participate when we swore all the city people in?

**MR. COX:** Chair and Commission, no, I was not on at that moment.

**CHAIR MACEACHEN:** Okay. Please state your name and address for the record.

**MR. COX:** Matthew Cox. One Civic Plaza, downtown Albuquerque.

**CHAIR MACEACHEN:** Okay. If you'd raise your right hand. Do you swear or attest to tell the truth under penalty of perjury?

**MR. COX:** I do.

**CHAIR MACEACHEN:** Please proceed -- just so -- for my -- oh, Commissioner Shaffer.

**VICE CHAIR SHAFFER:** I had that feeling you were going to ask.

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So are we in public comment now, and Mr. Cox is speaking on behalf of public comment, or is he now part of the presentation?

**CHAIR MACEACHEN:** That's what I was getting at.

Ms. Lehner.

**CHAIR MACEACHEN:** Ms. Lehner.

**VICE CHAIR SHAFFER:** We just need it identified, please. Thank you.

**MS. LEHNER:** Mr. Chair, Commissioners. Thank you,

Commissioner Shaffer that's exactly where I was going. I think that we should probably start the public comment period.

**CHAIR MACEACHEN:** So was Mr. Cox going to speak in a city capacity or as a private citizen capacity?

**MS. LEHNER:** Mr. Chair, Commissioners, if we just start the public comment on the case, I think that would be a little bit cleaner.

He -- my understanding is that he would still be speaking in his capacity as city council staff. However, that is not a part of the planning staff's presentation.

**CHAIR MACEACHEN:** Huh. All right. Let's go on to public comment.

Mr. Cox.

**MR. COX:** Chair MacEachen, Commissioners, thank you.

I am a planner on staff at council services and generally work for all nine council members, but today, I am here in the capacity of representing only District 6.

The recommendations for a policy that you see in the letter from Councilor Davis are around the San Mateo corridor and focus on revitalizing that whole corridor.

And part of that is just based on a number of city projects at the south, the fact that it's in a MRA area. And as Commissioner Meadows might have getting to, is that the ridership on that bus route is relatively high compared to a lot of other bus routes in the in the city.

The other recommendation is an opportunity to -- site at Kathryn and San Mateo, where we believe, even though there is a lot of activity proposed for that site, that it could only be beneficial to identify it as an opportunity site within the CPA, hopefully incentivizing or bringing attention to the site for private development and partnership with the public development that is proposed.

I stand for any questions, and if anyone has any follow-up. Thank you so much.

**CHAIR MACEACHEN:** Commissioners.

Okay. Mr. Salas, who do we have asking to speak from the public?

**MR. SALAS:** Chair, we have no other speakers. If anybody else wishes to speak, please say so now.

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**CHAIRMAN MACEACHEN:** So we have no public comment. So I guess we'll go to the close by the applicant and the close by staff.

Is that right, Ms. Lehner?

Okay. Close by the applicant and close by staff. Is that right, Ms. Lehner? Okay. Close by the applicant, please.

**MS. BOLEN:** Thank you, Chair and Commissioners.

I would reiterate that there are comments we feel are -- need to be addressed. And we also hope that you will vote to accept and recommend the report to council.

**CHAIR MACEACHEN:** Thank you.

Staff, do you have any closing comments?

**COMMISSIONER EYSTER:** Eyster. Could I ask a question, Chair?

**CHAIR MACEACHEN:** Oh, of course, Commissioner Eyster. I'm not seeing you. Oh, there you are. Okay.

**COMMISSIONER EYSTER:** Thank you. No problem at all.

Ms. Bolen, thank you for the work on this. It's really a very, very good assessment.

I am curious about the status of your idea that we would adopt an action where planning will do outreach or education with property owners and construction companies. Is that in there now, or do we need to do a condition?

**CHAIR MACEACHEN:** Ms. Lehner.

**MS. LEHNER:** Mr. Chair, Commissioner Eyster, if I can do my closing, we will move forward with all of that.

**COMMISSIONER EYSTER:** Okay. Let's do it.

**MS. LEHNER:** Thank you so much.

Mr. Chair, Commissioners, as I had stated at the top of this agenda item, I do have a revised -- Ms. Bolen and I have worked extensively at a series of work sessions to develop potential findings and conditions for the commission's consideration.

And to that end, simply as a part of this finding and conditions -- the findings that we are recommending are part of the supplemental staff report. They begin on Page 4, going into the recommended findings.

Now, as you get to the end of the document, there is Finding Number 21, which does need to be updated. That is with respect to the November 10th, 2022, staff report.

And also, I want would to add a finding Number 22 and to cover the written comments that came in during the continuance period.

So for the sake of order, I would like to take care of those first. And then, I suggest, as Ms. Bolen and I have done successfully in our work sessions, to continue that dialogue by topic, and then we can go through additional findings, as well as potential conditions. So let me go ahead and share my screen. Bear with me for just a minute and I will get that screen shared.

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Mr. Chair, Commissioners, can everyone see this? Everybody following?

I've got a new updated Finding Number 21. Then there is a new Finding 22 that expresses the -- that documents the written comments that were received during the continuance period. So that's just basic documentation for the record.

And then after that, if these are acceptable, then I would suggest we move on to findings for additional items that have emerged during the continuance period.

**CHAIR MACEACHEN:** Please proceed.

**MS. LEHNER:** Thank you very much.

Now, the first one that Ms. Bolen and I have worked with is -- I'm just going to take these in a bit of an order. I'm going to move these up here.

All right. Let's go with the first one, one by one here. Okay. Let's take these one by one. Okay. Here we have on my screen, this is an additional Finding Number 1 for your consideration. And this is with respect to the CPA process, and that it would be -- Ms. Bolen, jump in any time you want to, since you are the subject matter expert in this CPA report, rather than I.

But this is the -- these are, again, the findings for the commission's consideration that we had drafted together.

So since the CPA process will be strengthened as relationship with other city departments and other partners grow, and those partners are increasingly willing to sign on to these actions, so my understanding is that the actions in the report have to absolutely be doable and achievable and have somebody have signed on to make them implement and happen.

So this is a finding simply stating that, hey, as we move forward with additional CPAs, which you will be seeing sometime, I'm not certain when, but you will perhaps, maybe the spring or summer, not sure on that, but you'll be seeing more. So this is just to let everybody know the document that, as we get continual cooperation, that more partners will sign on to these actions.

**CHAIRMAN MACEACHEN:** Ms. Lehner, we've got a request that you make that font a little bigger so people can read it.

**MS. LEHNER:** Of course. Absolutely. I have that issue myself. Is that better?

**CHAIR MACEACHEN:** I think that's fine.

Commissioners, are there any comments on the Finding 23?

**COMMISSIONER EYSTER:** Eyster.

**CHAIR MACEACHEN:** Commissioner Eyster.

**COMMISSIONER EYSTER:** I think that's a good one. I had some discussions with Ms. Bolen that there are more actions that she wants to -- wished she could put in, but she can't put them in without pretty much full buy-in from other departments.

So I think this would help to encourage other departments to sign on, and we could get a little bit more meat on CPAs as we go



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forward.

**CHAIR MACEACHEN:** Thank you, Commissioner Eyster.

Commissioners?

Ms. Lehner, the next finding, please.

**MS. LEHNER:** Thank you, Mr. Chair, Commissioners. I will increase the size of this for ease of reading.

Okay. So additional Finding 24, this is regarding walls and fences, which was the subject of so much public comment. And the new Finding 24 would read as follows: Planning department efforts to increase education around walls and fences is supported by online and in-person comments. A member of the public recommended that the planning department reach out to fence companies, in addition to property owners, as well.

**CHAIR MACEACHEN:** Commissioners.

I think we're okay on that one, Ms. Lehner. The next one, please.

**MS. LEHNER:** Excellent. The next one is a proposed new condition 25. Again, this pertains to walls and fences, reading as follows: Community-based input showed preliminary support for a current wall and fence regulations in the IDO, which are more restrictive than the wall and fence regulations proposed through the 2020 IDO annual update. The planning department can help facilitate conversations throughout the Near Heights area regarding walls and fences which could result in increased neighborhood protections for small areas, where more restrictive regulations are desired.

**CHAIR MACEACHEN:** Commissioners.

**COMMISSIONER EYSTER:** Could we get a second to read that --

**CHAIR MACEACHEN:** Sure.

**COMMISSIONER EYSTER:** -- silently? Thanks.

Eyster.

**CHAIR MACEACHEN:** Commissioner Eyster.

**COMMISSIONER EYSTER:** Thank you, Chair.

I wonder why we have to show preliminary support. Isn't it just support?

**CHAIR MACEACHEN:** Ms. Lehner.

**MS. LEHNER:** Mr. Chair, Commissioner Eyster, I believe that that word can certainly be eliminated at the pleasure of the commission. I'm thinking about this one.

**MS. BOLEN:** Chair, Commissioners, if it's --

**CHAIR MACEACHEN:** Ms. Bolen.

**MS. BOLEN:** -- okay. With you, I'll jump in.

I'm also supportive of deleting "preliminary," if it's the pleasure of the commission. I believe we wrote it that way

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because the Near Heights Community Planning Area assessment process didn't include a targeted outreach effort specific to walls and fences. And so the comments we have are more incidental to that topic, although they are wholly in the camp of supporting the current regulations.

**CHAIR MACEACHEN:** Thank you, Ms. Bolen.

Commissioner Shaffer.

**VICE CHAIR SHAFFER:** Well, Commissioner Eyster had asked the question, so if he's done, I can --

**CHAIR MACEACHEN:** Oh, I'm sorry. Commissioner Eyster, do you still want to address this?

**COMMISSIONER EYSTER:** Thank you, Chair, and thank you, Commissioner Shaffer.

Yeah, I mean, it's been two and a half years, so I don't think it's that preliminary anymore.

But what is probably a bigger question before we move on is that there is an action on Page 98 of the CPA that is not really consistent with this one.

I mean, this one, this one should be the action on Page 98, walls and fences. The one that's in there is pretty ambiguous, and I actually saw comments from a couple of neighborhoods in the 48-hour input that said that the action on Page 98 was not the way that Ms. Bolen had described it to them.

So what do we do with that action on Page 98? And if this isn't the time, well, I'll hold off.

**CHAIR MACEACHEN:** I think this is fine.

Ms. Lehner.

**MS. LEHNER:** Mr. Chair, Commissioners, I'm not very familiar with the action on Page 98, so with respect to that, I would have to defer to Ms. Bolen.

However, I think that perhaps that -- perhaps she could help me in that regard. But with respect to this, if this finding -- I would like to know if this finding is something that the commission feels is appropriate, if they would like it to be changed, et cetera. And we'd appreciate some feedback on this one.

**COMMISSIONER EYSTER:** Eyster.

**CHAIR MACEACHEN:** Commissioner Eyster.

**COMMISSIONER EYSTER:** I think this is beautiful. I think this describes the exact actions that I've observed from the public and from planning. But the action on Page 98 doesn't. So I like this finding very much, and 24, as well.

**CHAIR MACEACHEN:** Thank you, Commissioner Eyster.

Commissioner Shaffer.

**VICE CHAIR SHAFFER:** I'm here. Thank you.

**CHAIR MACEACHEN:** Always good to hear from you, Commissioner

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Shaffer.

Commissioners.

**COMMISSIONER MEADOWS:** Commissioner Meadows.

**CHAIR MACEACHEN:** Commissioner Meadows.

**COMMISSIONER MEADOWS:** So are there -- are these all the findings that are being proposed, or are there more?

**CHAIR MACEACHEN:** I think there's more.

**MS. LEHNER:** Mr. Chair, Commissioner Meadows, there is more. I am not quite done yet.

**COMMISSIONER MEADOWS:** Okay. Okay. I'll --

**MS. LEHNER:** We're --

**COMMISSIONER MEADOWS:** I'll wait --

**MS. LEHNER:** -- inching our way there.

**COMMISSIONER MEADOWS:** I'll wait to see what else is coming.

**CHAIR MACEACHEN:** Thank you, Commissioner Meadows.

Ms. Lehner, please.

**MS. LEHNER:** Thank you so much. We will be continue.

There's not that much more, so if you can hang out with me for a little bit, we just have to (inaudible) mostly some topics. Mr. Chair, it's okay. We -- we got this.

**CHAIR MACEACHEN:** Yeah, okay.

**MS. LEHNER:** So we're going to go through a few more. And this is the additional Finding Number 4, which I will put on my screen now. Can you all see that okay?

**CHAIR MACEACHEN:** I can.

**MS. LEHNER:** Everybody okay?

Now, this is with respect to the San Mateo corridor as a location, and this has to do with the council letter. Now, at a later time, I have suggestions that I think we'll be able to achieve that objective -- let me just say that I tightened up the policy, itself. But this is the finding that would support the policy. So if we could just go straight into this one.

Though it did not emerge that broad support is part of the two-year public engagement process, adding a policy regarding the San Mateo commercial corridor could generally help support revitalization efforts; that includes small businesses and public investment, as well as provide some needed emphasis on the area.

At the same time the policy as drafted may not reflect community priorities since it did not emerge from the stakeholder involvement process.

As proposed, the language conflicts with two of the Near Heights MRA planned goals. Furthermore, because it does not define the length of the corridor and limits revitalization to businesses,

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it would restrict future redevelopment efforts for housing or other noncommercial uses.

Now, to explain. As someone who hasn't been deeply, you know, involved or entrenched in this process, I was taking a look at everything in my capacity as analyst, and I do see that it is generally a good idea to support revitalization efforts.

But the policy as written was very narrowly tailored, and I know that councilor himself is not here to perhaps address exactly what he meant, but in terms of when you write policy, it's necessary to be able to capture those revitalization efforts and the desire to help support that, but to also bring in some comprehensive plan references and to broaden that policy so that it is -- can be effectively applied as a policy.

So the way it was drafted, I think needs some help. But we're able to do that and we're able to move that forward. So this is the finding that would support the revision of that proposed policy

**CHAIR MACEACHEN:** Commissioner Meadows.

**COMMISSIONER MEADOWS:** So this is what I was trying to understand earlier, when we jumped ahead.

**MS. LEHNER:** Yes.

**COMMISSIONER MEADOWS:** So are you recommending that that additional policy language be added or not? I don't -- I'm not clear here. You're saying that it conflicts, so are we going to include it or not?

I think it's an important policy to have in here, and I would like to see it in there. Now, how it's worded so that it doesn't cause any issues, you know, I'm fine with trying to clean that up. But I would like to see it in here.

**MS. LEHNER:** Mr. Chair, Commissioner Meadows, thank you for that feedback and your patience as I circle through all of these items that are related.

As I stated in the finding, it generally is a good idea to support revitalization. However, the policy was -- perhaps it was drafted rather hastily, I don't know. But I do have alternative wording that I think would capture what the policy is aiming at --

**COMMISSIONER MEADOWS:** Okay.

**MS. LEHNER:** -- that would help -- if you want to see alternative wording, we can go for that right now.

**COMMISSIONER MEADOWS:** Okay. I'd like to see that.

**MS. LEHNER:** All right. Let's go ahead and do this.

This is the way that I propose the policy be worded. What it does is it achieves a couple -- it achieves three things, but rewriting that, the proposed base -- I think it's a good baseline to start with, but let's kind of back this out and make it a more usable policy.

So I'm saying to foster development efforts along the San Mateo Boulevard corridor. Where? Well, from Gibson to Central Avenue.

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**COMMISSIONER MEADOWS:** Okay.

**MS. LEHNER:** Work to support business and economic development. Let's not limit what economic development is. The way this was drafting is too limiting, in my view.

Revitalize under-used parcels and help foster communities where people can live, work, learn, shop and play together. That last phrase is taken directly from the comprehensive plan.

So this rewrite does, as I said, three things. It says specifically where this is going to be, on San Mateo. And it supports business and economic development generally, not limiting revitalization simply to small business. It takes out the word "honors," which I don't think is effective in policy because we can't measure it, we can't use it as analysts.

Revitalize under-used parcels and help foster communities. And that's people who live, work, learn, shop and play together. I think that's comprehensive plan was at like Policy 5-2 or something. But that's -- it ties it nicely with the comp plan.

So this is my proposal for a rewrite of this policy. It's essentially the same thing, it's just a little bit better tailored to what I believe they were trying to do.

**COMMISSIONER MEADOWS:** Okay. What about strengthening transit service? Because I heard reference to that, but I don't see that included anywhere.

**MS. LEHNER:** Certainly, Mr. Chair, Commissioners, all -- strengthening transit service would certainly contribute to supporting business and economic development and revitalization of the entire thing. I'm certainly open to adding that. We could certainly put something such as -- hmm. Okay.

**COMMISSIONER MEADOWS:** Or enhance, or I -- you know, I don't know what --

**MS. LEHNER:** Okay. Let me think on that.

**COMMISSIONER MEADOWS:** Okay. Hmm. Revitalize under-used parcels.

I'm thinking something perhaps right here.

**CHAIR MACEACHEN:** That's where I was thinking, as well.

**MS. LEHNER:** Excellent. We just needs some words now. I'm thinking -- I'm going to take a stab at something, but we can certainly massage this.

**COMMISSIONER MEADOWS:** Support (inaudible) --

**MS. LEHNER:** I know.

**COMMISSIONER MEADOWS:** Creating -- okay. I like that. Oh, Carrie has something.

**MS. LEHNER:** Okay. Mr. Chair, Commissioners, I believe that I'm seeing a hand raised up from a former colleague, Carrie Barkhurst. She is now with the transit department. Perhaps she would like to chime in.

**CHAIR MACEACHEN:** Ms. Barkhurst.

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**MS. BARKHURST:** Yes, Mr. Chair. I haven't been sworn in.

**CHAIR MACEACHEN:** Ah. I like an honest person. Please state your name and address for the record.

**MS. BARKHURST:** Carrie Barkhurst. I'm at 100 1st Street, Albuquerque, New Mexico.

**CHAIR MACEACHEN:** And if you'd raise your right hand. Do you swear or attest to tell the truth under penalty of perjury.

**MS. BARKHURST:** I do.

**CHAIR MACEACHEN:** Please proceed. .

**MS. BARKHURST:** I like the location for this new, like, support transit service in this area. I'd like to also mention that at the transit department right now, we are doing an evaluation of our entire transit system.

And so San Mateo Boulevard happens to have the highest transit in the city, with the exception of Central Avenue. And so this is one of our corridors. And we will likely never change the level of transit service on this corridor just because of the uses and the -- that basically support ridership along the corridor.

But I'm a little uncomfortable with saying "increase transit service," because that's something that we can't promise. And the way this is written, development doesn't directly increase transit service, but if you could consider something along the lines of, like, development efforts that would -- sorry, I'm just trying to think on my toes.

But the way we like to talk about this is the highest frequency transit was service. And we do have a commitment on San Mateo to continue high frequency transit service. But with our funding structures, we can't promise to increase service on as many. So I would just say create support for high frequency transit service.

**COMMISSIONER MEADOWS:** And I'm good with that.

**MS. BARKHURST:** Thank you all for accepting that friendly suggestion.

**CHAIR MACEACHEN:** Thank you.

Commissioners.

Ms. Lehner, you're on again.

Oh, wait. Commissioner Meadows.

**COMMISSIONER MEADOWS:** So I just wanted to follow up about the comment about actions that -- so -- so we have policies, but you're limited in where you can include actions. Is that what I was hearing, that you can't -- like for each of the things mentioned in this policy, you can't necessarily create actions that -- specific actions that go with them? Is that what I was hearing?

**MS. LEHNER:** Mr. Chair, Commissioner Meadows, that is my understanding of what the actions are. And, again, Ms. Bolen is here if I am misstepping in any way.

I believe that the actions in the Near Heights assessment report,

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unlike actions that we sometimes, you know, see in other types of planning documents, these actions have to have a firm commitment. So it is a little bit different. That is my understanding. And that's why we had the general finding about working to strengthen partnerships.

And as I believe the commissioner commented, I believe it was Commissioner Eyster, about trying to get additional cooperation from departments as the CPA process moves forward in order to get commitments from them that can ensure that the actions will be implemented in the future.

**COMMISSIONER MEADOWS:** Okay. I just wanted to understand that. Thank you.

**MS. LEHNER:** Thank you

**CHAIRMAN MACEACHEN:** Thank you, Commissioner Meadows.

Ms. Lehner.

**MS. LEHNER:** Thank you very much. Okay. Let's go back up to -- okay. So we have the other topic that has come -- if I can go -- get to this topic now, and that is the San Mateo property, Kathryn and San Mateo property. And this is, again, something that Ms. Bolen and I talked about in our meetings.

**CHAIR MACEACHEN:** A little bigger font, please.

**MS. LEHNER:** I'm sorry. Just a minute, please. There we go.

**CHAIR MACEACHEN:** Thank you. You'll have 65 years old ice one day, too.

**MS. LEHNER:** I'm not that far behind you.

So with respect to the Kathryn/San Mateo property, that was also a subject of the council letter, and so we have spoken about it, and Ms. Bolen lesson can chime in here to perhaps explain some of this, but this is what we had drafted together.

Just noting for the record, which the factual record, that the Kathryn/San Mateo property was neither included on the metropolitan reinvestment area, MRA, list of opportunity sites, nor identified by the community as an opportunity site through the tiered public engagement process. It's a factual statement, stating that this has kind of come up a little bit late in fact process.

It's non-MRA list, so perhaps the second finding will give us some options here. But just noting simply that it's not on the MR list. We just would not want to pass a finding or have a conclusion that would create confusion or internal inconsistencies with some of these other established lists regarding opportunity sites.

And 28 follows that and it says: Rather, the community has indicated interest in development of a park or other public use of the Kathryn/San Mateo property. An MOU is already in place and has led to the development of International District markets, which activates a space and serves micro businesses.

Hang on. There's an error there.

Funding for public safety services has already been dedicated, as described on Page 76 of the assessment report. These activities

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already occupy the site, which leaves a portion insufficiently large enough to be an MR site. Therefore, there is little to no benefit of labeling as an opportunity site.

And, again, Ms. Bolen, if you would like to jump in, help me out, clarify any of /P specifics with respect to this as the commissioners have questions, that would be great.

**MS. BOLEN:** Certainly.

**MS. LEHNER:** I'll give you some time to read this, Commissioners.

**CHAIR MACEACHEN:** Commissioners.

**COMMISSIONER EYSTER:** Eyster.

**CHAIR MACEACHEN:** Commissioner Eyster.

**COMMISSIONER EYSTER:** Thank you, Chair.

In the 48-hour material, Janet Simon, president of Parkland Hills Neighborhood Association had a point. Placing additional affordable housing in this area would further contribute to perpetuating the lowest income population in the city being segregated.

So, Ms. Bolen or Ms. Lehner, is that comment already addressed, or is it something that we could perhaps address?

**MS. BOLEN:** Commissioner Eyster, thank you.

That comment is -- I would have to double-check all of the input, but it is the only one that I recollect that opposes more affordable housing. And this is representative of the whole outreach process, not necessarily the specific outreach that we did around MR opportunity sites. But support for additional housing, full stop, and then affordable housing, including naturally affordable housing has very wide support in the Near Heights, and in particularly the International District and kind of the eastern part of the Near Heights.

**COMMISSIONER EYSTER:** Yeah, I totally appreciate that. I'm thinking that her comment, their comment, was just about the San Mateo/Kathryn site. And is the San Mateo/Kathryn site, does it contemplate any affordable housing?

**MS. BOLEN:** Thank you, Commissioner Eyster.

Right now, particular to that site, the community support that I've heard has been related to soccer fields in particular, and I'd say most vocally, some support for the ACS campus and for commercial activity. And that's the extent of it about that site.

It's also unclear whether or not that comment submitted was on behalf of the individual or the neighborhood association. And particular to that site, that is the only comment related to housing that we've received with that level of specificity.

**COMMISSIONER EYSTER:** So it keeps like at the moment, the CPA does not say that we should put affordable housing on that Kathryn and San Mateo property. So perhaps she's covered there. Thank you.

**CHAIR MACEACHEN:** Thank you, Commissioner Eyster.



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Commissioners.

Ms. Lehner.

**MS. LEHNER:** Mr. Chair, Commissioners, thank you. I think we've gone through the additional findings, that is the 21, 22 is new. Additional 23. We have additional 24, 25. Additional finding for Number 26. And then we've just done 27, 28. So we're up to 28 findings.

Other stuff, we've got -- so then we can kind after jump right into conditions, if you would like to do that.

**CHAIR MACEACHEN:** Do you want to finish 29, first?

**MS. LEHNER:** We just kind of put that one there for your consideration, if you'd like to take a look at that, as well.

**CHAIR MACEACHEN:** Okay. I can't imagine anybody has any heartburn about 29.

Do they, Commissioners?

**COMMISSIONER EYSTER:** No problem.

**CHAIR MACEACHEN:** Thank you, sir.

Ms. Lehner, you're up again.

**MS. LEHNER:** Thank you so much. We're just charging right ahead.

So we'd already gone through the proposed conditions for recommendation Number 1, with much appreciated input from Ms. Barkhurst.

And so 2, this has to do with walls and fences, and we've drafted the following condition: Planning department shall facilitate conversations throughout the Near Heights area regarding walls and fences. Increased neighborhood protections for small areas, where more restrictive regulations are desired shall be considered. The action in Section 5.8 shall be correspondingly updated.

**COMMISSIONER EYSTER:** Eyster.

**CHAIR MACEACHEN:** Commissioner Eyster.

**COMMISSIONER EYSTER:** What do we mean by facilitating conversations?

**MS. BOLEN:** Commissioner Eyster and Chair, if it's okay for me to jump in.

There are a couple of actions in the report that dedicate the planning department toward different outreach -- additional outreach efforts. We would want to develop a specific strategy, especially as this would feed pretty -- potentially could feed into proposed changes in the IDO.

So while that strategy has yet to be determined, it would involve outreach to neighborhood associations and meetings, you know, either going to neighborhood association meetings, and having kind of come-one, come-all open houses to discuss with the general public, it -- there would be a potential for additional outreach. But that would be certain that there would be open meetings and neighborhood meetings.

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**COMMISSIONER EYSTER:** Thank you. I think Condition 2 is just fine.

**CHAIR MACEACHEN:** Thank you, Commissioner Eyster.

Commissioners.

Ms. Lehner.

**MS. LEHNER:** Excellent. Thank you, Mr. Chair and commissioners.

We will go to the last one that we have proposed for consideration, which is Condition Number 3, the following new short-term action shall be added: Planning department will create a handout training and/or an education campaign for wall and fence companies and the public about IDO regulations. Planning department will be the lead and the amount of outreach will be tracked.

And this is something that had emerged as part of the public comment on the case and a concern about walls and fences. And so we would just like to add that.

**CHAIR MACEACHEN:** Commissioners.

**COMMISSIONER EYSTER:** Eyster.

That mirrors a lot of the public desires that I have heard, and I appreciate that. Thank you.

**CHAIR MACEACHEN:** Thank you, Commissioner Eyster.

Okay. Ms. Lehner, you want to wrap all this --

**MS. LEHNER:** Thank you. Certainly --

**CHAIR MACEACHEN:** -- wrap it all into --

**MS. LEHNER:** -- in --

**CHAIR MACEACHEN:** -- an actual package.

**MS. LEHNER:** -- in sum.

Thank you so much. Mr. Chair, Commissioners, thank you for your patience as we walk through everything that Ms. Bolen and I had prepared in advance of the hearing, so a way to make things -- facilitate things, make them a little bit easier.

So we do have in the supplemental staff report, so for the purposes of an a motion, in the supplemental staff report, we have Findings 1 through 21, with an updated 21.

And then we have new Findings Number 22 through 29.

And then we have three conditions for recommendation.

**CHAIR MACEACHEN:** Outstanding. Well done. There are complicated topics. I appreciate all that.

**MS. LEHNER:** Thank you.

**CHAIR MACEACHEN:** Commissioners.

Commissioner Meadows.

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**COMMISSIONER MEADOWS:** Mr. Chair.

**CHAIR MACEACHEN:** Yes, Commissioner Meadows.

**COMMISSIONER MEADOWS:** If the other commissioners are ready, I'd be willing to make a motion on this one.

**CHAIR MACEACHEN:** Thank you, Commissioner Meadows.

Commissioners, are you ready to hear a motion?

They're ready. Go ahead, Commissioner.

**COMMISSIONER MEADOWS:** Okay. All right.

In the matter of Item Number 5, Project Number PR-2022-007736, SI-2022-01931, community planning area assessment report for the Near Heights, I move approval, with Findings 1 through 21, 21 is updated, and -- shoot, what were the -- what were the new findings?

**CHAIR MACEACHEN:** 22 through 29

**COMMISSIONER MEADOWS:** -- 22, with new Findings 22 through 29, and Conditions 1 through 3.

**CHAIR MACEACHEN:** Outstanding. I have a motion. Do I have a second?

**COMMISSIONER EYSTER:** Eyster, second.

**CHAIR MACEACHEN:** Commissioner Eyster with a second. Any comment before we go to a roll call vote?

**COMMISSIONER EYSTER:** Eyster.

**CHAIR MACEACHEN:** Commissioner Eyster.

**COMMISSIONER EYSTER:** I would like to commend the planning department and particularly Ms. Bolen for this landmark, groundbreaking, first of its kind. She has done -- she and staff have done a really, really good job.

**CHAIR MACEACHEN:** Thank you. I agree. I thought this was going to be really painful today, and it wasn't.

Commissioners? Okay. We'll go to a roll call vote on the motion.

Commissioner Shaffer.

**VICE CHAIR SHAFFER:** Commissioner Shaffer, aye.

**CHAIR MACEACHEN:** Commissioner Shaffer is an aye.

Commissioner Meadows.

**COMMISSIONER MEADOWS:** Commissioner Meadows, eye.

**CHAIR MACEACHEN:** Commissioner Meadows is an aye.

Commissioner Pfeiffer.

**COMMISSIONER PFEIFFER:** Commissioner Pfeiffer, an aye.

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**CHAIR MACEACHEN:** Commissioner Pfeiffer is an aye.  
Commissioner Eyster.

**COMMISSIONER EYSTER:** Eyster, aye.

**CHAIR MACEACHEN:** Commissioner Eyster is an aye.  
Commissioner Stetson.

**COMMISSIONER STETSON:** Commissioner Stetson, aye.

**CHAIR MACEACHEN:** Commissioner Stetson is an aye.  
Chair is an aye.

So we will send that along to city council.

(Motion approved.)

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RE: CITY OF ALBUQUERQUE EPC HEARING MINUTES OF  
DECEMBER 15, 2022, AGENDA ITEM 5

TRANSCRIPTIONIST'S AFFIRMATION

I HEREBY STATE AND AFFIRM that the foregoing is a correct transcript of an audio recording provided to me and that the transcription contains only the material audible to me from the recording and was transcribed by me to the best of my ability.

IT IS ALSO STATED AND AFFIRMED that I am neither employed by nor related to any of the parties involved in this matter other than being compensated to transcribe said recording and that I have no personal interest in the final disposition of this matter.

IT IS ALSO STATED AND AFFIRMED that my electronic signature hereto does not constitute a certification of this transcript but simply an acknowledgement that I am the person who transcribed said recording.

DATED this 24th day of January 2023.

/S/

Kelli A. Gallegos-----

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

November 10, 2022

City of Albuquerque Planning Dept.  
Urban Design & Development Div.  
Attn: Mikaela Renz-Whitmore  
600 Second St. NW, 3rd Floor  
Albuquerque, NM 87106

**Project #2022-007736**  
**SI-2022-001931– Community Planning Area Assessment**  
**Report – Near Heights**

### LEGAL DESCRIPTION:

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.

Staff Planner: Catalina Lehner, AICP- Principal Planner

On November 10, 2022, the Environmental Planning Commission (EPC) voted to CONTINUE PR-2022-007736/SI-2022-001931, the Near Heights Community Planning Area (CPA) Assessment Report, for one month to the regular EPC public hearing on December 15, 2022.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the EPC's decision or by **November 28, 2022**. The date of the EPC's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO), Administration and Enforcement. A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed. It is not possible to appeal an EPC Recommendation to the City Council since this is not a final decision.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Successful applicants are reminded that other regulations of the IDO must be complied with, even after approval of the referenced application(s).

Sincerely,

*Catalina Lehner*

for Alan M. Varela,  
Planning Director

AV/CL

cc: Rebecca Bolen, COA Planning Department, UDD, [rbolen@cabq.gov](mailto:rbolen@cabq.gov)  
Near Heights CPA Team, [NearHeights-CPA@cabq.gov](mailto:NearHeights-CPA@cabq.gov)  
Legal, [dking@cabq.gov](mailto:dking@cabq.gov)  
EPC File



## Environmental Planning Commission

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

### Staff Report

**Applicant** City of Albuquerque Planning Department

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

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

#### Staff Recommendation

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

**Staff Planner**  
*Catalina Lehner, AICP- Principal Planner*

#### Summary of Analysis

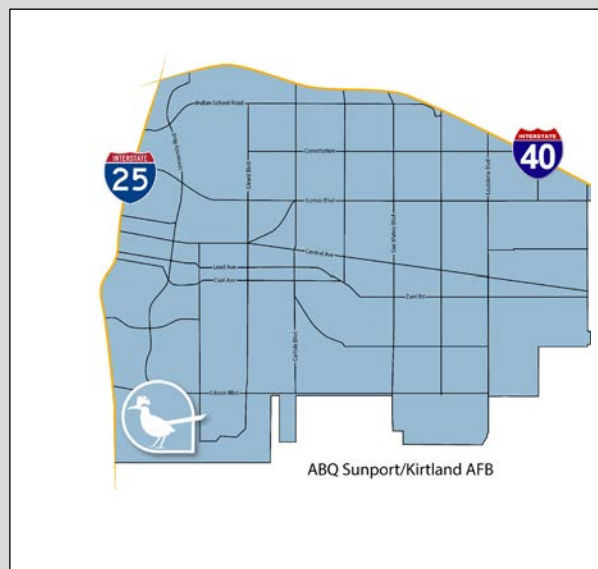
The request is for EPC review and comment regarding the Community Planning Area (CPA) Assessment Report for the Near Heights CPA, located generally east of I-25 to Wyoming Blvd., south of I-40 and north of KAFB. The University Area, Nob Hill, and the International District are included. Near Heights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

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

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

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

Near Heights Area Map







## **I. INTRODUCTION**

### ***Request***

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

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

### ***Environmental Planning Commission (EPC) Role***

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

### ***Background***

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

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

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

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

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

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

## **II. ANALYSIS of APPLICABLE ORDINANCES, PLANS, AND REGULATIONS**

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

### ***State of New Mexico***

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

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

### ***Charter of the City of Albuquerque***

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

#### Article I, Incorporation and Powers

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

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

#### Article IX, Environmental Protection

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

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

Article XVII, Planning

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

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

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

***Albuquerque/Bernalillo County Comprehensive Plan- Rank I***

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

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

*Chapter 4: Community Identity*

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

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

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

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

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

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

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

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

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

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

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

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

## *Chapter 5 – Land Use*

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

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

*Chapter 6: Transportation*

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

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

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

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

*Chapter 8: Economic Development*

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

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

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

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

#### *Chapter 10: Parks & Open Space*

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

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

#### *Chapter 11: Heritage Conservation*

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

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

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

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

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

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

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

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

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

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

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

#### *Chapter 12- Resilience & Sustainability*

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

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

#### *Chapter 13: Resilience & Sustainability*

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

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

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

#### *Goals and Policies for the Near Heights*

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



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

1. Prioritize projects that increase the urban tree canopy, street trees, and green space, particularly in areas more than a 10-minute walk to a park.
2. Support projects that increase housing supply, broaden housing options, and add affordable housing.
3. Prioritize projects that increase safety and the comfort of pedestrianism, cyclists, and transit users in neighborhoods and along transportation routes.
4. Support projects that reinforce a sense of place tied to history and culture.
5. Prioritize support for local small businesses.
6. Support projects and investment that bolster transit as a viable and efficient transportation option.
7. Support projects that increase access to bathrooms and sanitation throughout the area.

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

### ***III. INTEGRATED DEVELOPMENT ORDINANCE (IDO)***

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### **IV. NEAR HEIGHTS ISSUES BY COMP PLAN CHAPTER**

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

##### ***3.1- Community Identity (Comp Plan Chapter 4)***

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

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

##### ***3.2- Land Use (Comp Plan Chapter 5)***

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

##### ***3.3- Transportation (Comp Plan Chapter 6)***

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

##### ***3.4- Urban Design (Comp Plan Chapter 7)***

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

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

### *3.5- Economic Development (Comp Plan Chapter 8)*

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

### *3.6- Housing (Comp Plan Chapter 9)*

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

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

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

### *3.8- Heritage Conservation (Comp Plan Chapter 11)*

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

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

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

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

### *3.10- Resilience and Sustainability (Comp Plan Chapter 13)*

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

## **V. IMPLEMENTATION & NEXT STEPS**

### ***Chapter 14- Implementation Plan***

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

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

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

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

### ***Next Steps***

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

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

## **VI. PUBLIC ENGAGEMENT**

### ***Outreach Overview***

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

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

### ***Assets & Opportunities***

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

Staff held open houses, were invited to community meetings to present and facilitate activities, and staffed booths at community events where they asked people to identify assets and opportunities in each of the Comprehensive Plan categories. All comments received are viewable on an online whiteboard, found here: [https://miro.com/app/board/o9J\\_lUHSVCE/](https://miro.com/app/board/o9J_lUHSVCE/)

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

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

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

### ***Focus Groups***

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

### ***The First Draft Report***

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

### ***Special Topics Outreach***

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

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

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

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

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

#### ***Comments Received***

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

### **VII. CONCLUSION**

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

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

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

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

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



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*Note: Pursuant to DO 14-6-2(E)(3)(f), findings are required to be forwarded to the City Council. However, staff members shall follow the EPC's recommendations.*

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

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

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

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

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*Catalina Lehner*

**Catalina Lehner, AICP  
Principal Planner**

## BACKGROUND



# City of Albuquerque

## Office of the City Clerk

Timothy M. Keller, Mayor

Ethan Watson, City Clerk

### Interoffice Memorandum

July 13, 2020

**To:** CITY COUNCIL

**From:** Camille Cordova, City Clerk Executive Assistant

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

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

Sincerely,

Ethan Watson  
City Clerk

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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

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

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

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

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

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

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

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

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

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

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10 Patrick Davis, President  
11 City Council  
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14 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020  
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16 Bill No. R-20-27  
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22 Timothy M. Keller, Mayor  
23 City of Albuquerque  
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26 ATTEST:  
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29 Ethan Watson, City Clerk  
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# CITY of ALBUQUERQUE

## TWENTY FIFTH COUNCIL

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

SPONSORED BY: Trudy Jones and Isaac Benton by request

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

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

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

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

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

7 Year One (2022)

8 1. Near Heights

9 2. Southwest Mesa

10 3. Central ABQ

11 Year Two (2023)

12 1. East Gateway

13 Year Three (2024)

14 1. West Mesa (March – December)

15 2. Northwest Mesa (March – December)

16 Year Four (2025)

17 1. I-25 (March – December)

18 2. Near North Valley (March – December)

19 Year Five (2026)

20 1. Foothills (March – December)

21 2. Mid Heights (March – December)

22 Year Six (2027)

23 1. North ABQ (March – December)

24 2. Mesa del Sol (March – December)

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

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

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

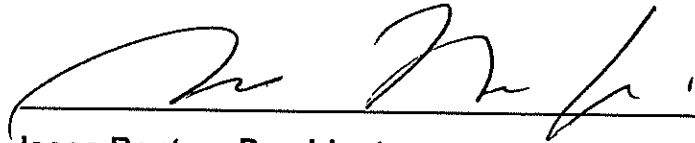
8       Section 6. COMPILATION. This resolution shall be incorporated in and  
9 made part of the Revised Resolutions of Albuquerque, NM, 1994.

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

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

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

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30 Ethan Watson, City Clerk  
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PUBLIC COMMENTS



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

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

Attn: EPC Chair Timothy MacEachen

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

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

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

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

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

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

*Susan E. Page*  
*1831 Solano Dr NE 87110*

CPA REPORT\*

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

CITY OF ALBUQUERQUE

# NEAR HEIGHTS COMMUNITY PLANNING AREA ASSESSMENT



As Accepted By City Council on XX/XX 20XX



IMPROVING PLACE FROM PLANNING TO ZONING





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







# 1. INTRODUCTION

The Near Heights Community Planning Area (CPA) is centrally located in Albuquerque, spanning the area between I-25 and Wyoming Boulevard, and between I-40 and the ABQ Sunport/Kirtland Air Force Base (See Figure 1). It is home to the University of New Mexico (UNM), Central New Mexico Community College (CNM), ExpoNM Fairgrounds, and the Albuquerque Sunport. Nob Hill, the International District, and the Mile-Hi District are some of the distinct areas found in this CPA.

## 1.1 Overview

The City of Albuquerque's CPA assessment process works with residents and businesses in each area to notice what is working or not working in that part of town and talk about how to enhance what is going right.

The CPA assessments are one way for the City to address historic harms and engage communities equitably. The CPA assessments are a cyclical process facilitated by the Planning Department, which 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 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.

Other City departments and agencies have been a part of the process, and addressed 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.

## 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 the Centers and Corridors framework was added.



Caption: San Pedro Walk Audit (4/17/21)



Caption: San Pedro Library Activity

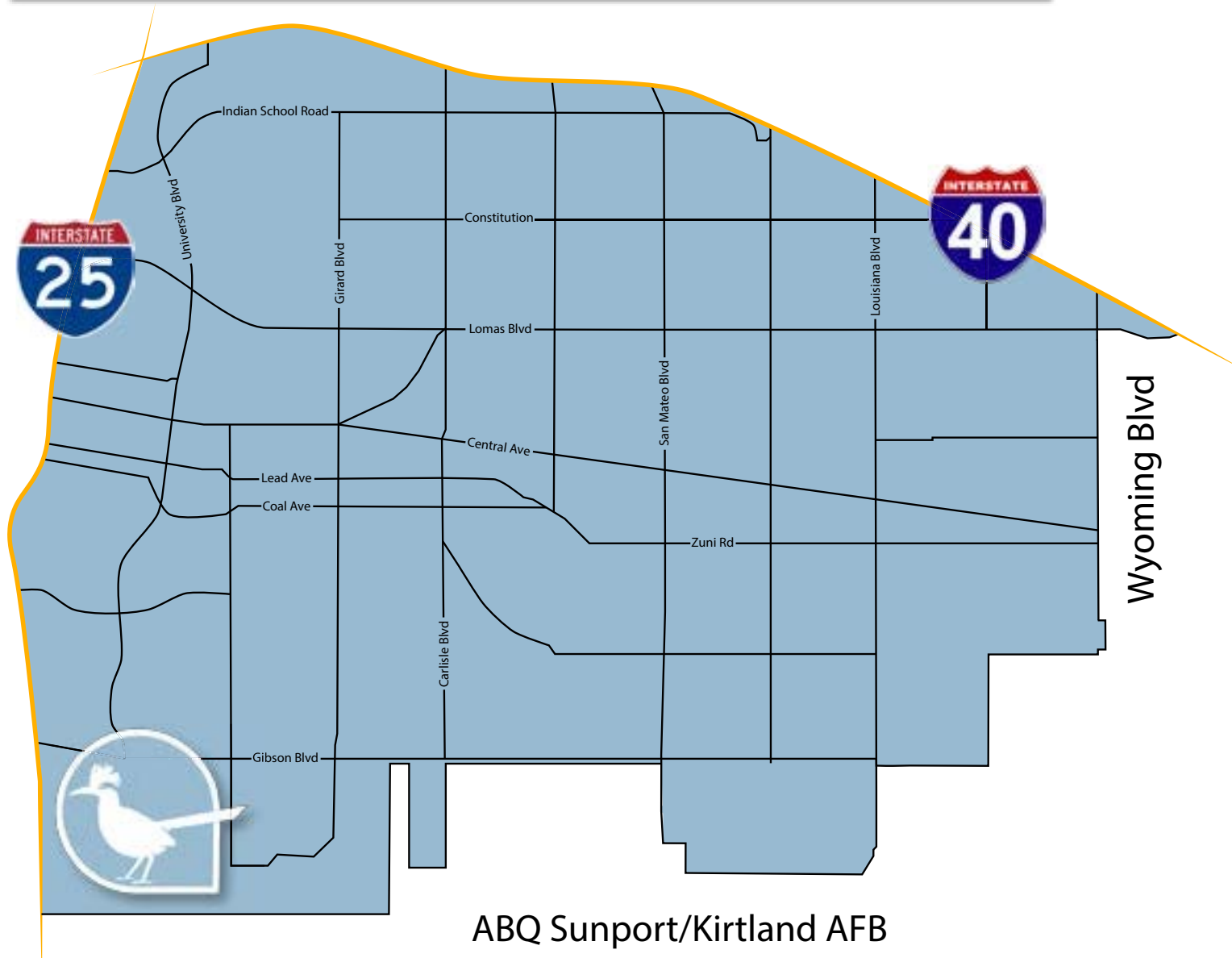


Caption: Community Input Gathered Online





FIGURE 1. NEAR HEIGHTS COMMUNITY PLANNING AREA





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 – like a wellness check before symptoms of illness appear. 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.

## 1.4 Engagement

Outreach for the Near Heights Community Planning Area Assessment began in February of 2021 and continued into fall 2022.

Due to the pandemic, most of the meetings, open houses, and activities were largely hosted online until spring 2022. The process kicked off with four open houses and

FIGURE 2. CPA ASSESSMENT PROCESS





the launch of several online surveys and activities. Fifteen community organizations also generously gave planning staff time at their meetings to present and complete an activity with their membership. These conversations generally revolved around identifying assets and opportunities throughout the area, grouped around thematic Comp Plan Elements.

Additionally, Poetic Routes hosted a place-based poetry workshop, and Vision Zero led two walk audits.

For a complete summary of the public input, see the Public Engagement Appendix at the end of this report.

Ongoing CPA activities:  
<https://cpa.abc-zone.com/going-engagement>

TABLE 1. Engagement Summary

Date	Type of Engagement	# of Participants	Description
<i>FEB 2021</i>	<i>OPEN HOUSES</i>	<i>50+</i>	Planning Staff hosted 4 Open Houses, presented information about the CPA assessment process, and participants identified local assets and opportunities.
<i>JAN-APRIL 2022</i>	<i>ONLINE SURVEYS</i>	<i>112</i>	Respondents identified high-priority topics and submitted their ideas.
<i>APRIL 2021-SEPT 2022</i>	<i>WALK AUDITS</i>	<i>70</i>	Vision Zero and Planning staff led walking tours in two neighborhoods and 4 more along Central Ave., focused on increasing transportation safety. Staff also attended 4 special projects and neighborhood walks, and hosted a sustainability stroll.
<i>APRIL 2021</i>	<i>FOCUS GROUPS</i>	<i>50+</i>	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.
<i>JUNE 2021</i>	<i>OFFICE HOURS</i>	<i>4</i>	Planning staff held office hours while writing first drafts of the report. Community members could drop in, see the process in real time, and ask questions.
<i>JAN-APRIL 2022</i>	<i>BLOCK PARTIES</i>	<i>100+</i>	Planning staff tabled at 8 block parties, hosted by the Office of Equity and Inclusion. Several activities were available at each event, and dozens of people gave input
<i>FEB 2021-OCT 2022</i>	<i>ONLINE OR PAPER ACTIVITIES</i>	<i>450+</i>	Staff facilitated activities at 40 meetings and events
<i>FEB 2021-OCT 2022</i>	<i>INSTAGRAM</i>	<i>1000+</i>	Instagram users posted with the CPAs hashtag to submit their photos to the contest and give input
<i>FEB 2021-OCT 2022</i>	<i>WORKSHOPS</i>	<i>7</i>	Planning hosted three workshops about CPO-8, a Poetry workshop, and a Developers' Forum
<i>OCT 2022</i>	<i>CELEBRATIONS</i>		One online and one in-person Celebration were held to display the report and celebrate everyone that contributed to it.



## PART 2.

# COMMUNITY CONTEXT





## 2. COMMUNITY CONTEXT

### 2.1 Area Description

The Near Heights CPA has many distinct features and special places, which vary from neighborhood to neighborhood.

#### Emerging Themes

- Access to institutions and local businesses.
- The historic and community character of the built environment in neighborhoods and commercial districts.
- The diversity of communities in terms of cultures, languages, race/ethnicity, and income.
- Walkability and pedestrian-friendly development.

For many people, the ethnic and cultural diversity of the area – along with the inclusiveness and range of viewpoints that this promotes – is one of the most desirable aspects of living here. Close proximity to a wide range of amenities, the prevalence of public art, and the rich history and strong sense of character in the built environment are other desirable assets found within the Near Heights.

#### Design & Character

- Large-scale development around UNM, Albuquerque International Sunport, and Veterans Affairs complex
- Buildings fronting the sidewalk along Central and key cross streets
- Varying architectural styles and building scale, depending on the era in which the neighborhood was developed
- Mature trees and grass in residential areas
- Landscaped medians
- Neon signs advertising businesses along Central
- Rolling topography caused by water flow through the Tijeras Arroyo
- Ethnic and cultural diversity of residents
- Public transit access and transit-supportive development patterns along Central
- Rectangular block grid of approximately 700 feet by 350 feet

### 2.2 Demographics

The total population of the Near Heights CPA is 75,613, which is 13% of the population of



Caption: Christy Mae's Restaurant



Caption: Nob Hill Businesses

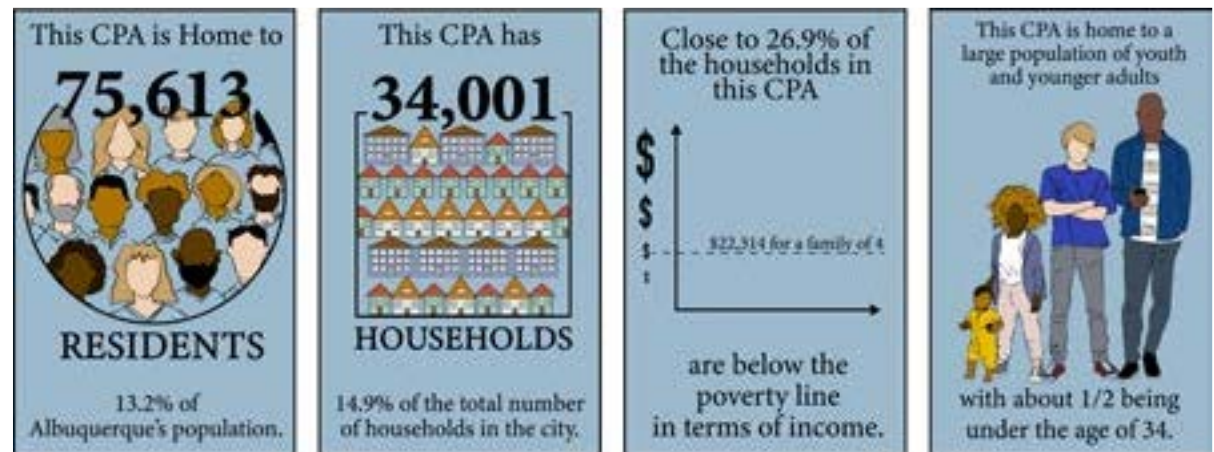




Albuquerque. The Near Heights' total population remained about the same from 2013-2018 and is currently the fourth largest of CPAs in the City of Albuquerque.

The Near Heights is home to a large population of youth (0-18) and younger adults (18-34), with about half of the total population being under the age of 34, which is a little higher than the City age distribution as a whole, where about 47% of the population is under 35. There is a relatively even distribution of people in each of the age brackets that span 35 years of age and older. Gender is relatively even for most age groups, except for the 25-34 age group (wherein 53% of the population is male) and the 65 and over group (wherein 55% of the population is female).

Approximately 23% of households in Near Heights earn under \$15,000, which is the highest number of households in any of the income groups. Household earnings skew toward lower-earning income groups, specifically those under \$49,999, which make up 65% of the population. Households earning more than \$50,000 make up 35% of the Near Heights population. This is a significant departure from the household incomes of the City as a whole, where less than 14% earn less than \$15,000, and slightly over half of the households earn more than \$50,000 a year. Within the area, high income households are generally concentrated around UNM.



A majority of the population in the Near Heights, approximately 71%, identify their race as White. About 15%, the next highest category, identify as a race other than White, Black, American Indian/Alaska Native, and Asian/Pacific Islander or who reported more than one race. Those who identify as American Indian/Alaska Native make up about 6% of the population, Black at around 4%, and Asian/Pacific Islander at approximately 3%.

About 43% of the Near Heights' total population identify as Hispanic. Of those who identify their race as White, about 29% identify their ethnicity as Hispanic. In the Black, American Indian/Alaska Native, and Asian/Pacific Islander racial categories, a majority identify as non-Hispanic. Of the people who identify as something other than those

categories, or who reported more than one race, 13% out of 15% identify as Hispanic.

Among the population 25 years and older, 12% have no high school diploma while 21% have obtained a high school diploma or GED. Twenty-one percent (21%) of the people living in the Near Heights have received some amount of college education. Forty-five percent (45%) of the population have obtained some level of college degree, with 25% having earned an associates or bachelor's degree and 20% a masters or above. These levels of attainment slightly exceed City-wide numbers, due to the presence of UNM.

## 2.3 History

The Rio Grande valley has been continuously inhabited for thousands of years by Indigenous



communities. Albuquerque is located on the unceded lands of the Tiwa people, whose descendants include the Sandia and Isleta Pueblos. Albuquerque and Bernalillo County are today situated between Sandia Pueblo to the north, Isleta Pueblo to the south, the Laguna Pueblo and To'hajiilee to the west. Indigenous heritage continues to shape the area's physical and cultural landscape.

Rainfall during the ice ages carved through the east mesa, forming the alluvial fans that most of the Near Heights rests on today. Wide open grasslands became home to antelope, elk, wild mustangs, and bighorn sheep. Although people generally lived closer to the river, the east mesa served as hunting and gathering grounds and included trade routes that were used continuously for thousands of years.

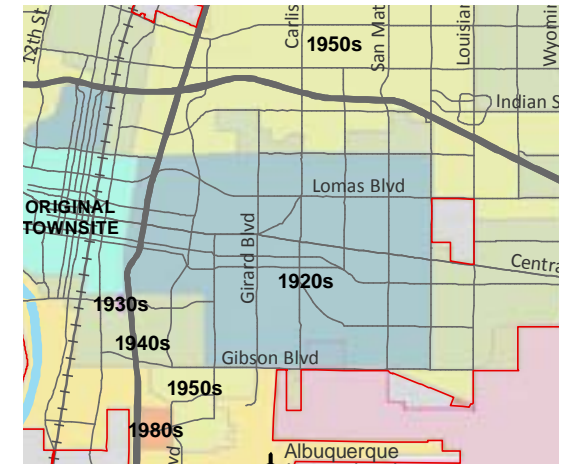


**Caption:** Formerly Undeveloped Land in the Heights

Following Spanish colonization, settlement remained concentrated along the Rio Grande and, later, near the railroad tracks in Albuquerque. The sandy, hilly geography of the east mesa remained largely undeveloped. In the early 1880s, the east mesa housed only a reservoir, cemetery, a few other services, and homesteads further east on the mesa.

Toward the end of the nineteenth century, developers became eager to establish neighborhoods and services in the Near Heights, advertising more space and better air quality to the growing population of Albuquerque. During this time, the city was gaining a reputation as a center of health and treatment for tuberculosis. Subdivisions were platted in the western part of the Near Heights CPA in the mid and late 1880s, though development happened slowly.

In 1889, the University of New Mexico was founded on its present campus in the Near Heights. More than fifteen years later, two sanitariums were constructed along Central, one at Oak Street and the other on Sycamore Street. A few houses had already been built nearby. Employees and patients of these new institutions created more demand, and neighborhoods west of the university began to develop. Trolleys began running along Central in 1908. Around the same time, a small wave of homesteaders moved into



**Caption:** Land Annexation in the Near Heights

the area known today as the International District.

After World War I, the City of Albuquerque annexed a large portion of the land in the Near Heights from Bernalillo County. The City's boundaries expanded from High Street to San Pedro Boulevard and to Constitution Avenue and Gibson Boulevard on the north and south respectively, increasing the area of the City by 350%.

Generally, development in the Near Heights moved along the Central corridor from west to east over time. Surveying and development continued beyond the City's boundaries. In the 1920s, a small commercial district along Central grew between Yale and Cornell. Initial development included mostly single-family homes, with duplexes,



fraternities, and sororities along Gold and Lead Avenues, as well as a K-12 school that opened in the University Area in 1923. Fifteen additional homestead claims were recorded in the 1920s and another dozen in the 1930s.

The first residential subdivisions east of UNM were constructed during the late 1920s and 1930s. An eclectic mix of architectural and development styles compose the built environment of these neighborhoods. The Monte Vista (1926) and University Heights (1916) Additions, located between Girard and Carlisle have narrow, deep lots with alley access to rear yards. Monte Vista Addition is notable for platting that diverged from the typical grid, recognizing drainage patterns and dedicated land for a school site. Further east, College View Addition (1926), Granada Heights Addition (1925), and Mesa Grande Addition (1931) follow the grid and have narrow, deep lots, but do not have alleys. This area remains a generally pedestrian-friendly urban environment, in which residents can walk from their homes to the amenities located in commercial corridors along Central Avenue and Lomas Boulevard. See sections 5.5 and 5.6 for more information on these important historic places in the Near Heights.

Residential development slowed with the onset of the Great Depression, but New

Deal public works employment projects, which concentrated on infrastructure development, laid the ground work for subsequent suburban growth in the Near Heights. Federal funds built out curbs and sidewalks, paved street, added miles of water and sewer lines, and built neighborhood schools and a fire station. The Veteran's Administration hospital (1931-34), development of Roosevelt Park (1931-33), new City airport (1937), state fairgrounds (1938), and Kirtland Army Air Force Base (1941) created jobs and increased services in the Near Heights.

The new suburban lifestyle that was developing due to massive federal investments in housing and transportation was not equally available to everyone. The Federal Housing Administration (FHA), created in 1934 as a part of the New Deal,



**Caption:** Modern Signage in the Historic East End Neighborhood

expanded home ownership opportunities for white people by guaranteeing loans with generous terms. It also upheld and encouraged racial segregation, including supporting the belief that racially mixed neighborhoods declined in value. Even if a person of color had a comparable financial situation to a white resident, or was able to find other financing, it was illegal to sell them much of the residential land in the Near Heights due to racially restrictive covenants.

Racially restrictive covenants were written into the deeds for houses across the area, and often entire developments had covenants in place before homes were actually constructed. Individual homeowners or developers inserted the language into deeds. It is likely that over half of the land area of the Near Heights has covenants in the deeds of residential property.

One notable effort to overcome these limitations was led by Henry Outley and other members of the Fraternal Aid Society, an association of black businessmen in east Downtown. Outley had a homestead at the far north east corner of the Near Heights, which he platted for residential development in 1938. Known as East End, "it was seven blocks by four blocks, extending from Pennsylvania to Wyoming and from Lomas to Constitution." Banks would not finance the development, "so he sold, and perhaps even





gave, pieces of his land to African-American families. Eventually he gave the remaining land to his daughter, with the hope that she could develop it.”<sup>1</sup>

Henry Outley’s daughter, Virginia Glover Outley Ballou experienced similar challenges as her father when she tried to develop East End. Eventually, she found a building and some funding. She started building north of Lomas on Virginia and Vermont streets. After an initial build of 21 homes between 1950 and 1950, homes continued to be added to the development over then next few decades. About twenty remain today

By the end of WWII, new development had become fully oriented toward the automobile. Commercial development expanded from Central to arterial streets. Buildings were constructed set back farther from the streets, with parking lots in front of the building. Commercial development along Central from west to east showcases the shift from pedestrian activity to reliance on vehicles. Some blocks have small-scale shop fronts close to the street, while other buildings step back, allowing for a shallow parking lot between the building and the street. Others have large parking lots—prioritizing vehicles over pedestrians.



Caption: Historic Route 66 (1969)

By the early 1950s, Route 66 became a favorite of tourists, and development along the route began catering to motorists needs. Services such as gas stations, motor courts, and roadside restaurants became popular along the Central corridor during this time. Many of these business owners designed their property to catch the eye of passing motorists. Unique designs, like an ice cream shop shaped like an iceberg, and neon signs became iconic Route 66 traits.

The population of the city doubled between 1930 and the end of WWII. By 1960, it doubled again. The eastern suburbs in the Near Heights accommodated the bulk of new housing development. Several broad trends following WWII shaped the residential areas of the Near Heights. The same influence of the car seen on commercial property also transformed residential areas.

Previously, streets had generally been laid out in a grid pattern, but as reliance on personal vehicles increased, streets design became less connected, using curvilinear patterns and cul-de-sacs. These changes happened inconsistently over time.

Although some parcels of land in the International District were platted for residential development as early as 1925, development in the area was sporadic until after WWII, when the area east of San Pedro Boulevard was annexed to the City. The residential neighborhoods in International District (Fair West, La Mesa, South San Pedro, Elder Homestead, Trumbull Village and Siesta Hills) were established in the 1950s and range from established single-family neighborhoods to high-density apartment complexes.

The single-family residential neighborhoods in the International District are filled with houses built in popular post-WWII styles. In contrast to residential neighborhoods in the University Area, the subdivisions in the International District reflect mass produced housing. This uniformity in building resulted from changes in building permitting and financing. FHA programs made it possible for a single developer to construct all or most of the houses in a subdivision. House plans became standardized and were used

1. Allegra Huston ed., *Story of Place Institute: The International District*, Albuquerque New Mexico, (December 2015), 48-53.



repeatedly in speculative construction projects.

Further west, as University enrollment increased following WWII, additional duplexes and garage conversions increased density in that area. Moving east, duplexes and courtyard style apartments gave way to larger buildings with more parking lots and as a result are less integrated into their surroundings. New residences of every type were built with the assumption that people would reach shops and amenities by car.

Auto-oriented development and early zoning encouraged single-use buildings that were separated from the surrounding residential areas. This shift flows west to east across the Near Heights, particularly in the Highland area's development during the late 1940s, 1950s, and 1960s.

The City adopted a zoning code that went into effect for the first time in 1959. While zoning is generally established to protect public health and safety of neighborhoods, protections were not applied equally across the CPA. The 1959 zoning codified much of the International District as multi-unit dwellings and apartments, with commercial zoning lining the arterial streets. In subsequent years, the City failed to invest in the area at a comparable rate to the rest of

the city. This resulted in more people living in the area, without the benefit of services or investment to support the higher-density and higher-intensity development that the zoning allowed. The existing land use patterns and zoning of the eastern half of the Near Heights have also increased automobile dependency and have had an adverse impact on the public health and the general stability of local communities.

By the mid-1970s, basic infrastructure such as water and sewer lines were in place in the International District but in need of repair. Fire hydrants and street lights were insufficient to serve the area.

In Nob Hill, the commercial strip began a long period of decline in the early 1960s.



Caption: Talin Market

Development of the Winrock and Coronado shopping malls, along with construction of the interstate highway network, altered growth and transportation patterns citywide and shifted commercial focus away from Route 66. The community turned to the new malls to meet many of their shopping needs, while the Interstate diverted much of the traffic that once flowed on East Central. As a result, the prestige of the Nob Hill business district diminished as buildings deteriorated and uses changed.

In the 1990s, the western portion of the Near Heights, Nob Hill and the University Neighborhoods in particular, experienced investment and renewal. Community members actively sought and participated in planning efforts and the registration of historic districts.

Several of the commercial corridors located in the International District have suffered in recent decades from disinvestment and economic decline. Businesses, community groups, and organizations are actively working to revitalize areas with have experienced disinvestment.



## PART 3. AREA PROFILE





## 3.1 Community Identity



**Caption:** Public Art located in University Heights



**Caption:** Classic Vehicles Parked in Nob Hill



**Caption:** Greetings from Burque Mural Located in Nob Hill

Albuquerque is home to distinct and vibrant neighborhoods supporting a wide range of urban and rural lifestyles that reflect the unique history, culture, and environment of the region. This section provides an overview of Community Identity in the Near Heights, reviews related assets and challenges, and includes community input on this element. See Subsections 4.3, 4.4, 4.11, 4.16, 5.2, 5.5, and 5.7 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 Near Heights is centrally located within Albuquerque and features a number of wide-ranging advantages, including close access to some of Albuquerque's most prominent institutional, commercial, and cultural amenities, such as the University of New Mexico, Central corridor, and various community and cultural centers.

Natural features influence the design and character of an area, while playing a critical role in shaping community identity. The rolling topography caused by water flow through the Tijeras Arroyo has resulted in alterations to the built environment, including innovative platting patterns and street grids that accommodate stormwater runoff.

Cultural diversity plays an important role in shaping community identity and is a deeply valuable asset for the Near Heights CPA. The Near Heights includes some of the most racially and ethnically diverse neighborhoods in Albuquerque, exemplified by the neighborhoods that compose the International District. Community members who participated in surveys and focus groups emphasized that cultural diversity should be acknowledged and celebrated, and that traditional knowledge should be incorporated into planning and community development efforts.



Caption: Input Received During Community Engagement

#### Assets

- Cultural diversity
- Access to amenities
- Character of the built environment
- Historic neighborhoods
- Public art
- Community events
- Engaged Neighborhood Associations

#### Challenges

- Uneven distribution of amenities and investment
- Development pressure in existing communities
- Financial and logistical barriers for artists and community organizations
- COVID-19 pandemic impacting local events



### 3.1.4 INTERNATIONAL DISTRICT

The International District is located in the eastern portion of the Near Heights CPA, encompassing the Fair West, South San Pedro, Elder Homestead, Siesta Hills, La Mesa, and Trumbull Village neighborhoods.

Diversity, creativity, and resilience are vital assets for this area. More than 47 languages are spoken throughout the area, which is a hub for immigration and refugee settlement in both Albuquerque and the broader State of New Mexico. The International District's rich cultural and ethnic diversity is embodied by the artwork and artistic expressions, architecture, local businesses environment, and community organizations located throughout area.

The International District faces several critical challenges. Auto-oriented development patterns have resulted in tangible negative impacts on public health. The construction of I-40 north of the area and relocation of through-traffic from former Route 66 to I-40 has resulted in disinvestment and economic decline in the International District's commercial corridor. A lack of economic opportunities due to disinvestment, racism, and barriers to entry for immigrants and refugees are major obstacles that International District communities and organizations are working to overcome.



**Caption:** Community Blessing of Mural in the International District



**Caption:** Mesa Verde Park in the La Mesa Neighborhood

#### Policy

Support development that embraces the multiculturalism of the International District.

#### Policy

Encourage signage in multiple languages that reflect the culture of local residents.

### 3.1.3 UNIVERSITY NEIGHBORHOODS

The University Neighborhoods are located south of the main campus of the University of New Mexico. The diverse mixture of land uses and residential densities, historic nature of these communities, and overall convenience of living here are highly desired by many residents of the area.

Neighborhoods in the area were platted in the late 1800s and early 1900s, and began to develop over the course of the following decades. These neighborhoods were some of the first automobile suburbs in Albuquerque and feature a range of architectural styles that were common during this period. The historic nature of the University Neighborhoods is evidenced by the number of buildings and four districts that have been placed on the Historic Registry along with the Historic Protection Overlay Zone that covers the Silver Hill neighborhood, which was originally platted in 1886.

This area is composed of many unique, diverse, and vibrant communities within close proximity some of Albuquerque's most prominent institutional and commercial assets. A high population of students, faculty, and staff who attend or work at these major institutions live in the surrounding neighborhoods.



Caption: Albuquerque Center for Peace and Justice



Caption: Small Storefront in the University Heights

### Policy

Balance the needs of UNM students with the heritage and stability of established neighborhoods near UNM.

### Policy

Encourage culturally relevant plant pallets with informational signage to reinforce a sense of place, storytelling, and heritage preservation

## 3.1.5 NOB HILL & HIGHLAND

The Nob Hill and Highland Neighborhoods are located adjacent to one another in the middle of the Near Heights CPA, bisected by Central Avenue. These neighborhoods were developed from the 1930s through the 1960s and thus feature elements of pre- and post-war development.

The Nob Hill and Highland neighborhoods are lively, pedestrian-oriented communities filled with unique people, places, and events. The historic character and charm of these areas remains distinctly evident today and are valued by both residents and visitors. Community organizations in these areas are highly engaged in promoting quality of life for residents and protecting the character and identity of the area.

Nob Hill and Highland are home to many local, regional, and national businesses enjoyed by the local community and broader regional markets. Sidewalk cafes, theaters, art galleries, coffee shops, and other types of small businesses contribute to the areas overall character and identity. Events such as the ABQ Summerfest in Nob Hill, the Twinkle Light Parade, and weekly food truck nights in various local parks provide unique amenities for residents and visitors alike while directly and indirectly leveraging the distinct identity of the area.



Caption: Hiland Theatre



Caption: Empire Board Game Library Located in Nob Hill

### Policy

Preserve the historic character of the Nob Hill commercial district and support the design of commercial/residential transition areas to provide easy access from neighborhoods and protect the integrity of historic districts.





## 3.2 Land Use



**Caption:** Bricklight District Businesses in the University Heights



**Caption:** Homes in the Silver Hill Neighborhood



**Caption:** Jack and Jill Park

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 Near Heights, reviews related assets and challenges, and includes community input on this element. See Subsections 4.5, 5.1, 5.2, 5.3, 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 - Appeals](#)

[Development Process Manual Executive Committee](#)

[Development Review Board](#)

[Environmental Planning Commission](#)

[Landmarks Commission](#)

[Technical Standards Committee](#)

[Zoning Hearing Examiner](#)



#### CABQ Planning Department

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

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

[IDO Interactive Map](#)

[Case Tracking & Research](#)

[Code Enforcement](#)

[Albuquerque Geographic Information System \(AGIS\)](#)



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

[Neighborhood Association Recognition Ordinance \(NARO\)](#)





### 3.2.2 SNAPSHOT

Land use in the Near Heights is composed of a mix of residential and non-residential uses, which supports a variety of lifestyles from suburban to semi-urban living. Areas along main corridors and at major intersections typically feature non-residential uses, with some higher-density residential uses. Neighborhoods with low-density residential uses are typically located behind these main corridors.

The Near Heights includes land in all zone categories, and almost every zone district. The R-1 zone makes up over 25% of the land in Near Heights, which allows primarily single-family residential development. Other residential zones in the Near Heights make up less than 15% of the total land area, with the largest of those being Residential – Multi-family High-density (R-MH) at 6%.

During community engagement, Near Heights community members discussed priorities such as infill development and redevelopment, mixed-use development, affordable housing, urban agriculture, and the mix of land uses found throughout the CPA. Community members also discussed the potential of using cottage development for multigenerational and transitional housing, asset-based development, and development that supports local institutions such as UNM, CNM, Sandia National Laboratories, and Kirtland Air Force Base.



Caption: Input Received During Community Engagement

#### Assets

- Opportunities for infill and redevelopment
- Mixed-use character
- Distinct districts and neighborhoods
- Regulatory support for urban agriculture

#### Challenges

- Regulatory noncompliance
- Absent property owners
- Property vacancy
- Undermaintained properties
- Nonconforming land uses
- Housing affordability



FIGURE 3. LAND USE BY CATEGORY IN THE NEAR HEIGHTS

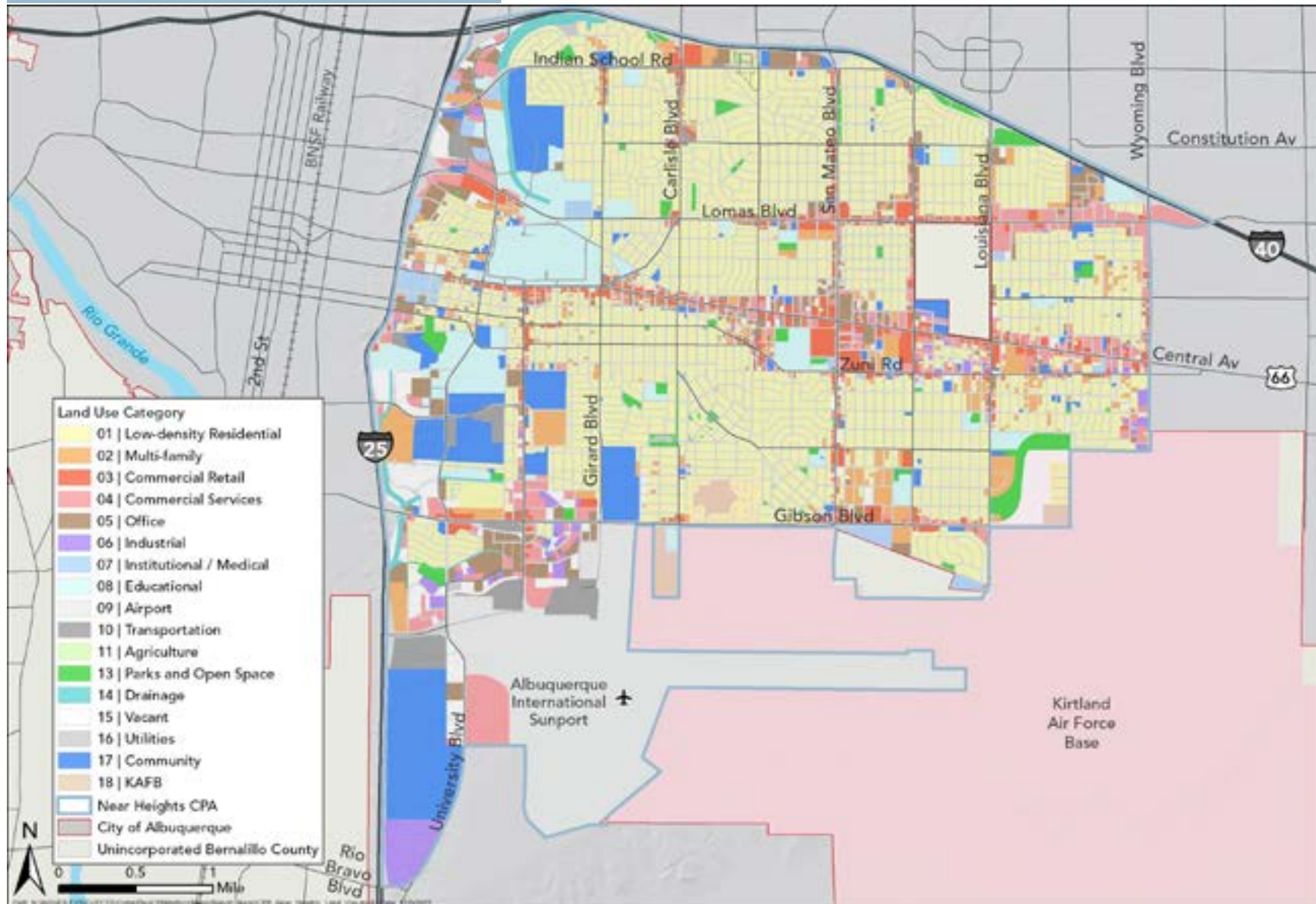
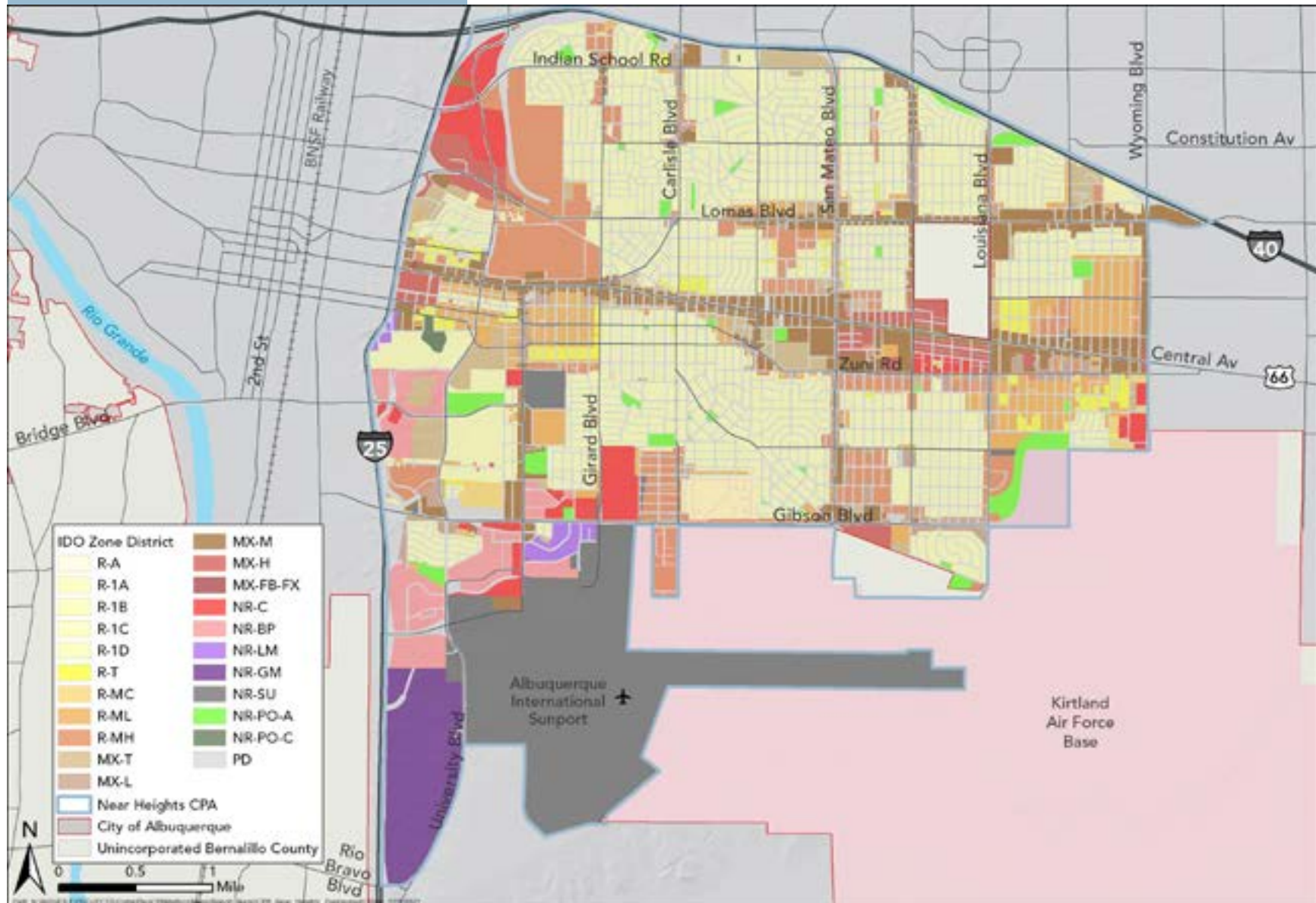




FIGURE 4. IDO ZONE DISTRICTS IN THE NEAR HEIGHTS







## 3.3 Transportation



**Caption:** Bike Infrastructure on Carlisle Boulevard



**Caption:** Bus Stop in Front of Hiland Theatre



**Caption:** Rainbow Crosswalk in Nob Hill

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 Near Heights, reviews related assets and challenges, and includes community input on this element. See Subsections 4.4, 4.5, 4.6, 4.7, 4.10, 5.1 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](#)



### 3.3.2 SNAPSHOT

The Near Height's internal transportation network is composed of 4 main travel modes – walking, bicycling, transit (public buses), and automobiles. Each mode of transportation can be used alone or in combination with one another.

The street network is fully built-out and primarily gridded, with very few existing roadway gaps. The Near Heights features a range of street-types, providing users with roads that range considerably in both form and function. This promotes both accessibility and mobility for people traveling via various modes of transportation.

The Albuquerque International Sunport, which is the largest commercial airport in New Mexico, is located within the Near Heights CPA.

During the engagement process, Near Heights stakeholders expressed support for multi-modal transportation, along with safety, pedestrian, bicycle, and transit enhancements within the Near Heights transportation network. Road reconstruction and rehabilitation projects provide opportunities to consider street design improvements that strengthen accessibility and mobility, including widened or protected bike lanes, road diets, widened sidewalks, and designated pedestrian street-crossings.

### 3.3.3 METRICS



Caption: Input Received During Community Engagement

#### Assets

New HAWK Lights

- Central Avenue
- Lomas Boulevard

Connectivity

- Streets
- Sidewalks

Bike Infrastructure

- Alvarado Drive
- Silver Avenue
- San Pedro Drive

Road Diets

- San Pedro Drive
- Zuni Road

Albuquerque International Sunport

#### Challenges

Speeding and Safety

- Lead and Coal Avenues
- Central Avenue
- Alvarado Drive
- Louisiana, Wyoming, and San Mateo Boulevards
- Zuni Road

Lack of Street Crossings

- Along Central Avenue

Condition of Infrastructure

- Sidewalks
- Street lighting
- Few shaded streets or bus shelters
- Unequal investment



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

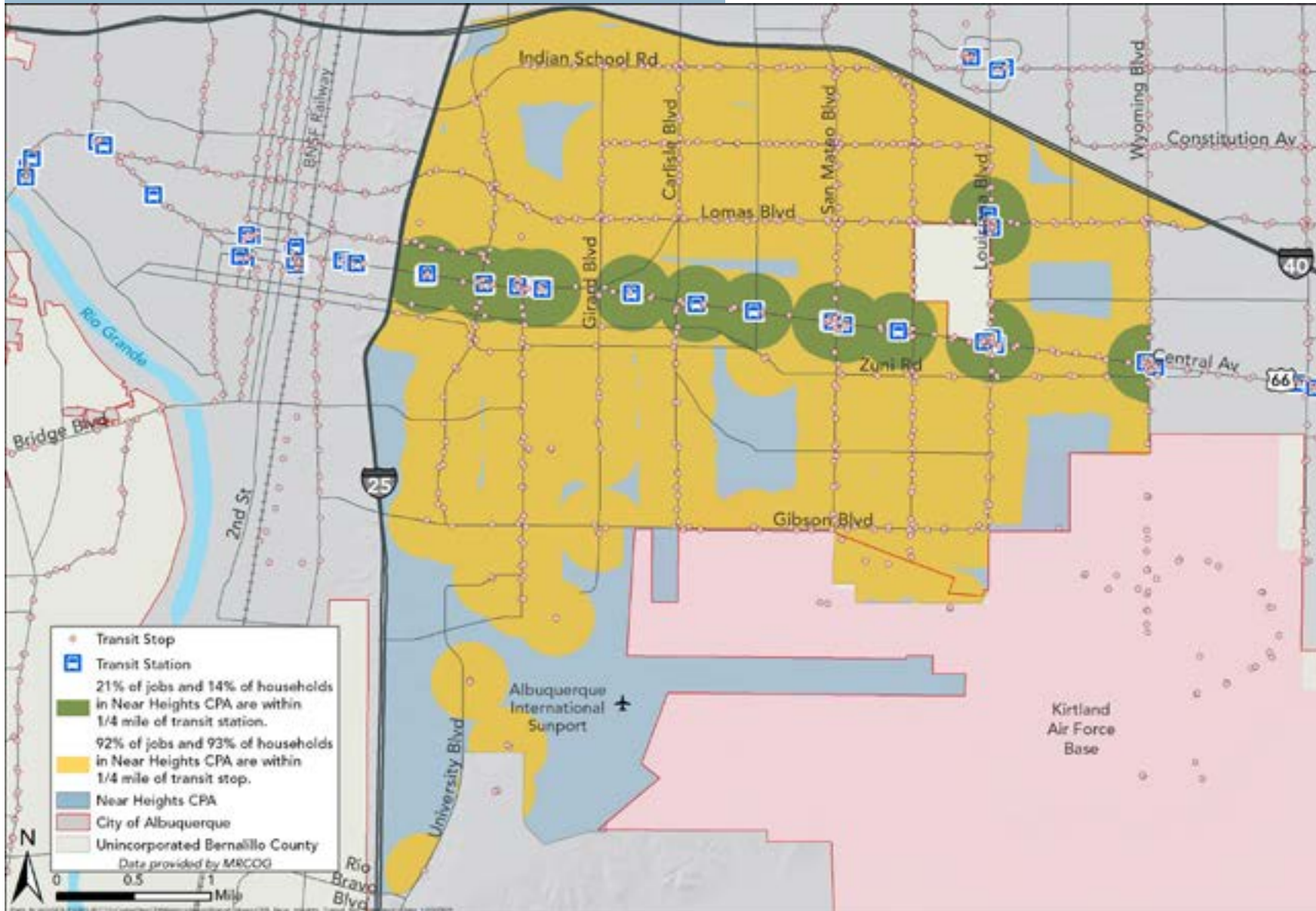
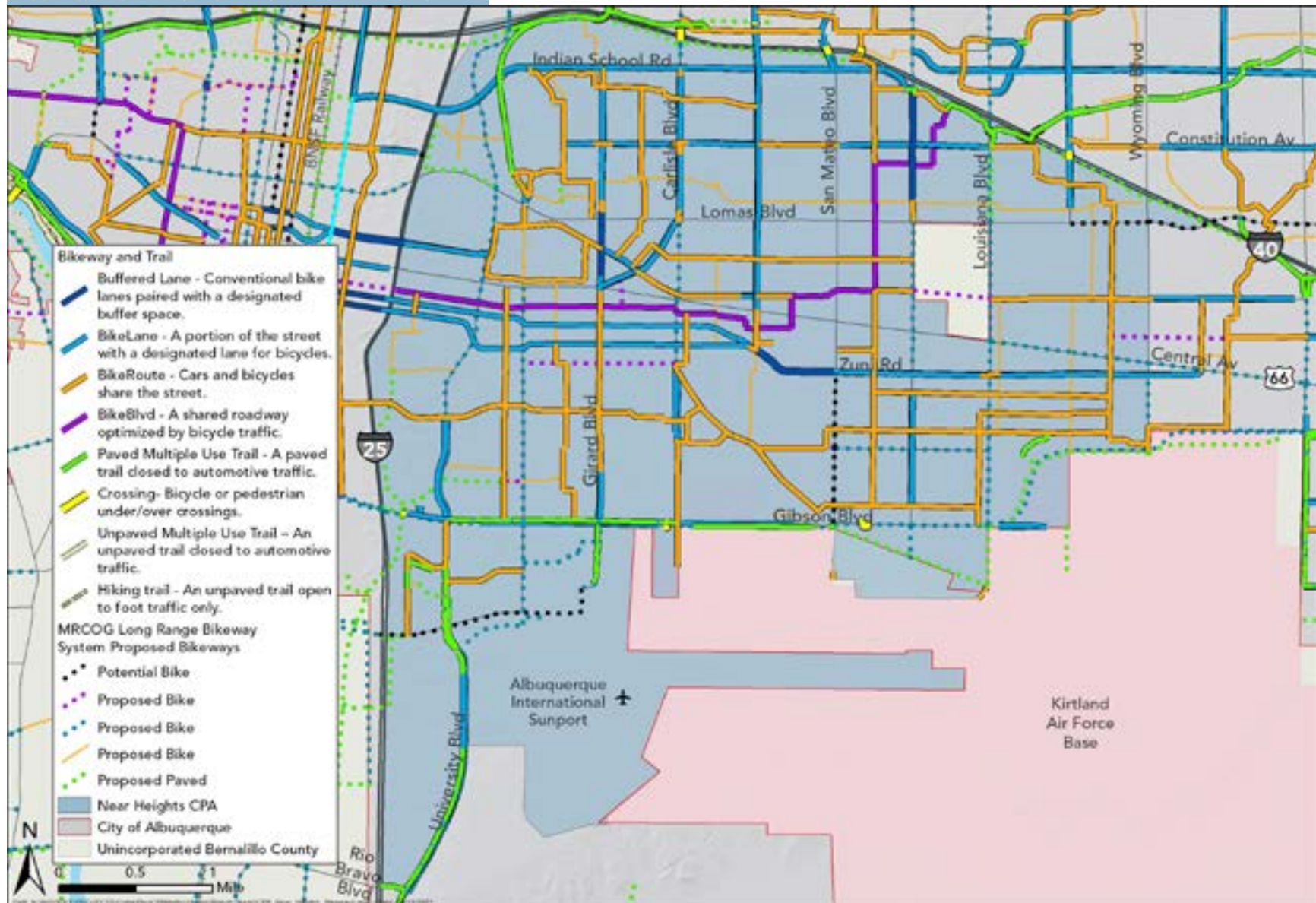






FIGURE 6. BIKEWAYS AND TRAILS IN THE NEAR HEIGHTS





## 3.4 Urban Design



Caption: University Heights Businesses



Caption: Mesa Verde Park



Caption: Little Free Library in the University Heights

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 Near Heights, reviews related assets and challenges, and includes community input on this element. See Subsections 4.1, 4.2, 4.7, 4.8, 4.10, and 5.7 for CPA-specific projects, programs, and policies related to Urban Design.

### 3.4.1 ACTORS, PLANS, & PROGRAMS



#### Boards & Commissions

[Albuquerque City Council - Appeals Development Process Manual Executive Committee](#)  
[Development Review Board](#)  
[Environmental Planning Commission](#)  
[Landmarks Commission](#)  
[Technical Standards Committee](#)  
[Zoning Hearing Examiner](#)



#### CABQ Planning Department

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



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

[Capital Implementation Program \(CIP\)](#)



#### 311 Community Contact Center

[311 app](#)





### 3.4.2 SNAPSHOT

The built environment in the Near Heights contains qualities of both the pre-and post-war development. Pre-war suburban development is characterized by platting that diverges from the typical grid but still contains multiple access points and a connected street network. Post-war suburban development is characterized by a distinct separation between land uses, curvilinear development patterns, prioritization of parking, and incorporation of design mechanisms that encourage personal vehicle usage.

Recent mixed-use development along Central Avenue has resulted in a greater mix and intensity of uses compared to traditional development patterns; however, development has occurred unevenly, benefiting some communities far more than others. These uneven development patterns are distinctly evident within the CPA's built environment, though they are also – at least in part – a product of it. Neighborhoods farther east in the International District are adversely impacted by traditional suburban development patterns, while the University neighborhoods and Nob Hill have seen more investment, in part thanks to their pedestrian-friendly mix of residential and commercial areas.



Caption: Input Received During Community Engagement

#### Assets

- Eclectic mix of architectural styles
- Ongoing street lighting projects
- NeighborWoods program
- Façade improvement projects
- Iconic neon lighting along Central Avenue

#### Challenges

- Lack of street lighting within neighborhoods and in alleys
- Lack of landscaping along roadways
- Underinvestment in the International District
- Physical barriers that inhibit walkability
- Balancing design standards and affordability



## 3.5 Economic Development



**Caption:** Office Space Inside the International District Economic Development Center



**Caption:** Brick Light District Signage

Each CPA has unique assets, businesses, and industries that contribute to the character of its neighborhoods, provide employment, and offer goods and services to residents and visitors. There are also many programs and organizations throughout the city dedicated to entrepreneurship and workforce development. This section provides an overview of Economic Development in the CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.4, 4.12, 4.14, 4.16, and 5.4 for CPA-specific projects, programs, and policies related to Economic Development.

### 3.5.1 ACTORS, PLANS, & PROGRAMS



#### [CABQ Economic Development Department](#)

[Small Business Office](#)

[ABQ 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](#)



### 3.5.2 SNAPSHOT

Unique local businesses are found throughout the Near Heights. One of the area's greatest strengths is the number and variety of base jobs located within its boundaries. The job to housing unit ratio is 1.62, which offers a high job opportunity for area residents. The University of New Mexico, Central New Mexico Community College, and Kirtland Air Force Base are major institutional assets in the area. In addition, hospitality, film, and other creative industry jobs provide a variety of employment opportunities that fall along a spectrum of skill levels and interests.

Near Heights community members consistently stated that they would like to see the redevelopment of vacant commercial space into locally accessible retail and service amenities. There are many properties available along established commercial corridors, but less than 5% of the land is vacant and able to be developed.

Many of the census tracts in the Near Heights qualify for the NM Collateral Assistance Program and New Market Tax Credits. Metropolitan Redevelopment Areas (also called MRAs) have access to tools that can help finance projects within their boundaries, including bonds, tax abatement opportunities, and impact fee waivers.



Caption: Input Received During Community Engagement

#### Assets

- Local businesses
- Variety of business types
- Local economic development organizations
- Large employers and anchor institutions
- Opportunity for new development

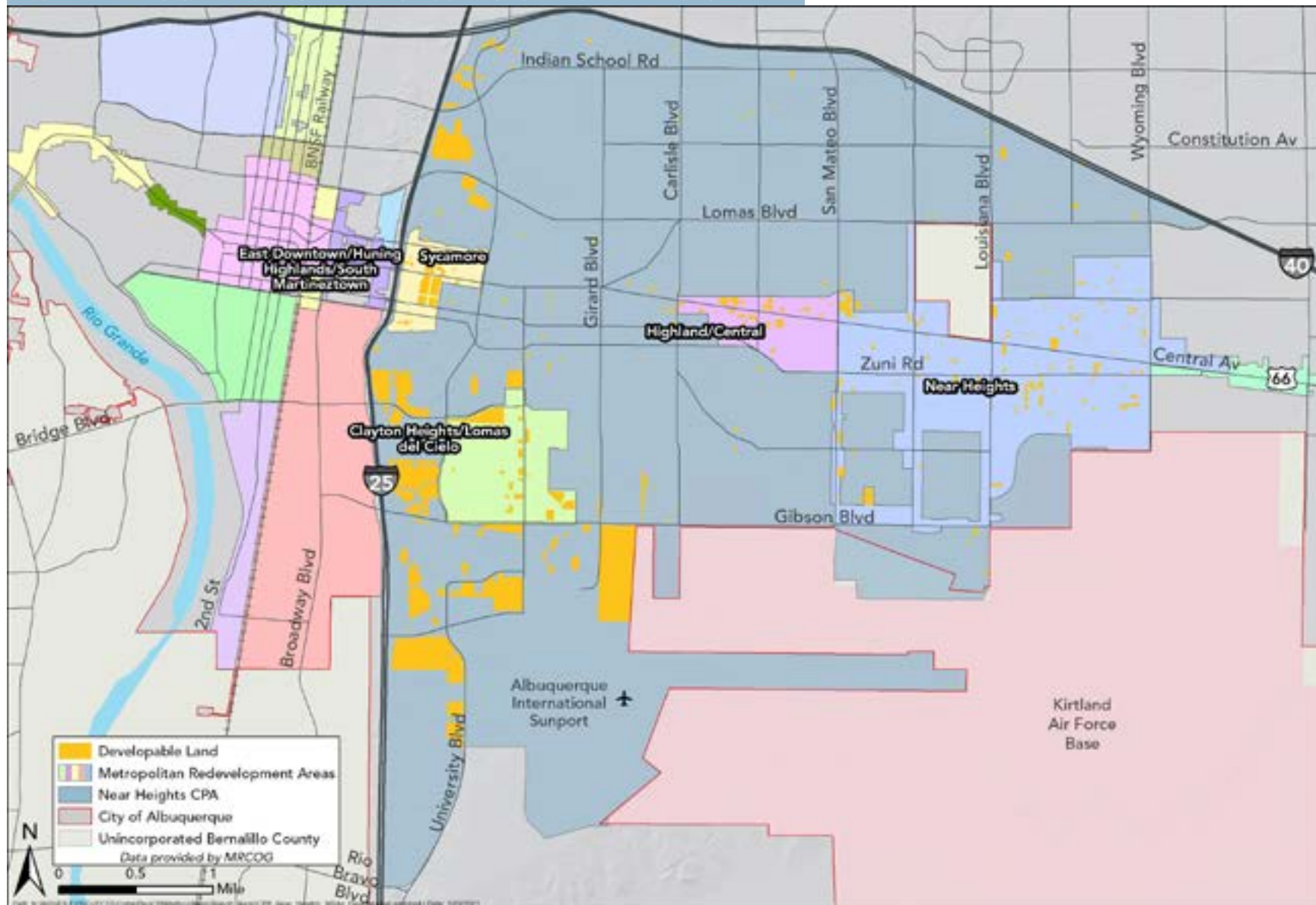
#### Challenges

- COVID-19
- Regulatory complexity
- Vacancy
- Undermaintained commercial properties
- Lack of capital/disinvestment in the International District
- Non-local commercial landlords





FIGURE 7. METROPOLITAN REDEVELOPMENT AREAS AND DEVELOPABLE LAND IN NEAR HEIGHTS





## 3.6 Housing



**Caption:** Sundowner Apartments on Central Avenue



**Caption:** Home with a Casita located in the backyard



**Caption:** Apartment building located on Vassar Drive

Every CPA has a unique mix of existing housing types and needs. This section provides an overview of Housing in the CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.13 and 4.14 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 Division Programs and Services](#)

[Consolidated Housing Plan](#)

[Community Needs Assessment](#)

[Homeless Services Division](#)

[Affordable Housing Committee](#)



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

[Housing Assistance](#)

[LIHTC Program Overview](#)

[Qualified Allocation Plan](#)



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



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

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

[Related Rules and Regulations](#)

[Code Enforcement Division](#)



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

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



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



### 3.6.2 SNAPSHOT

Community members in the Near Heights prioritized diverse housing options, permanent affordability, housing stability, and addressing vacant or substandard conditions.

Seventy percent (70%) of all housing units in the Near Heights are low density. The majority of the low-density housing is single-family detached. The area has some 2-4-unit buildings and fewer townhouses and mobile homes. Almost 30% of the housing units are larger multi-family buildings that contain 5 or more units. Compared to the other CPAs, Near Heights has the most 2-4-unit buildings and larger multi-family buildings.

Near Heights has the most renters when compared to the other CPAs. Sixty-one percent (61%) of households rent, and 39% of households own their homes. Many community members expressed the need for affordable housing. Housing is considered unaffordable if a household pays more than 30% of its income toward rent or a mortgage, and in Near Heights, over 40% of households lack affordable housing, making it one of the least affordable areas in the city. One advantage households have in Near Heights is access to nearby transit and walkable commercial districts, which can translate into transportation savings that keep household expenses down.



Caption: Input Received During Community Engagement

#### Assets

- Diverse mix of housing options
- Historic and distinct neighborhoods
- Vacant developable land
- Housing options for renters
- Student housing
- Workforce housing
- Nearby transit to decrease household costs

#### Challenges

- Affordability for renters
- Shortage of housing units
- Regulations and design standards that discourage affordable housing development
- Lack of funding for affordable housing development





## 3.7 Parks & Open Space



**Caption:** Photo of Netherwood Park Taken During a Netherwood Park Bites Food Truck Night

Parks, open space, and trails provide recreational opportunities, a space for community gatherings, environmental benefits, and 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 CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.1, 4.2, and 4.15 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

Many of the parks in the Near Heights were constructed by residential developers, who used parks as a selling point to compete against other new subdivisions in the city. Parks in the Near Heights total 352 acres (nearly 3% of the total area), providing 4.65 acres of park land per 1,000 residents. In comparison to the 11 other CPAs, the Near Heights ranks 4th in percentage of park land and 6th in park land per capita. Almost 90% of residences in the Near Heights CPA are within a 10-minute walk of a City park.

Parks are a well-loved feature of the Near Heights and were listed among the community's best assets. Some parks feature areas for dogs, fitness stations, playground equipment, skateboard amenities, and ballfields that provide active recreation opportunities. Parks can also be used for events such as block parties, farmers markets, food truck nights, music nights, and movie nights.

Community members noted the issues of drug use and camping in parks. Many emphasized support for behavioral health services and greater accessibility to affordable housing. Solutions to these issues will require collaborations among multiple departments and volunteer coordination with community and service organizations.



Caption: Input Received During Community Engagement

#### Assets

- Amenities in Parks
  - . Bike paths and trails
  - . Swimming pools
  - . Greenspace, trees, and nature areas
  - . Sports amenities
  - . Dog areas
  - . Community events
- Trees and Landscaping
  - . NeighborWoods Program
  - . Nature Play
- School Parks
  - . Joint use of parks
  - . Community gardens
  - . Recreational amenities

#### Challenges

- Safety
  - . Drug use in parks
  - . Camping
  - . Unleashed dogs
- Maintenance
  - . Vandalism and theft
  - . Dog waste
  - . Trash and littering
  - . Limited funding





## 3.8 Heritage Conservation



**Caption:** Classic Century Square Located in the Highland Business District



**Caption:** Tewa Lodge located on Central Avenue



**Caption:** De Anza Motor Lodge Signage

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 Subsections 4.4, 4.11, 4.12, 5.5, 5.6, and 5.7 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



### 3.8.2 SNAPSHOT

The Near Heights contains commercial development of all sizes and a vast mix of residential development, with architectural styles that span the entire twentieth century. Historic disparities in income, public and private investment, and access to services remain in many neighborhoods. Understanding these trends, identifying the assets that should be preserved, and using them to buttress each community's identity, is the work of heritage conservation.

The Near Heights has 7 historic districts. The Spruce Park, Silver Hill, and Monte Vista/ College View historic districts are registered historic districts that reflect Albuquerque's Early Automobile Suburbs. The Sigma Chi historic district did not develop until mid-century and reflects architectural styles of that period. Vista Larga Residential Historic District in the north of the area contains excellent examples of modernist post-war development, while the Parkland Hills Historic District contains both modernist and Mediterranean Revival style homes. The Albuquerque Veterans Administration Medical Center Historic District is unique for conserving a 40-acre medical campus, which was built in a combination of Spanish Revival and Pueblo Revival styles.



Caption: Input Received During Community Engagement

#### Assets

- Historic districts, landmarks, and places
- Murals and artwork
- Community and cultural events
- Cultural and linguistic diversity
- Engaged community groups and organizations
- Historic Route 66

#### Challenges

- Lack of language support
- Displacement and gentrification
- Representation within local arts and culture
- Cost of renovation, repairs, and demolition



**FIGURE 8. ANNEXATIONS INTO THE CITY OF ALBUQUERQUE**

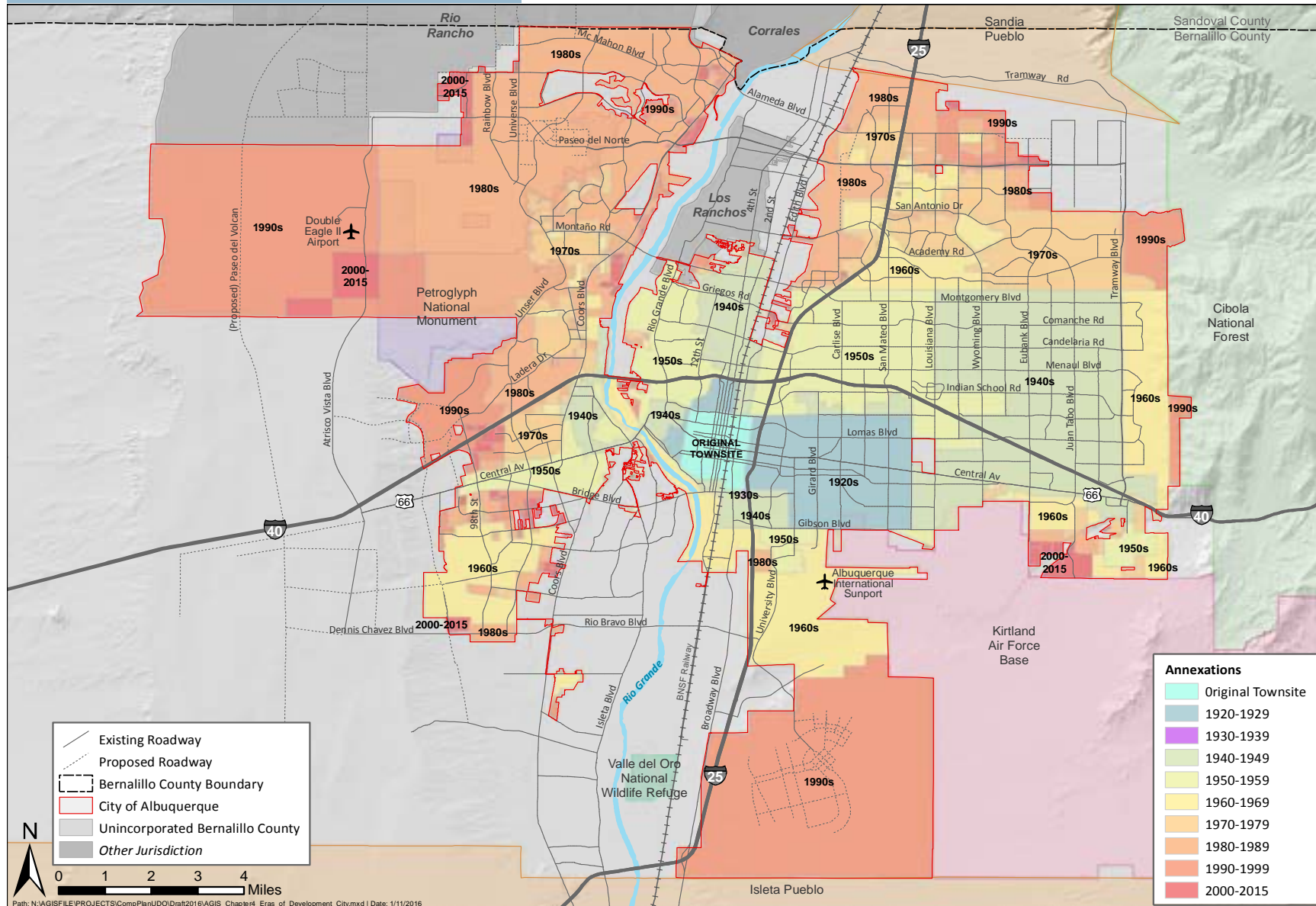
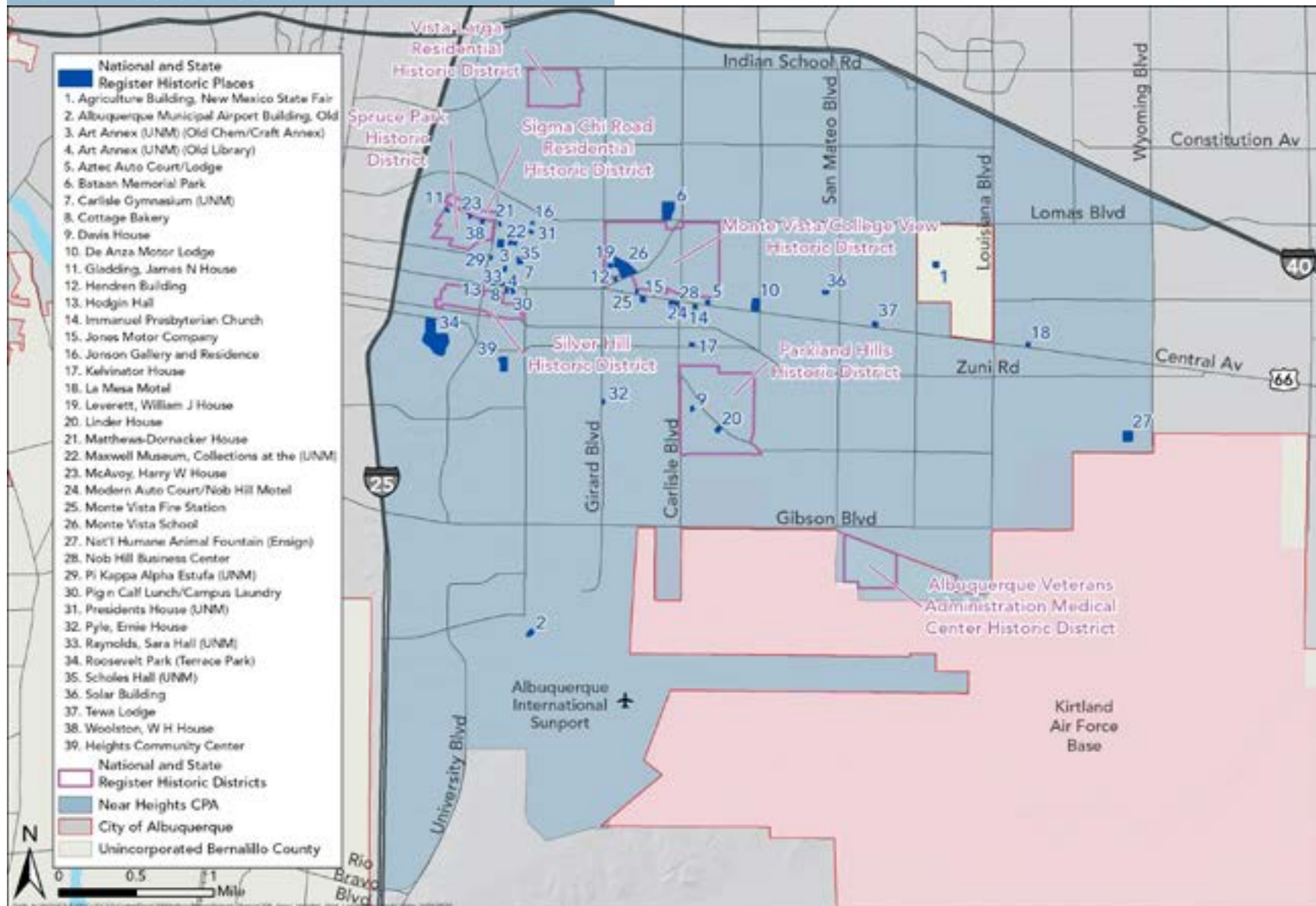






FIGURE 9. HISTORIC DISTRICTS AND LANDMARKS IN THE NEAR HEIGHTS





## 3.9 Infrastructure, Community Facilities & Services



**Caption:** Playground Located at the Loma Linda Community Center



**Caption:** Presbyterian Hospital Located on Central Avenue

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 CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.1, 4.3, 4.5, 4.8, and 4.13 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

Physical and social infrastructure are critical to maintaining safe, healthy, and thriving communities. Near Heights community members expressed support for topics such as green infrastructure and resource management along with the need for more lighting, sidewalk maintenance, and safer roads.

The Near Heights CPA has a mix of community centers, libraries, and other community facilities distributed throughout the CPA. These community facilities help facilitate social bonds that in turn build strong, safe, and inclusive communities. There are a total of 5 community centers, 1 senior center, 3 libraries, 10 elementary schools, 4 middle schools, 1 high school, and 2 post-secondary institutions located in the CPA.

Near Heights community members expressed a growing concern for unsheltered people, expressing the need for more services such as public showers, restrooms, and handwashing stations.

Public safety was an important concern for many residents during community meetings. Community members discussed the importance of keeping the community safe without over-policing people who are experiencing homelessness or communities who have historically been over-policed.



Caption: Input Received During Community Engagement

#### Assets

- Community Facilities
  - . Community centers
  - . Public libraries
  - . Swimming pools
  - . Health clinics and hospitals
  - . UNM and CNM
- Community Services
  - . Behavioral health services
  - . Addiction recovery services

#### Challenges

- Crime
  - . Complex underlying factors
  - . Property crime
  - . Violence
- Homelessness
  - . Lack of public restrooms
  - . Lack of affordable housing
  - . Need for more services
- Addiction
  - . Needles in public spaces
  - . Need for more services





## 3.10 Resilience & Sustainability



**Caption:** ABQ Backyard Refuge Pocket Garden



**Caption:** NeighborWoods Tree Planting



**Caption:** Community Garden Located at the Loma Linda Community Center

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, as well as the resilience and sustainability of our community. This section provides an overview of Resilience & Sustainability in the CPA, reviews related assets and challenges, and includes community input on this element. See Subsections 4.1, 4.2, and 4.8 for CPA-specific projects, programs, and policies related to Resilience & Sustainability.

### 3.10.1 ACTORS, PLANS, & PROGRAMS



#### ABQ NeighborWoods Program

[Let's Plant Albuquerque Initiative](#)



#### Albuquerque-Bernalillo County Water Utility Authority (ABCWUA)

[Rebates](#)



#### International District Urban Agriculture Plan

[Bernalillo County Office of Senior & Social Services](#)

[Bernalillo County Parks, Recreation, and Open Space Department](#)



#### 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

During the CPA engagement process, Near Heights community members underlined the importance of resilience and sustainability, while expressing support for local programs and initiatives that further these efforts.

The Near Heights has several existing community gardens, each with a strong network of residents, community organizations, and schools working to keep them going. These spaces connect people with sustainable sources of food and also 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.

Ongoing programs and initiatives such as the Lets Plant ABQ initiative, NeighborWoods program, and the TreeBate program have facilitated in the planting of hundreds of trees throughout the Near Heights in recent years.

Green infrastructure solutions can be applied effectively at many different scales. Common practices include drought-tolerant and native plantings, xeriscaping, rain gardens, permeable pavements, green roofs, infiltration planters, trees and tree boxes, and rainwater harvesting systems.



Caption: Input Received During Community Engagement

#### Assets

- Tree Canopy
  - . Large, mature trees
- Sustainability Programs & Initiatives
  - . Lets Plant ABQ
  - . ABQ Backyard Garden Program
  - . NeighborWoods Program
  - . TreeBate Program
  - . Dakota Tree Project
- Community Agriculture
  - . School gardens
  - . Urban farms
  - . Farmers markets

#### Challenges

- Climate Change
  - . Prolonged drought
  - . Less predictable weather
  - . Changing precipitation patterns
- Tree Die-off
  - . Many trees nearing end of life cycle
  - . Impacts from climate change
- Heat Island Effect
  - . Higher temperatures
  - . Higher levels of air pollution





## PART 4. PROJECTS & PROGRAMS





## 4.1 Urban Agriculture

### 4.1.1 COMMUNITY GARDENS

Community members expressed the importance of food security, community gardens, edible landscapes, farmers markets, and various other forms of urban agricultures. The Near Heights is home to nearly 20 community and school gardens, each with a strong network of volunteers working to keep them going. The [IDO](#) supports community gardens in a majority of zone districts. The [Bernalillo County Urban Ag Project](#) captures the momentum around urban agriculture within the International District and County.

The Health Equity Council, in partnership with Tree New Mexico and the City of Albuquerque, is leading the effort to address air quality related to the heat index and pollution by working with the community in the International District on a citizen science air quality monitoring project. During the summer, six youth interns learned about environmental health, asthma and air quality. Air quality monitors were assembled at one of the summer workshops. The monitors will be installed at six ID community garden sites.

#### Policy

Encourage edible landscaping, pesticide-free practices, and pollinator and migratory bird habitat in parks, public gathering places, and community facilities to promote access to free food for people and wildlife.



**Caption:** Fruit Tree at the Van Buren Middle School Garden



**Caption:** Community Garden at the Loma Linda Community Center

### 4.1.2 SCHOOL GARDENS

Albuquerque Public Schools (APS) maintains a large network of learning gardens at school locations throughout the city. APS also provides a thorough list of resources. The [gardening handbook](#) provides information on what to plant, where to purchase supplies, and a map of all of APS' existing [garden locations](#).

#### APS School Garden Locations

- Montoya Elementary School
- Bandelier Elementary School
- Emerson Elementary School
- Kirtland Elementary School
- La Mesa Elementary School
- Lowell Elementary School
- Montezuma Elementary School
- Mark Twain Elementary School
- San Antonito Elementary School
- Whittier Elementary School
- Mary Ann Binford Elementary School
- Wilson Middle School
- Van Buren Middle School
- Career Enrichment Center
- Helen Cordero Elementary School
- Hayes Middle School
- Monte Vista Elementary School

#### Policy

Support community gardens.



## 4.2 Tree Planting in the Near Heights



Caption: Tree Planting at Trumbull Park

### 4.2.1 TREE CANOPY

During the CPA engagement process, Near Heights community members noted the important role that tree canopy plays in their community and expressed support for ongoing local initiatives that protect and reinvigorate the city's tree canopy.

Parts of the Near Heights are losing tree canopy at a concerning rate. The loss of trees, along with the [myriad benefits](#) they provide, is a serious concern throughout the city. Restoring and increasing Albuquerque's tree canopy is an essential part of the broader effort to improve the health of the city's population as a whole.

### 4.2.2 PROGRAMS & RESOURCES

With the support of the a broad community alliance, the City has launched the [Let's Plant ABQ](#) initiative, with the goal of planting 100,000 new trees across Albuquerque over the next ten years. ABCWUA provides [rebates](#) for customers to help cover the cost of tree maintenance or the purchase of a new tree.

Tree New Mexico (NM) runs the ABQ NeighborWoods program, which is a collaborative effort to enhance the city's tree canopy. The NeighborWoods project has supported planting hundreds of trees throughout neighborhoods in the Near Heights. Tree NM is increasing the tree canopy in the Near Heights by 700 trees. An EPA grant funded 200 street trees, 100 fruit trees, and 100 give-away trees. Other funding sources supported an additional 300 trees in the International District.

The [ABQ Backyard Refuge Program](#) is helping create a mosaic of wildlife habitat across the city. The [City Nature Challenge](#) is another opportunity for learning about urban nature. By using the iNaturalist app, participants can share photos and identify observations year-around.

### NeighborWoods Tree Plantings in Near Heights

- La Mesa
- Parkland Hills
- North Campus
- South San Pedro
- Trumbull Village
- Elder Homestead
- Summit Park
- Netherwood Park
- Nob Hill
- University Heights
- Victory Hills
- Pueblo Alta
- Mile Hi

### Policy

Encourage investment in street trees, landscaped medians, and landscape strips along streets, especially in areas more than a 10-minute walk to a park where new parks are not feasible.

### 4.2.3 FUTURE PROJECTS

NeighborWoods tree plantings are planned throughout 2022, with the Mark Twain and McDuffie-Twin Parks neighborhoods scheduled for plantings in the late summer and early fall. Community members who would like to volunteer to plant trees in their neighborhood can do so through City's [One Albuquerque Volunteers](#) website.





## 4.3 International District Library



Caption: Opening of the International District Library



Caption: [The International District Library Project Program and Conceptual Design \(Page 26\)](#)

### 4.3.1 COMMUNITY INPUT

Near Heights community members expressed excitement for the new International District Library during online open houses. Residents particularly emphasized the importance of the library's many amenities, the inclusion of materials in a multitude of languages, and the way in which the library showcases the International District through photos, murals, art displays, and cultural events.

### 4.3.2 PROJECT DESCRIPTION

In 2016, the City of Albuquerque purchased a plot of land on the north side of Central Avenue between San Pablo and Charleston streets with the purpose of building a new public library. A multiple-year engagement process, which included input from both the community and library staff, resulted in a [site design](#) that features flexible spaces for events and activities such as community meetings, literacy programs, arts and crafts.

### 4.3.3 DETAILS & AMENITIES

The International District Library Project includes three primary elements: the new library, a story plaza, and a stormwater detention pond and park. The Parks Department and AMAFCA will be collaborating on the park, which will be located on the eastern portion of the site. Each of these elements addresses public and social infrastructure needs within the service area. The International District Library opened on July 9th, 2022.



## 4.4 Route 66



Caption: Route 66 Themed Bus Stop Located in the Highland Commercial District



Caption: Signage from the old Zia Motor Lodge



Caption: Signage from the Hiway House Motel

Many Near Heights community members noted Route 66 as an asset for the area during the engagement process. Route 66 has played an important role in the history of Albuquerque, impacting its identity, heritage, growth, and development through time. This role remains evident along the corridor today, nearly 100 years after it was originally built.

Route 66 was originally commissioned in 1926, and ran along 4th street, but the road was later realigned in 1937 to Central Avenue. Route 66 helped facilitate the westward migration that brought people to and through Albuquerque in search of new opportunities. Many commercial amenities for travelers, such as hotels and motels, were developed along Route 66. Businesses and neighborhoods along Route 66 flourished for decades, but the completion of I-40 and I-25 in the late 1960s/early 1970s diverted traffic from Route 66, resulting in some decline.

Near Heights neighborhoods such as Nob Hill, Highland, the International District, and University Heights have worked hard to revitalize their commercial businesses and districts. In 2022, City Council voted unanimously to establish a [Community Improvement Program](#) for Route 66 (Central Avenue) along its entire length through the city.



## 4.5 Street Lighting & Alley Activation

### 4.5.1 LIGHTING PROJECTS

Street lighting is a recurrent theme when talking to community members in the Near Heights. Residents have noted the importance of lighting in promoting safety, both in terms of reducing traffic violence and other types of illegal activity. Residents have also expressed the challenge of not knowing how to report issues with existing streetlights, or who to report these challenges to. Streetlight ownership varies across Albuquerque, with both the City and PNM responsible for the lights that they own. [This map](#) shows who owns particular lights, and directs community members towards the correct method to report outages.

Work is being done to increase lighting in the Near Heights. Councilor Pat Davis recently dedicated \$170,000 to fund festoon lights along 7 blocks of the Nob Hill business district. In 2019, the International District Healthy Communities Coalition raised money to install 24 solar street lights in the International District. And in 2021, the City dedicated over \$2 million to install 150 new streetlights in the International District. Fifty-four (54) new street lights went up in Trumbull Village; 43 in La Mesa; 14 in South San Pedro; and 39 in Elder Homestead.

#### Policy

Encourage projects that improve the usability and safety of alleys.



Caption: Street Lights Installed Near Wilson Middle School



Caption: Alleyway in the Southeast Heights Neighborhood

### 4.5.2 ALLEYS

Several Near Heights residents noted challenges around trash and a lack of lighting in their alleyways, along with opportunities to activate them for pedestrian use.

The [Vision Zero Action Plan](#) calls on the City and community partners to “develop a program to identify/create paths within and through neighborhoods to facilitate active transportation and recreation” (Page 43). The Action Plan goes on to note alleys as one potential candidate for these paths.

Residents whose properties border an alleyway are typically responsible for maintenance and upkeep to the halfway point in the alley. Ownership of alleys varies from parcel-to-parcel, which presents challenges for further development. For example, development of an alley with different private owners controlling each lot would require cooperation among each of the neighbors who own the lots. Residents who would like to activate their alley could consider installing lighting along their property, organizing neighborhood walks, or trash pick-ups.

#### Policy

Invest in additional lighting along streets, alleys, and underpasses.





## 4.6 Speeding & Safety on Major Streets

### 4.6.1 CENTRAL AVENUE

Residents of the Near Heights expressed repeated concern about traffic injuries and fatalities along Central Avenue. Several major intersections along this corridor were noted as particularly unsafe, including the intersections at the San Mateo, Louisiana, and Wyoming Boulevards. The segment of Central Avenue from San Mateo to Wyoming Boulevard has an above average number of vehicle crashes, as well as some of the highest numbers of pedestrian injuries and fatalities in the entire city.

The intersection at San Mateo Boulevard has historically ranked among the worst in the region for pedestrian crashes. In 2016, the USDOT and MRCOG conducted a [Road Safety Assessment \(RSA\)](#) at this intersection. The RSA recommended a range of improvements. Some of these recommendations have been implemented in recent years with the construction of ART, and safety has improved, though the intersection continues to face a high number of injuries and fatalities.

The intersection at Louisiana Boulevard poses significant safety issues for pedestrians, with a [High Fatality and Injury Network \(HFIN\)](#) rating three times higher than the mean. A recent [Safety Study of East Central Avenue \(2020\)](#) noted that

“the intersection with Louisiana Blvd is of particular concern as it has the highest amount of pedestrian-involved crashes, severe crashes, and overall crashes” (Page 12). The intersection at Wyoming Boulevard also experiences a high number of crashes that result in fatalities and/or injuries, along with a high number of pedestrian-involved crashes. These 3 intersections are located within some of the most vulnerable communities in Albuquerque, which have historically not received the same levels of investment as other areas along Central.

Some interventions along the corridor - updated striping, widened sidewalks, and enhanced crosswalks - have been added in recent years. But despite these safety interventions, injuries and fatal crashes remain a far-too-common occurrence throughout the corridor. Pedestrians continue to face high levels of traffic violence, with vulnerable populations often subject to the worst impacts. Automated Speed Enforcement paired with design interventions that calm traffic could serve as potentially valuable tools in addressing speeding and traffic safety.

#### 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.



Caption: Intersection at Central Avenue and Louisiana Boulevard



Caption: Intersection at Central Avenue & San Mateo Boulevard



#### 4.6.2 LEAD AVE & COAL AVE

Community members identified the Lead and Coal Avenues as an area of concern regarding traffic safety in the Near Heights. These streets are located south of and parallel to Central Avenue. Both Lead and Coal run primarily through residential areas while carrying approximately 20,000 motor vehicles per day. The form and function of these two roads, along with their location, leads to significant concern among nearby community members regarding travel speed and traffic violence.

Several of the intersections along Lead and Coal stand out in terms of crash rates. Intersections at the I-25 East Frontage Road, University boulevard, Yale Boulevard, Girard Boulevard, and Carlisle Boulevard experience above the mean to two times above the mean number of fatalities and injuries compared with intersections across the city. North-south roadway segments along these same roads, between Lead and Coal, also feature concerning levels of crashes that result in fatalities or injuries.

##### Policy

Support projects to improve pedestrian and bicycle safety, especially at intersections with Commuter Corridors.

Lead and Coal have experienced a series of safety interventions in the last decade.

In 2012, streetscape improvements that incorporated traffic calming, bicycle lanes, on-street parking, intersection enhancements, lighting improvements, and landscaping mechanisms were introduced along these corridors. These improvements cost around \$28 million in total. More recently, in 2018 and 2019, the City of Albuquerque introduced coordinated speed signing and reduced green times to try to reduce speeding. Despite these interventions, residents living near Lead and Coal have continued to experience negative impacts from speeding.

The [Lead and Coal Avenue Rest-in-Red Feasibility study](#) (2021) found that these recent safety interventions did not significantly reduce speeds in the area. Rest-in-red lights, which automatically switch to red if motorists are traveling above the speed limit, are being installed along the Lead and Coal corridor from Broadway to Washington.

In 2022, the City ordered an [independent audit](#) of the Lead and Coal corridor. This audit confirmed that excessive speeding poses a significant danger to residents living along the corridor. Initial recommendations from the audit team include lane reconfigurations, speed limit reductions, additional enforcement mechanisms, and other engineering interventions.



Caption: Coal Avenue in the University Heights Neighborhood



Caption: Lead Avenue in the Nob Hill Neighborhood





### 4.6.3 ZUNI ROAD

During the CPA engagement process, many residents expressed support for the road diet that was completed on Zuni Road in 2016. Efforts to improve safety on Zuni Road began in 2011, when former City Councilor commissioned the [Zuni Road Study](#). The Study recommended a road diet, including lane reductions, a center turn lane, bicycle lanes, and mid-block pedestrian crossings at locations most often associated with pedestrian and vehicle collisions. These safety interventions promote traffic calming, and the addition of a bicycle lane through most of the Zuni corridor provides a needed alternative to bicycling along Central Avenue. These safety interventions were implemented in 2016, costing around \$2 million in total.

Safety issues along the Zuni corridor remain present despite these recent improvements. The segment of Zuni Road between San Mateo and Louisiana Boulevard experiences one and a half to two times above the mean number of fatalities and injuries. Intersections at San Mateo, Alvarado, San Pedro, and Louisiana experience above the mean to two times above the mean numbers of crashes resulting in injuries and fatalities.

Major north-south roadways between Zuni and Central, including the San Mateo, San Pedro, Louisiana, and Wyoming Boulevards, have an HFIN score two times above the mean. The Zuni Corridor, and these north-south roadways, run through some of the most vulnerable communities in Albuquerque. These communities face higher levels of traffic violence and fewer transportation and mobility options.

The Department of Municipal Development (DMD) is working towards implementing improvements at the intersections of Zuni Road & San Mateo Boulevard and Zuni Road & Wyoming Boulevard. These efforts include survey, ROW, design, and construction of roadway, traffic signal, and ADA improvements.

Residents have commented that the striping along Zuni east of San Mateo has already started wearing off, which indicates people are driving on and across the striping, and that some vertical elements may be needed to define the lanes. Public input also noted that it's common to see drivers using the bicycle lane as a turn lane far in advance of the intersection.



Caption: Zuni Road near Highland High School



Caption: Zuni Road in the South San Pedro Neighborhood



## 4.7 Bike and Pedestrian Safety

### 4.7.1 PEDESTRIAN CROSSINGS ON CENTRAL

Throughout every step of the CPA engagement process, community members expressed the need for more frequent pedestrian crossings and improvements to existing crossings on Central Avenue. This need was commonly expressed together with concern for the high number of pedestrian injuries and fatalities that occur on Central Avenue.

The Near Heights CPA assessment team and multiple City partners completed a series of walk audits to gather information on pedestrian crossings along the portion of the Central corridor that is located in the Near Heights CPA. Data from these walk audits was used to create [this StoryMap](#), which highlights the challenges that pedestrians face along this corridor, particularly in the International District.

Many of the observations gathered during staff walk audits correlated with existing conditions noted in the [East Central Ave Safety Study](#), such as high levels of pedestrian activity, long distances between signalized pedestrian crossings, frequent driveways, and obstructions in sidewalks.



**Caption:** Pedestrians Crossing Central Using HAWK Signal Near Central Avenue & Texas Street



**Caption:** Signalized Pedestrian Crossing at an ART Station in Nob Hill

### 4.7.2 CENTRAL PEDESTRIAN ENHANCEMENTS

The addition of Albuquerque Rapid Transit to Central Avenue resulted in a number of safety improvements along the corridor, such as updated striping, widened sidewalks, and enhanced crosswalks. In 2021, the Department of Municipal Development (DMD) worked to upgrade traffic equipment at signalized intersections on Central Avenue between Louisiana Boulevard and Tramway Boulevard. More recently, in 2022, DMD restriped a number of major intersections along the corridor. A map showing active DMD projects can be found [here](#).

Several High-Intensity Activated Crosswalk (HAWK) Signals have been installed along Central, with more planned in the near future. In 2021, a HAWK Signal was installed on Central Avenue between Texas Street and Utah Street. In 2022, another HAWK Signal was installed to access the new ART platform at the intersection of Central Avenue and San Pedro Boulevard. Two additional HAWK Signals will be installed along this corridor within a year – one at Central Avenue and San Pablo Street (in the Near Heights CPA) and the other at Central Avenue and Conchas Street (in the East Gateway CPA).



### 4.7.3 VISION ZERO LOUISIANA PROJECT

The City of Albuquerque's [Vision Zero](#) program is working toward the implementation of traffic safety improvements along Louisiana Boulevard from Gibson Boulevard to Central Avenue. This implementation effort emerged from a 2020 [Road Safety Assessment \(RSA\)](#) led by the City, which examined Louisiana Boulevard from Gibson Boulevard to Lomas Boulevard. This RSA focused specifically on pedestrian safety and included analysis of area-wide issues followed by suggestions based on this analysis.

Community input is playing a critical role in the effort to improve pedestrian safety along this portion of Louisiana Boulevard. Safety enhancements such as buffered bike lanes, bulb outs, and pedestrian refuge islands have been suggested by residents of the International District.

Safety enhancements to this corridor will be implemented in phases. There is currently funding budgeted for restriping and a road diet. In the future, features being considered include mid-block crossings and bicycle lane delineators. Visit this [StoryMap](#) to learn more about the community outreach efforts for this project.



**Caption:** School Crossing Located South of Whittier Elementary School

#### 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.

### 4.7.4 SCHOOL CROSSINGS

Throughout the CPA engagement process, community members noted the importance of well-maintained school crossings, and support for the ongoing work being done to improve school crossings throughout the Near Heights.

[The Department of Municipal Development's \(DMD\) Traffic Engineering Division](#) is responsible for the work being done to improve school crossings both within the Near Heights and across Albuquerque.

Since 2021, the Traffic Engineering Division has completed re-striping at 17 school crossings located in the Near Heights. As of July 2022, there are seven more school crossings scheduled to be restriped in the CPA, with two additional crossings classified as needed in the future.

The total value of the completed intersections is around \$170,000, with an additional \$70,000 in scheduled work, and \$20,000 at needed crossings.





**Caption:** Traffic Calming Interventions During CiQlovía 2020



**Caption:** Youth-focused Activity at CiQlovía 2015

#### 4.7.5 CIQLOVÍA

[ABQ CiQlovía](#) is Albuquerque's version of the global event known as *ciclovía*, or open streets. Albuquerque's first CiQlovía event took place on September 21, 2014. CiQlovía is a free annual event that encourages community members to reimagine public streets by closing them for cars and opening them for people. CiQlovía is organized by a group of dedicated [community partners](#).

CiQlovía often features activities such as walking, biking, outdoor exercise classes, public art, dancing, shopping, demonstration projects, live music, and more. Activities are clustered in specific areas of town, with participants able to walk or bike along designated routes featuring activity and recharge stations hosted by a wide range of community groups and organizations.

ABQ CiQlovía 2022 took place on Sunday, October 16, 2022 from 10 AM to 3 PM. Information and updates on this past year's events can be found on the [event webpage](#) and [event Facebook page](#).

#### Policy

Encourage projects that improve walkability and provide better opportunities for walking as a recreational activity throughout the Near Heights.



#### 4.7.6 GIRARD BOULEVARD IMPROVEMENTS

In 2012, City Councilors Isaac Benton and Rey Garduño sponsored the Girard Boulevard Complete Streets Master Plan. This plan considered community preferences, existing conditions, and makes several recommendations aimed at calming traffic, improving safety and increasing use of the street by cyclists, pedestrians and others. Recommendations in this plan, including restriping, were implemented in 2017.

In 2022, the Girard Streetscape Improvements project was initiated by the North Campus, Netherwood Park, Summit Park Neighborhood Associations, and City Councilor Isaac Benton. A design team analyzed the project area to determine the most effective locations and strategies for pedestrian improvements, minor roadway improvements, and tree planting. This analysis, along with the input from the three neighborhoods associations, resulted in a schematic design and cost estimate for improvements. Project stakeholders are currently seeking funding for the recommended improvements.



Caption: Bicycle Infrastructure on Girard Boulevard



Caption: Indian School Road Diet Project Study Area

#### 4.7.7 INDIAN SCHOOL ROAD DIET

The City developed a proposal for a road diet project on Indian School Road/Odelia Road between Broadway Boulevard and Carlisle Boulevard at the request of the area's residents and local representatives, who were concerned about speeding on this roadway. This segment of roadway has direct access to Montezuma Elementary School, Albuquerque High School, the Tennis Club of Albuquerque, the North Diversion Channel mixed-use trail, and numerous residential collector streets.

The area's hilly terrain, along with the presence of property walls at the back of the sidewalk, result in less-than-ideal sight conditions along this corridor. The proposed road diet aims to address these issues through the reduction of travel lanes and addition of buffers between vehicle and pedestrian traffic, which often results in traffic calming effects via speed reduction. This restriping project is intended to create a more walkable and bikeable multimodal residential corridor. The surrounding neighborhoods are currently working towards consensus on this proposed project.



Caption: Walk Audit Conducted in Spring 2021

#### 4.7.8 SIDEWALKS AND ADA COMPLIANCE

Staff conducted two walk audits and one community walk at the invitation of neighborhood leaders in Fair West, Mark Twain, Mile Hi, and Nob Hill neighborhoods. The audits and on-line input through surveys and Open Houses noted that trash/debris and light poles sometimes hampered pedestrian mobility in particular areas, such as on the east side of San Pedro Street and Lomas Boulevard. Some participants found that sidewalks in certain areas were in bad shape. Others emphasized their desire for trees (to provide shade), wider sidewalks (to provide comfort), and buffers between the sidewalk and the road (to provide safety).

Participants noted that some sidewalks do not feature a buffer between the sidewalk and the road, and that often the size of roadways far exceeds required lane space and that the right-of-way could allocate more space for sidewalks. Many sidewalks – in both residential and commercial areas – dip with every driveway. Each of these factors makes pedestrian mobility more difficult for all users, and even more so for persons with disabilities.

The ADA Transition Plan (2017) identifies where sidewalks exist, their condition, and where there are barriers to universal access in the existing sidewalk system. However, fiscal constraints are a major limiting factor for ADA improvements.



Caption: Walk Audit Conducted in Spring 2021

Sidewalk improvement projects are generally focused on maintenance programs where there is cracking and buckling of sidewalks, and redesign of curb ramps at the street corners. Property owners are responsible for installing and maintaining sidewalks along their street frontage. There is a significant gap between the resources that are needed for improvements and the resources that are available to work with. Creating safe streets for all users requires both community leadership on projects like CiQlovía (see 4.7.5) and governmental programs like Vision Zero (see 4.7.3).





## 4.8 Infrastructure Projects

### 4.8.1 MONTE VISTA MEDIAN STUDY

Councilor Pat Davis is funding a study to review adding a median to Monte Vista Boulevard between Campus Boulevard and Roma Avenue. Medians reduce the number of traffic lanes, which slows traffic – and space within a median can also be used to add elements like greenery or signage. A consultant started the project at the end of June 2022 and plans to have the recommendations and conceptual plans around potential medians completed by the end of November 2022.

Community members have been very supportive of this project during the Near Heights CPA community engagement process. Depending on the results of the study, this may be an opportunity to add green space to the neighborhood, improve traffic safety, and enhance the pedestrian environment.



Caption: The Spaceship House Located on Monte Vista



Caption: Concept of Potential Stormwater Management Techniques from the [Pueblo Alto & Mile Hi Neighborhoods Drainage Study Summary Report](#)

### 4.8.2 PUEBLO ALTO & MILE HI NEIGHBORHOODS DRAINAGE STUDY

The [Pueblo Alto & Mile Hi Drainage Study Project](#) seeks to address the ongoing issue of flooding in these neighborhoods, which are located in the Near Heights CPA. The Drainage Study Project identifies locations where neighborhood-scale green stormwater infrastructure (GSI) is acceptable to the community of this area. GSI alleviates the issue of flooding by filtering and absorbing stormwater where it falls, and green stormwater interventions often include other benefits such as creating wildlife habitat, shading and cooling streets, and calming traffic.

During the CPA engagement process, several community members made note of these efforts, particularly emphasizing their support for the community-driven nature of the Drainage Study Project. The neighborhood engagement process included the formation of an outreach committee, neighborhood walking tours, community meetings, an interactive website, mapping tool, and survey. [The Report](#) includes a range of potential locations for green stormwater interventions, along with potential next steps.



## 4.9 Loma Linda Community Center Expansion



**Caption:** Playground at the Loma Linda Community Center

The Loma Linda Community Center houses summer recreation programs and the administrative offices for the Therapeutic Recreation Program, and provides fully inclusive programs for youth and adults with and without disabilities at many sites throughout the City of Albuquerque, in addition to fully accessible after school care at the site.

Due to the Center's relatively small size, it is closed to the public when providing after school care. The surrounding community is very supportive of expanding the building so that the programming and hours can also expand. Family and Community Services has worked hard to secure funding for an expansion; however, construction process have risen significantly, causing funding shortfalls. The expansion remains a priority, and if sufficient funding is secured through

the 2023 General Obligation bond packages is approved, the project will go out for bid, and, following that, construction.

### Action

The City will allocate funding through the 2023 General Obligation bond to expand the Loma Linda Community Center.

Community members also discussed challenges with a nearby charter school. Traffic congestion at drop off and pick up times, gym classes, recesses, and after school programs have caused wear and tear on the surrounding park. Over the past year, the school has worked with the Department of Municipal Development to develop a new way to handle student pick up and drop off, and the school is currently working with Parks and Recreation and Family and Community Services to address park use in a way that is beneficial to all parties.



**Caption:** Sidewalk and Landscaping at the Loma Linda Community Center



**Caption:** Basketball Courts at the Loma Linda Community Center



## 4.10 Albuquerque Rapid Transit



**Caption:** Photo of ART Line at Night

During the CPA engagement process, community members expressed a wide range of sentiment on [Albuquerque Rapid Transit \(ART\)](#). Some community members expressed frustration with disruptions to local businesses, and with communication between the City and impacted stakeholders, particularly during early phases of the project. Other community members noted ART as an asset for the Near Heights, emphasizing the importance of improvements in reliability and accessibility for transit users, along with the necessity of the infrastructure updates that accompanied ART.

ART altered both the form and function of Central Avenue, which has evolved from a road dominated by automobiles to a multi-modal road designated as a premium transit corridor. The ART system provides more reliable transit services along the Central corridor, while also enhancing roadway infrastructure. Improvements to the Central corridor included safety interventions such as updated striping, widened sidewalks, and enhanced crosswalks. These improvements encourage walkability, which in turn promotes economic vitality. A recent [analysis](#) of the impact of the ART project on traffic

safety found that the project made the corridor safer overall.

The ART project cost around \$133 million in total. Federal funding for the ART project accounted for about 80% of the overall cost, with the remaining 20% coming from local sources. ART was primarily funded by a Small Starts grant provided by the Federal Transit Administration (FTA). Small Starts grants are intended for transit systems with dedicated lanes and bus corridor improvement for Bus Rapid Transit systems, and cannot be used for other types of infrastructure improvements or to offset operating expenses.

Local funding sources for the construction of infrastructure improvements included GRT Revenue Bonds proceeds, DMD's Transportation Infrastructure Tax, the City of Albuquerque's existing GO Bonds, Broadband related GO Bond Proceeds, and State allocation.

Several significant challenges delayed the completion of ART. In 2018, Mayor Tim Keller [addressed these challenges](#) shortly after assuming office, speaking to issues with the buses originally intended to operate along ART, along with concerns related to design and construction. These challenges have since been corrected through close



collaboration with project partners and efforts to find alternatives when necessary.

ART lines began operating on November 30, 2019. During the first month of operation, in which tickets on ART were free, the service doubled in ridership in comparison to the same period one year prior. During the first month of regular service, ART saw a 30% increase in ridership. However, just a few months later, the COVID-19 pandemic necessitated reductions in transit capacity.

Community input on ART was gathered through the Near Heights CPA Pre-assessment Survey and in online focus groups. In addition to these methods, Planning staff gathered feedback by riding ART and collecting qualitative input directly from transit users in one-on-one conversations.

A vast majority of ART users who gave input on the service indicated that they used it frequently, often daily. Many of these users also reported that they use ART to get to everyday needs such as work, school, the grocery store, and medical appointments. Some community members noted that the bus system was their only form of transportation, or that it is much less

expensive than buying and maintaining a personal vehicle.

Users were asked about challenges they face when using ART. The most common concern expressed by community members was safety for transit users and bus drivers, with respondents noting intoxication and drug use as contributing factors. In relation to this, several users noted that they feel safer when security guards are on the bus. A few users also expressed that they've faced challenges due to impediments in aisles, slower and/or limited north-south connections, and service ending early on Sundays.

Many of the users who were interviewed while riding ART expressed positive sentiment about the overall service. Multiple users said that ART lines are consistently the most convenient, timely, and reliable routes that they use to move throughout the city. Users also expressed support for the Zero Fares Pilot Program, noting that it allows them a greater degree of access to transit services than they had otherwise. Several users commended ART bus drivers on their professionalism.

### Policy

Support higher-density housing development within Premium Transit corridors and near transit stops and stations.

### Policy

Encourage transit-oriented development.

### Policy

Improve signage and other sources of information about transit, including translation into multiple languages and updates as routes and schedules change.

### Policy

Increase investment in connections between routes, increased bus frequency, and additional north/south routes.

### Policy

Support free transit fares on transit to increase ridership, support underserved communities, and promote sustainability.





## 4.11 Public Art in the Near Heights



Caption: Greetings from Burque Mural Located on Central Avenue



Caption: Private Mural Located in the Brickyard District



Caption: Public Art Located in the University Heights

In open houses held in February 2021, and again at events held in the summer of 2022, community members emphasized the importance of local art, along with the need for local representation in public art. The Near Heights is home to a wide variety of public art and murals. Public art is distributed throughout the Near Heights CPA, typically at community or government buildings and along major roads.

### Policy

Encourage public art created by local artists and celebrating local people and cultures.

The [Public Art Program](#) is administered by a professional staff in the City's Department of Arts and Culture. Public Art staff maintains an [Interactive Public Art Map](#) that includes the location, artist, title, type, and age of public artworks throughout the City. Many of the formal murals located throughout the Near Heights CPA were funded by the 1% for the Arts program and/or the Urban Enhancement Trust Fund. Since 1978, the City has set aside 1% of City construction funds derived from the General Obligation bond program and certain revenue bonds for the purchase or commission of works of public art as part of the [Art in Municipal Places Ordinance](#). Information regarding Guidelines for the Public Art Program can be found [here](#).



The Near Heights has several good examples of artistic signs that exhibit the identity of the community. The neon Route 66 Arch over Central Avenue near Girard Boulevard and other private neon signs along the corridor provide examples of this. This neon signage helps define community character and celebrate the historic Route 66 culture.

The Orphan Sign program connects vacant properties with artists to temporarily display art in the unused sign frame. There are examples of these signs on Lomas Boulevard and Central Avenue. They can bring joy and novelty to a street feature that is normally only used for commercial purposes.

Major institutions support the creative and cultural fabric of the Near Heights. For example, the Sunport holds an extensive art collection and is, itself, a fine example of New Mexico architecture. Artwork in the permanent collection can be found throughout the main terminal building, outside the Ticketing Level entrance, along Sunport Boulevard, at the Rental Car Center (on University SE south of Sunport), and at the historic Old Terminal Building. The Sunport's temporary exhibits have gained international recognition and included collaborations with local artists, community organizations and museums.



Caption: Mural Located on Central Avenue



Caption: Mural Located on Central Avenue





## 4.12 Expo New Mexico



**Caption:** Hispanic Arts Gallery Located at Expo New Mexico



**Caption:** New Mexico Mercantile Train Boxcar Replica Located at Expo New Mexico



**Caption:** Concept of the [Expo New Mexico Mural from the Artful Life Website](#)

Community members highlighted [Expo New Mexico](#) as an asset for the Near Heights, noting its role in promoting community identity and economic vitality. Expo New Mexico is located in the International District between the Fair West and La Mesa neighborhoods. The grounds are 263 acres in total, with space for a wide variety of events and attractions.

Expo New Mexico features [events and attractions](#) throughout the year, including the New Mexico State Fair, concerts, agricultural shows, sports events, shows at the three fine art galleries, and a flea market. Venues such as the Alice K. Hoppes African American Pavilion, Hispanic Arts Gallery, and Native American Arts Gallery embody the cultural identity of the surrounding International District.

A [new mural](#), which will be located on the eastern wall of Expo New Mexico, should be completed next year. This project is a collaboration between [Artful Life](#), the City of Albuquerque's [Public Arts Program](#), and [Vision Zero](#). The design of the mural will follow a community development model, and will also further the goal of the Vision Zero – to mitigate traffic injuries and fatalities. Community members can learn more about this project [here](#).



## 4.13 Homelessness & Housing Instability

Community members across the Near Heights expressed great concern for people experiencing homelessness and housing instability. Community members highlighted the need for accessible and affordable housing options, expanded mental health and substance abuse services, and amenities like public showers, restrooms, and handwashing stations. The City of Albuquerque and many community organizations are working to address the persistent and urgent issues of people experiencing homelessness.

### Policy

Invest in publicly-available bathrooms, showers, and handwashing stations.

#### 4.13.1 THE GATEWAY CENTER

Voters approved funding for the Gateway Center in 2019, and since then, the [Gibson Health Hub](#) has been selected as the location. The Gibson Health Hub is already home to 7 tenants who provide medical, behavioral health, addiction recovery, and job training services. The expansion will include additional health resources for the community as well as centrally located emergency overnight beds accompanied by supportive services to connect people with housing and treatment.

The plans for the Gateway Center were developed concurrently with the development of this report. During the CPA process, some neighbors expressed concern about the impact the project would have on the surrounding area, while others expressed support for a greater level of expanded services. Many people throughout the CPA area were supportive of the effort to provide more services to people in need. The [City of Albuquerque](#) intends to enter into a Good Neighbor Agreement with the Elder Homestead, Parkland Hills, Siesta Hills, South San Pedro, and Trumbull Neighborhood Associations, which are located near the Gibson Health Hub facility. See sections 4.2, 4.3, 4.5, 4.6, 4.7, 4.15, and 4.16 for information on other previous or ongoing projects and programs in the area.

### Action

The Gateway will have 100 beds for overnight use, medical sobering, and medical respite. The Engagement Center will help residents of the emergency overnight housing program transition to stable housing in 90 days. The First Responder Drop-Off will make up to 1,500 transports a year to needed services. The Medical Sobering Center will open in Spring 2023 with 20 beds for low-acuity medical monitoring to achieve sobriety. The Medical Respite portion of the Gateway will support patients who need time and space for extended recovery.

#### 4.13.2 TINY HOME VILLAGE

Bernalillo County developed a transitional housing community called the [Tiny Home Village](#). The Tiny Home Village is designed as a community living space and transitional housing program. Residents are chosen through an application process. Individuals or couples share a 120 square foot tiny home, which has heating, cooling, a bed, shelving and a desk. There are 40 tiny homes as well as communal bathrooms, a kitchen, laundry room and an indoor/outdoor living space. The site also hosts a community garden and a dog park. Case managers are present in the village to help villagers with their long-term goals towards permanent housing and self-determination. All homes are situated to face the communal areas to promote a community-oriented living environment.

Most of the input received about the Tiny Home Village was supportive of the project. However, some community members raised concern over low occupancy rates at a time in which the unsheltered population and their needs are growing. As of August 2022, the village was at 50% capacity.



## 4.14 Housing Options, Conditions, & Affordability



Caption: ADU Located in the University Heights Neighborhood



Caption: ADU Located in the University Heights Neighborhood

Housing was one of the most common themes that emerged during the Near Heights CPA assessment process. Community members expressed the need for diverse housing options, affordability, and addressing vacant structures or substandard housing conditions.

### 4.14.1 ACCESSORY DWELLING UNITS

Community members in the Near Heights expressed the need for more affordable housing options, and many noted that Accessory Dwelling Units (ADUs) could help meet this need. 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. ADUs also support multigenerational living options for people of all ages, and are a naturally affordable housing option for renters.

Currently, in the Near Heights, ADUs without kitchens are allowed conditionally, except in the University Neighborhoods Small Area, where they are allowed with a kitchen. The 2021 Effective Draft of the IDO distinguishes between accessory dwelling units with and without a kitchen, which is defined as “an

area of a dwelling where there is a sink of adequate size and shape for washing dishes and food items (as opposed to washing hands) and a cooking stove, range, or oven. The presence of a sink and a hot plate or microwave does not constitute a kitchen, unless specified otherwise in this IDO.”

Throughout the City, ADUs with kitchens are allowed permissively within 1,320 feet (1/4 mile or a 5-minute walk) of areas designated by the ABC Comp Plan as Premium Transit or Main Street areas. Within the Near Heights, these areas are located along Central Avenue and San Pedro Boulevard north of Central Avenue, both of which are Main Street areas.

ADUs were frequently discussed during early open houses and community meetings, and the Planning team offered several more opportunities for community members to discuss and weigh in on the existing regulations around ADUs. Planning Staff conducted both online and in-person outreach on ADUs during the summer of 2022. Community members were asked about their thoughts on ADUs being allowed either permissively or conditionally, along with how they felt about ADUs being built with or without kitchens. Staff created an in-person mapping activity that allowed community members to answer these



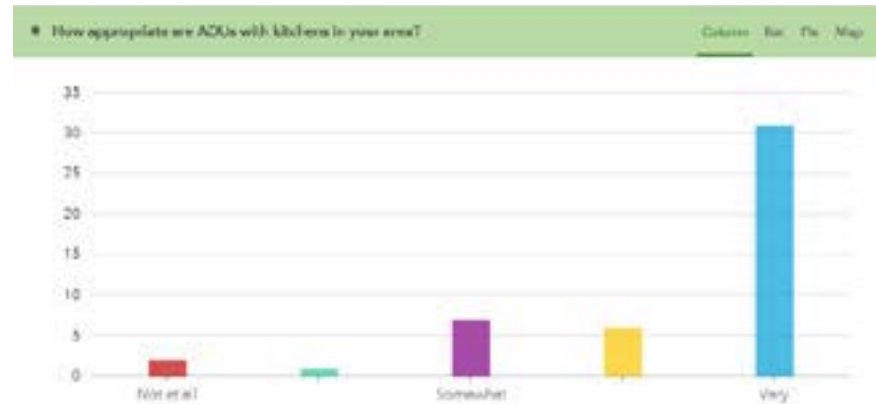


questions using colored dots, with different colors indicating different opinions on the matter. Community members participated in this mapping activity throughout the summer at various events and venues, including at community centers, parks, and food truck nights. Staff also created an online survey that asked these same questions.

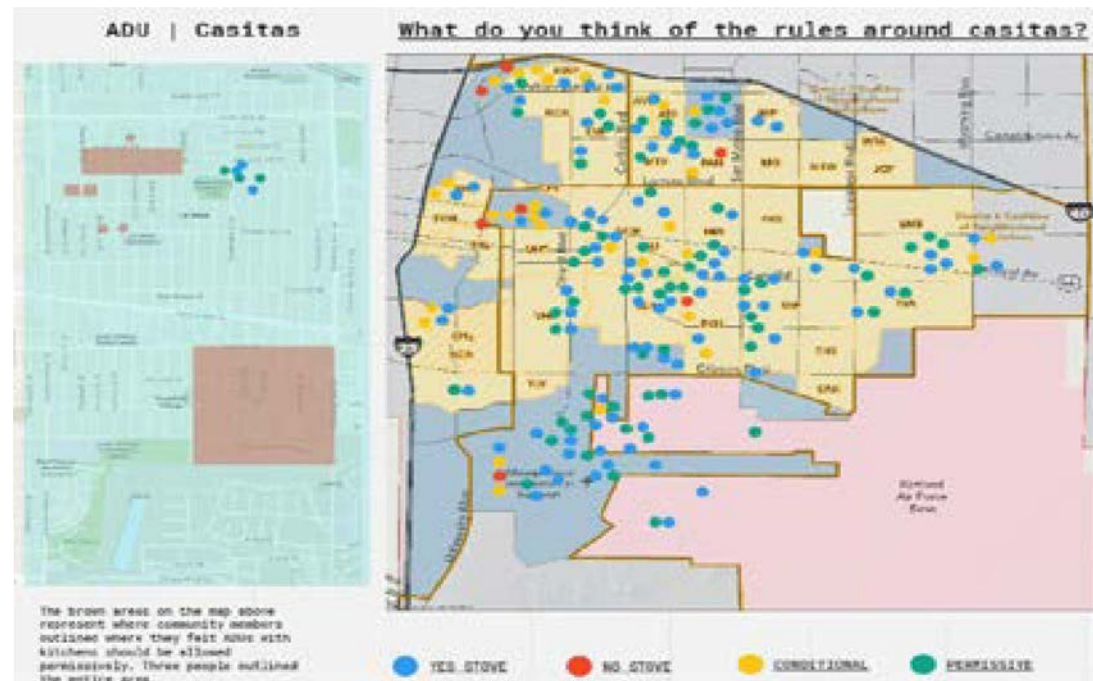
Altogether, well more than 100 community members submitted feedback on this topic, with around 80 people completing the in-person mapping activity, and 47 people completing the online survey. Of the people who engaged with the in-person activity, about 65% indicated that they supported ADUs as a permissive use, with 25% saying they supported ADUs as a conditional use. Only four people said that they do not think ADUs should be allowed with kitchens. The results of the online survey were nearly identical, with 66% of respondents saying that they would very much support ADUs in their area if they were allowed permissively. Seventy-nine percent (79%) of the respondents to the online survey said that they think ADUs should be allowed citywide in any zone district.

### Action

The Planning Department will update the small area map within one year to expand the area in which ADUs with kitchens can be built permissively.



Caption: Responses to the Online ADU Survey



Caption: Responses to the In-person ADU Activity



#### 4.14.2 AFFORDABILITY & DISPLACEMENT

Community members in the Near Heights expressed deep concern about housing affordability and displacement, emphasizing the harm that rapidly rising rents pose for residents of the area. Community members also showed concern for living conditions in areas that have experienced disinvestment, and noted the connection between rising rents and homelessness. Some community members talked to Planning staff about challenges that they or people they know were personally experiencing due to rising rents. For example, Planning staff was made aware that nearly 30 families of children enrolled at Wilson Middle School were evicted when the eviction moratorium expired in March of 2022. Heartbreaking situations like this surfaced repeatedly during the CPA engagement process.

Communities of color particularly face the risk of displacement as rents and home prices rise. Decades of disinvestment due to systemic racism have resulted in depressed property values in areas with high percentages of people of color. If there is an influx of investment into a

neighborhood without protections in place, such as rent stabilization, renters face the risk of displacement. Owners are protected from rising property taxes since the State of New Mexico caps the annual increase at 3 percent, and they benefit from rising property values through the increased equity in their homes. For renters, rents could rise to a level too difficult to afford, and renters can face added pressure from landlords who might use eviction as a way to bring in higher paying renters.

A recent [report](#) by the Urban Institute 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.” Albuquerque’s housing supply remains limited, which contributes to higher housing costs. One local affordable housing developer stated that Albuquerque would need to build at least 1,000 units per year to support the increasing population. The housing supply gets constrained by high development costs from increased costs in land and construction materials, which get passed on to the household in market-rate housing. The

affordable housing developer also noted that new Albuquerque residents are moving from markets with higher cost-of-living and are seeking out higher-end market-rate rental units. These higher-end market-rate rental units are supplied through new construction or by renovating existing units.

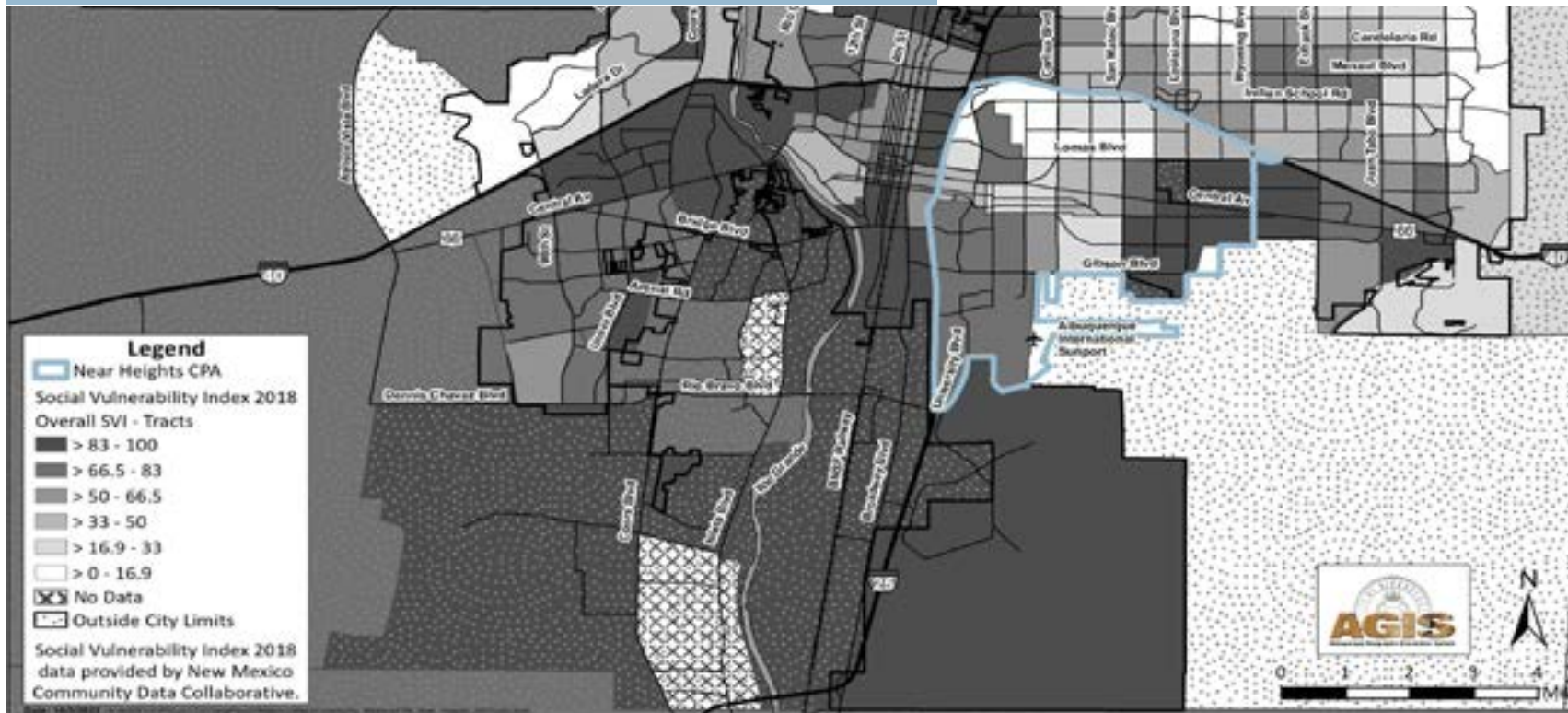
Investment is needed in neglected areas to strengthen local businesses, address infrastructure needs, build new housing units, and upgrade the existing housing stock. However, these investments can result in a rise in property values, which generally benefits owners but can harm renters when landlords increase rent. Rent increases result in more rent-burdened households, which, for some households, results in having to move to areas with lower rents. This displacement can also occur if landlords evict existing renters with the hope of capitalizing on neighborhood investments by attracting new renters at increased rents. While investment is needed to increase quality of life, a balance is necessary to avoid displacing existing community members.

#### Action

The City will develop anti-displacement strategies, metrics, and a toolbox of resources within the next five years.



FIGURE 10. SOCIAL VULNERABILITY INDEX MAP, WITH THE NEAR HEIGHTS OUTLINED



### Policy

Encourage housing options that support all family types, lifestyles, household sizes, and household incomes.

### Policy

Encourage development projects and housing programs for people throughout all life stages.

### Policy

Support housing projects that add rental opportunities.

### Policy

Support housing projects that add homeownership opportunities.

### Policy

Support higher-density housing projects near parks, schools, and community facilities.

### Policy

Encourage investment in housing assistance for major repairs for seniors and low-income households.

### Policy

Prioritize anti-displacement strategies, particularly in the International District.

### Policy

Encourage accessory dwelling units (ADUs) as an appropriate strategy to add housing options, maintain naturally affordable housing, support multi-generational lifestyles, and balance opportunities for ownership and renting in the Near Heights.





#### 4.14.3 HOUSING CONDITIONS

From the first open houses and community meetings, to the final in-person tabling events, community members in Near Heights expressed concerns about poor property maintenance and substandard conditions due to absentee landlords or landlords unable or unwilling to rehabilitate their residential buildings. One community member suggested finding a way to get landlords better connected to and invested in their properties. Similarly, another suggested finding a way for landlords to become “more active in the community where they own property.” Another even suggested having a requirement for landlords to reinvest a set percentage of their rental income back into the property they own.

Community members are invested in living in and near well-kept, safe properties with responsible neighbors. The City does not have a comprehensive data source for tracking rents, residential building owners, occupancy, and other pertinent rental data information. A rental registration could address this need by creating a database of all residential properties in Albuquerque.

A rental registration would promote responsible property management, which

ensures safe living conditions for renters and decreased need for Code Enforcement staff and resources; increase transparency for landlords and renters about their rights, including fair housing information; connect property owners with rental assistance if their renters are unable to pay; and assist property owners with home rehabilitation funding if their building needs repair, which can increase property values. It also presents an opportunity to work with low- to moderate-income landlords that may need help maintaining their residential property or properties to provide habitable living conditions.

Rental registrations can include location, ownership with owner and property manager contact information, vacancy, and rent data. A registration application form would list the requirements for compliance and would be submitted in addition to a fee. The fee should not be unnecessarily excessive so as to exclude landlords, but the City could determine higher fees for landlords that refuse to participate. The fee could be based on number of residential units at a given property. The City would also need to determine if other incentives or penalties would be effective, and should consider how to avoid registration fees getting passed to renters in the form of increased rents. The

City could tie proactive code enforcement inspections to the rental registration.

The City’s recently enacted short-term rental registration could act as a model for a broader rental registration. The Short-Term Rental Task Force convened in 2018 to study best practices, and the Task Force’s recommendations resulted in a Council Bill that was passed in October 2020. The Short-Term Rental Ordinance went into effect in spring of 2021. Short-term rentals are businesses that rent all or part of a dwelling unit for less than 29 consecutive days, such as units on Airbnb and VRBO. Short-term rental operators are required to acquire a business license, submit online for a rental permit, and pay lodging taxes and hospitality fees to the City. The City also created a hotline for neighbors to report concerns about a short-term rental property. The registration provides an opportunity for short-term rental operators to be responsible neighbors, which would also be a goal for a broader rental registration.

#### Action

The Planning Department will convene a task force to study best practices of rental registrations in other cities and develop recommendations for Albuquerque.



## 4.15 Parks Projects & Upgrades



**Caption:** Panoramic Image of USS Bullhead Memorial Park

Community members consistently brought up parks throughout the CPA assessment process. Dozens of individual parks were documented as assets during online open houses and in meetings with community organizations. More than 50% of the Pre-Assessment survey respondents noted Parks and Open Space as their top priority. Residents shared many ideas for future improvements, such as the inclusion of fruit trees and edible landscapes, along with incorporating natural features into play areas. Community members also mentioned several challenges they see in their local parks – including dog waste, a lack of public restrooms, and hazards such as needles.

CABQ Parks and Recreation is in the process of upgrading many parks throughout the Near Heights.

### 4.15.1 10 MINUTE WALK TO PARKS

The National Recreation and Park Association (NRPA) provided a grant that funded a project conducted by the City of Albuquerque Parks and Recreation Department to identify, map, and develop strategies to increase park and recreation access to underserved areas of Albuquerque. The project builds off the Trust for Public Land's (TPL) 10-Minute Walk program and related [ParkScore and ParkServe data](#). The City of Albuquerque has an exciting opportunity to increase park access and improve park access equity for underserved neighborhoods throughout the city.

#### Policy

Create new parks and open space in areas more than a 10-minute walk to a park.

### 4.15.2 PHIL CHACON PARK

Phil Chacon Park is currently in the design phase. [Improvements](#) will include relocation and renovation of basketball courts and a playground. Along with renovating the irrigation system, designs include adding a dog park, paved bike path, and new lighting.

### 4.15.3 USS BULLHEAD MEMORIAL PARK

USS Bullhead Memorial Park is a 44-acre park featuring two playgrounds, seven soccer fields, four lit softball fields, as well as barbecue grills and picnic tables.

USS Bullhead Memorial Park recently received an irrigation system upgrade. Due to various remodels and past upgrades, the irrigation system was not put together as a unified system, requiring a lot of repair and troubleshooting from Park Maintenance staff. The project replaced all of the valves in the park and installed a new two-wire irrigation system. The resulting irrigation operation is vastly improved. Projects currently in design include upgraded lighting for the sports fields and a renovation to the existing dog park.



#### 4.15.4 WORKERS MEMORIAL PARK

A [visioning and re-design](#) of Workers' Memorial Park is being sponsored and managed by the Albuquerque Department of Parks and Recreation and Council Services. Surrounding neighborhood residents have voiced a desire for a more user-friendly park space. The re-design process will address issues of safety, shade, neighborhood identity, play and recreation space.

The Mile Hi, Alvarado Park, and Sandia Ridge neighborhoods surround Workers' Memorial Park. They are represented by the Mile-Hi Neighborhood Association and the Alvarado Park Neighborhood Association. A partnership was formed between the neighborhoods of Mile-Hi, Alvarado Park, Fair West and Mark Twain to create the "Revitalize San Pedro Partnership." They are collaborating with New Mexico MainStreet and the City of Albuquerque to revitalize and promote economic development on San Pedro Blvd between the I-40 and Central Avenue.

Several community visioning events have already happened. A summary report of possible options for the park re-design based on community feedback and existing site analysis is being developed.



Caption: Workers Memorial Park



Caption: Tom Bolack Urban Forest

#### 4.15.5 TOM BOLACK URBAN FOREST TRAIL EXTENSION

The Tom Bolack Urban Forest is situated between Louisiana and San Pedro, just to the south of I-40. The Urban Forest includes a portion of multi-use paved trail, trees, picnic tables and a dog park. The trail extends to the entrance into the neighborhood to the south and ends before continuing to on-street bike and pedestrian facilities. Informal trails extend from the dog park west through a narrowing in the undeveloped portion of land that extends to San Pedro.

Current plans include extending the trail through the narrow portion and connecting it via an ADA accessible ramp to San Pedro. Due to PNM line issues, the trail will need to be completed in two phases. The first phase will extend the trail just west of the dog park. During the community engagement process with City Council, it was determined that solar lighting would be a preference for local residents in the area. The work will also include solar lighting to provide more safety and security during nighttime use in the forest and for trail users. Funding for this project has been provided by City Council as well as funding from the ¼ cent infrastructure tax money for trails.





Caption: Marion L. Fox Memorial Park



Caption: Morningside Park

#### 4.15.6 WILSON PARK

Wilson Park and Pool is a 3.6-acre park located in the South San Pedro neighborhood. The site is adjacent to Wilson Middle School. Upgrades to the site included installation of a new splash pad, shade structures and tables at the pool, and new playground equipment in the park. Other updates included sidewalks, picnic tables and benches, new security lighting and fencing, renovation of the irrigation system, and installation of a community kiosk and neighborhood sign. Other upgrades were also completed at the tennis courts and the name changed to Becky Lee Memorial tennis courts in honor of a local tennis coach.

The project was funded through the federal Community Development Block Grant (CDBG), administered by the City's Family and Community Services department. The goal of CDBG is to provide funds for state and local governments to address economic development and affordable housing needs in underserved communities. City Council supported the design of this project.

##### Policy

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



Caption: Schematic Plan of Wilson Pool Park

#### Upcoming Projects

- [Mesa Verde Park](#) has a renovation planned, and is currently in the process of contracting design services.
- Marion L. Fox Memorial Park is awaiting funding for proposed improvements.
- Morningside Park is in review for potential improvements.
- Veteran's Memorial Park is currently in the design phase with a consultant to design the addition of a War Correspondents Memorial. Other improvements have been identified and are awaiting funding approval to proceed with design.
- Korean War Veterans Park at the [Loma Linda Community Center](#) recently underwent irrigation renovation to provide water to the community garden expansion being planned.



## 4.16 Small Business & Local Development

Community members living in neighborhoods throughout the Near Heights prioritized small local businesses, redevelopment, and revitalization along commercial corridors. The International District Economic Development Center (IDEDC), Nob Hill Main Street, and the Revitalize San Pedro Partnership were named as catalysts for small business and local development.

### Policy

Support development projects and local businesses that create, promote, and maintain local identity and sense of place.

### Policy

Focus resources on projects and programs that support entrepreneurship in diverse communities.

### 4.16.1 INTERNATIONAL DISTRICT ECONOMIC DEVELOPMENT CENTER

The IDEDC offers resources to the International District Community to develop businesses and grow the job base in the District. The center offers co-working space, a business incubator program with coaching, and the ID studio, which helps support creative work. Community members consistently named the Center as a key asset in the area during focus groups, community meetings, and events held throughout the CPA process.



Caption: Community Event at FoodHub ABQ

The IDEDC has been leading successful pilot projects, including rehabilitating a house on Valencia and supporting several local businesses through a revolving loan fund. The fund was created in partnership with Nusenda Credit Union's Co-op Capital program and awards up to \$5,000 at a 5% interest rate to entrepreneurs to launch or expand their business in the International District. Both the City and the County have also supported IDEDC programming. The next step is scaling those programs so they can be applied more broadly. The City should continue partnering with local organizations to support local navigators as key to success neighborhood-wide.

The process of confronting economic hardship, substandard building stock, and

lack of capital to support local entrepreneurs continues. The City and the IDEDC should build on recent investments and take additional steps to encourage equitable development and investment along the major commercial corridors, in particular, along Central Ave and San Mateo Blvd.

### Action

The Planning Department and IDEDC will create a tool as a pilot project that will inventory properties, create a pipeline for property owners to connect with resources, and align local community development efforts.

Businesses surveyed in the past have been generally in favor of creating a BID. Funds raised from the assessment could support a variety of efforts, from façade improvement programs to broader district promotion. Creating the BID would catalyze the potential of organizing around common interests under a common mission. Pending a favorable recommendation in that study, the BID will fund programming in the International District within the next 10 years.

### Action

The IDEDC will lead efforts to organize the local business community and complete a study regarding the feasibility of a BID within the next 5 years.



**Caption:** Tree Giveaway at an Event Hosted at Kathryn & San Mateo



**Caption:** Mayor Tim Keller and Alex Horton at the FoodHub ABQ Ribbon Cutting

#### 4.16.2 KATHRYN & SAN MATEO PROPERTY

The vacant lot bordered by San Mateo, Kathryn, and Ortiz is owned by the City and many outreach efforts and community conversations over the years have taken place. From initial open houses to final meetings for this report, community members discussed the importance of the site, and the many opportunities it presents.

In 2020, General Obligation Bond funds were dedicated by voters to support the development of offices for the Albuquerque Community Safety (ACS) Department on the southern portion of the lot. ACS is a new branch of the first responder system. This department offers the community a third option when residents call 911 and 311 for behavioral and mental health emergencies. ACS is staffed with social workers and behavioral health specialists who can provide emergency assistance and help connect people in need to the appropriate services. Outreach for this report began before the department was created, and community members were supportive of new ways to help people in crisis in early open houses, and have, since the creation of ACS, praised its expansion and the new resources the department provides to Albuquerque communities. The new ACS facility will

include administrative offices, training space, community gathering options, along with lobby space and outdoor seating.

In 2019, the IDEDC partnered with the City to launch a pilot food truck park, FoodHub ABQ, as a special event at the site. The pilot was well-received by the community and provided economic opportunity for the district. The site transformed a dirt lot into a vibrant community space, supporting community businesses and providing job-training opportunities for community youth.

The IDEDC will build off this success to create the International District (ID) Markets and Community Open Space, an ongoing, permanent outdoor market that continues to support minority owned, micro businesses and job-training development for community youth. The Market is located directly south of the future ACS offices, along a vacated section of Anderson Avenue, which students used to use to walk to the near-by Whittier Elementary School. The ID Markets programming will consist of food truck and tent vendors, as well as local artisan pop-up kiosks and special events.

The future of the 3-acre northern portion of the lot remains a topic of discussion with Albuquerque Fire and Rescue.





Caption: Masks Y Mas in Nob Hill

#### 4.16.3 NOB HILL MAIN STREET

Community members frequently named Nob Hill's history and local businesses as important assets in the Near Heights. The recent addition of Q Station adds another strength. That City-owned and operated facility will support start-ups, companies looking to locate in New Mexico, and businesses partnering with the Air Force Research lab by providing co-working space and access to communications technology.

Existing local businesses in Nob Hill are a mix of retail, services, entertainment venues, and restaurants, which draw people from all over the city and visitors. Promotion of businesses and events in the area is spearheaded by Nob Hill Main Street. Nob Hill Main Street is a collection of dedicated residents, small business owners, and community organization representatives working

together with local government agencies to build a vibrant Nob Hill through economic development, education, promotion, historic preservation, beatification, and community engagement. In open houses and small business focus groups, the Main Street organization and local breweries and restaurants were identified as asset to the community. Residents particularly noted they would like more neighborhood based, walkable retail and service amenities readily available.

Following several years of construction along Central Avenue, businesses along the historic Route 66, including in Nob Hill, were hit particularly hard by the COVID-19 pandemic. Since recovery began, over half a dozen new businesses have opened in the area, bolstered by popular events like the Nob Hill Summer Music Series and Route 66 Summer Fest- Nob Hill.

Community members from Nob Hill have expressed some interest in a Metropolitan Redevelopment Area designation along Central between Girard and Carlisle, which would expand available incentives for redevelopment, densification, and vacant lot infill.

The Nob Hill Neighborhood Association expressed support for a variety of incentive programs, including encouraging businesses to maintain longer hours. The most important factor for filling storefronts and expanding business hours would be market density in proximity to the area, so increased housing options would also have a significant impact. For more on housing, see section on Housing Options, Conditions, and Affordability. Several years ago, community partners also discussed forming a Business Improvement District. Since those discussions began, the City expanded [Block-by-Block](#) services into the area. Businesses located within the Nob Hill Neighborhood Association suggested exploring creating a BID during the CPA process. Local leadership would be key to planning and creating the district, in coordination with the City.

#### Action

Nob Hill Main Street will lead efforts to organize the local business community and complete a BID feasibility study.



Caption: San Pedro Center Businesses

#### 4.16.4 REVITALIZE SAN PEDRO PARTNERSHIP

Over a dozen years ago, the Alvarado Park, Mile Hi, and Mark Twain Neighborhood Associations banded together to support small businesses along the San Pedro Corridor. These Neighborhood Associations partnered with the City of Albuquerque to preserve and enhance the corridor, which connects the Expo New Mexico and Uptown. Five years ago, the Fair West Neighborhood joined this effort; and recently, the Revitalize San Pedro Partnership (RSPP) began participating in the New Mexico MainStreet Urban Neighborhood Commercial Corridor Initiative.

The program has supported a placemaking competition and provided an opportunity for continued outreach to businesses and residents. The selected project will be implemented by the end of 2022. With continued support, this all-volunteer effort may grow in the future to achieve a full Main Street Designation. The City will be a key

partner in achieving this designation, which would also formalize the RSPP as a nonprofit with dedicated staff.

This group has been very active in supporting transit-oriented development, including a successful road diet project on San Pedro north of Lomas. The group continues to work with the City to improve lighting, public safety, and walkability along the corridor. Support for these efforts to build up a pedestrian-friendly business district was voiced during several walk audits and conversations with community members. Vacancies, underutilized lots, and aging buildings in need of repairs or façade updates are all challenges along the corridor.

#### Policy

Support development along the corridor that honors the midcentury aesthetic, and supports small businesses that serve families in the surrounding area and attract tourists and others from the broader community.



Caption: Mile Hi District Placemaking Signage



Caption: Christy Mae's Restaurant located on San Pedro



# PART 5.

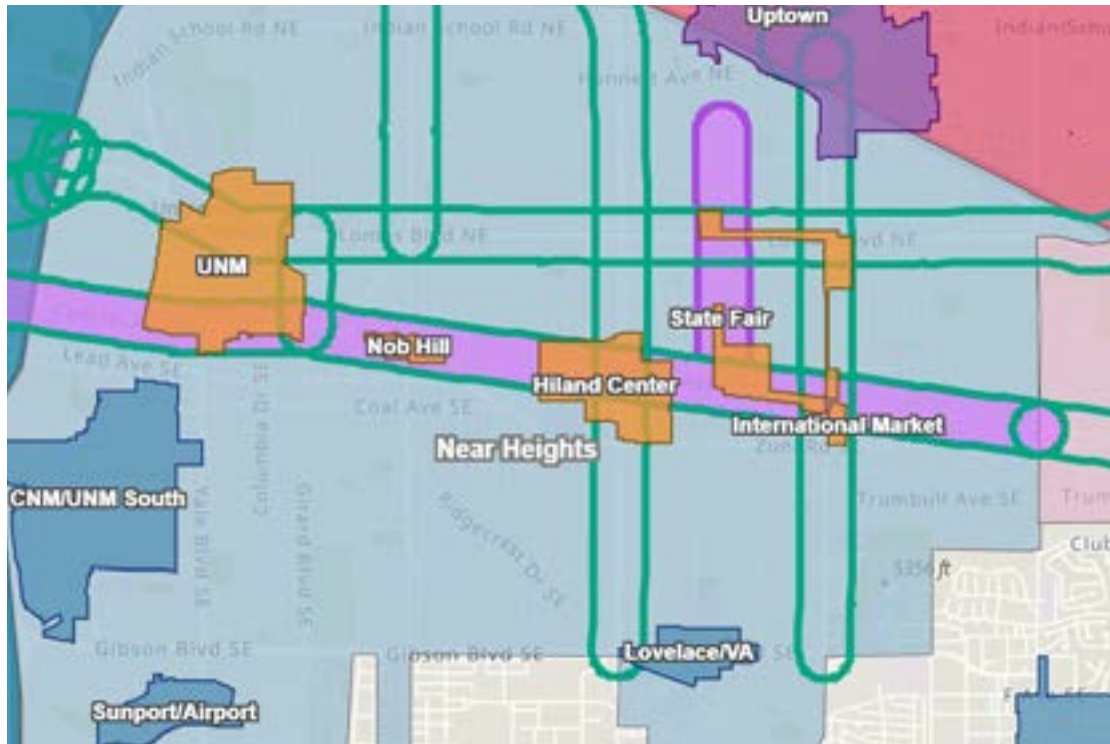
## POLICY & REGULATION REVIEW







## 5.1 Centers & Corridors



Caption: Centers & Corridors in the Near Heights CPA

### Centers

- UNM Activity Center
- Nob Hill Activity Center
- Hiland Activity Center
- State Fair Activity Center
- International Market Activity Center
- CNM/UNM Employment Center
- Sunport/Airport Employment Center
- Lovelace/VA Employment Center
- Uptown Urban Center

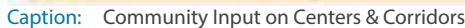
### Corridors

- Central Ave. – Major Transit, Main Street, Premium Transit areas
- Carlisle Blvd. – Major Transit
- Girard Blvd. – Major Transit
- Lomas Blvd. – Major Transit
- Louisiana Blvd. – Major Transit
- San Mateo Blvd. – Major Transit

The community vision in the ABC Comp Plan encourages capturing growth and development primarily in Centers and along the Corridors that connect them, while maintaining the established pattern and scale of development in Areas of Consistency. Center and Corridor designations were first adopted by the City of Albuquerque in 2001 as a means to accommodate future growth in a sustainable manner, with the goal of promoting vibrant, walkable, and desirable development. Policies in designated Centers and Corridors encourage higher-density and higher-intensity land usage in areas that are suitable for such activity.

There are three types of Centers within the Near Heights - Urban Centers, Employment Centers, and Activity Centers. Differing Center-types provide and encourage varying degrees of walkability, density, and land use appropriate to their purpose and for the overall area that they are located within. There are also three types of Corridors within the Near Heights – Premium Transit Corridors, Main Street Corridors, and Major Transit Corridors. Corridors are meant to balance the overall street system by prioritizing a range of transportation modes best suited for each type of Corridor.

A couple of community members also noted the need for improved walkability along these corridors, since many transit users walk considerable distances to and from bus stops. Additional greenery, shade structures, and pedestrian facilities such as HAWK signals were mentioned as ways to promote walkability. One community member mentioned that they would like to see more affordable housing along Central Avenue.





## 5.2 Policy Review

The CPA process, in part, reviewed citywide policies to ensure that they are effective on a local level. It also produced the following policies for the Near Heights and particular communities within the Near Heights boundaries. Many priorities and concerns raised by community members are addressed by citywide policies, and the table below references those policies alongside new policies that strengthen and add local circumstances and priorities for the Near Heights.

TABLE 2. Policy Matrix				
No.		Policy	Section Reference	Related Comp Plan Policies
1.		Prioritize projects that increase the urban tree canopy, street trees, and green space, particularly in areas more than a 10-minute walk to a park.		See Parks & Open Space Policies 10.1.1, 10.1.3, and 10.2.1 for policies related to access to recreational opportunities, maintaining a park system, and agricultural uses in parks.
	A.	Create new parks and open space in areas more than a 10-minute walk to a park.	See 10 Minute Walk to Parks 4.15.1	See Parks & Open Space Policies 10.1.1, 10.2.1
	B.	Encourage investment in street trees, landscaped medians, and landscape strips along streets, especially in areas more than a 10-minute walk to a park where new parks are not feasible.	See Tree Planting in the Near Heights 4.2.2	See Transportation Policy 6.3.2
	C.	Encourage edible landscaping, pesticide-free practices, and pollinator and migratory bird habitat in parks, public gathering places, and community facilities to promote access to free food for people and wildlife.	See Community Gardens 4.1.1	See Parks & Open Space Policies 10.2.1
	D.	Support community gardens.	See School Gardens 4.1.2	See Parks & Open Space Policies 10.1.3
2.		Support projects that increase housing supply, broaden housing options, and add affordable housing.		See Housing Policies 9.1.1, 9.1.2, 9.1.3, and 9.3.2 and Heritage Conservation Policy 11.2.1 for policies related to housing options and affordability.
	A.	Encourage housing options that support all family types, lifestyles, household sizes, and household incomes.	Affordability & Displacement 4.14.2	See Housing Policies 9.1.1 and 9.1.2
	B.	Encourage development projects and housing programs for people throughout all life stages.	Affordability & Displacement 4.14.2	See Housing Policies 9.1.1 and 9.1.2
	i.	Support housing projects that add rental opportunities.	Affordability & Displacement 4.14.2	See Housing Policies 9.1.1 and 9.1.2
	ii.	Support housing projects that add homeownership opportunities.	Affordability & Displacement 4.14.2	See Housing Policies 9.1.1 and 9.1.2
	iii.	Support higher-density housing projects near parks, schools, and community facilities.	Affordability & Displacement 4.14.2	See Housing Policy 9.3.2
	iv.	Encourage investment in housing assistance for major repairs for seniors and low-income households.	Affordability & Displacement 4.14.2	See Housing Policies 9.1.3
	v.	Prioritize anti-displacement strategies, particularly in the International District.	Affordability & Displacement 4.14.2	See Community Identity Policy 4.1.4 and Heritage Conservation Policy 11.2.1





TABLE 2. Policy Matrix				
No.		Policy	Section Reference	Related Comp Plan Policies
		vi. Encourage accessory dwelling units (ADUs) as an appropriate strategy to add housing options, maintain naturally affordable housing, support multi-generational lifestyles, and balance opportunities for ownership and renting in Near Heights.	Affordability & Displacement 4.14.2	See Housing Policies 9.1.1 and 9.1.2
3.		Prioritize projects that increase safety and the comfort of pedestrians, cyclists, and transit users in neighborhoods and along transportation routes.		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 for policies related to the multi-modal system, safety, public health, and equity.
	A.	Prioritize transportation projects according to the HFIN, emphasizing investment first in high-fatality areas and underserved communities.	See Vision Zero Louisiana Project 4.7.3	See Transportation Policy 6.5.1
	B.	Invest in additional lighting along streets, alleys, and underpasses.	See Alleys 4.5.2	See Transportation Policy 6.2.3
	C.	Encourage projects that improve the usability and safety of alleys.	See Lighting Projects 4.5.1	See Transportation Policy 6.2.3
	D.	Encourage projects that improve sidewalks and street crossings to meet ADA standards.	See Vision Zero Louisiana Project 4.7.3	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
	E.	Encourage projects that improve walkability and provide better opportunities for walking as a recreational activity throughout the Near Heights.	See CiQlovvia 4.7.5	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
	F.	Support projects to improve pedestrian and bicycle safety, especially at intersections with Commuter Corridors.	See Lead Ave & Coal Ave 4.6.2	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
	G.	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 Vision Zero Louisiana Project 4.7.3	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
4.		Support projects that reinforce a sense of place tied to history and culture.		See Community Identity Policies 4.1.1, 4.1.2, 4.1.3, 4.1.4 and Heritage Conservation Policies 11.1.4, 11.2.2, 11.2.3, and 11.3.1 for policies related to enhancing, protecting, and preserving distinct communities.
	A.	Encourage public art created by local artists and celebrating local people and cultures.	See Public Art in the Near Heights 4.11	See Community Identity Goal 4.1 and Heritage Conservation Policy 11.3.1
	B.	Support development that embraces the multiculturalism of the International District.	See International District 3.1.4	See Community Identity Policy 4.1.1, 4.1.2, 4.1.3, and 4.1.4 and Heritage Conservation Policy 11.3.1
	C.	Encourage signage in multiple languages that reflect the culture of local residents.	See International District 3.1.4	See Community Identity Policy 4.1.3 and 4.1.4 and Heritage Conservation Policy 11.3.1
	D.	Balance the needs of UNM students with the heritage and stability of established neighborhoods near UNM.	See University Neighborhoods 3.1.3	See Community Identity Policy 4.1.1, 4.1.2, 4.1.3, and 4.1.4
	E.	Support development projects and local businesses that create, promote, and maintain local identity and sense of place.	See Small Business & Local Development 4.16	See Community Identity Policy 4.1.1, 4.1.2, 4.1.3, and 4.1.4 and Heritage Conservation Policy 11.3.1



TABLE 2. Policy Matrix

No.	Policy		Section Reference	Related Comp Plan Policies	
	F.		Encourage culturally relevant plant pallets with informational signage to reinforce a sense of place, storytelling, and heritage preservation.	See University Neighborhoods 3.1.3	See Community Identity Policy 4.1.1, 4.1.2, 4.1.3, and 4.1.4 and Heritage Conservation Policy 11.3.1
	G.		Support development along the corridor that honors the midcentury aesthetic, and supports small businesses that serve families in the surrounding area and attract tourists and others from the broader community.	See Revitalize San Pedro Partnership 4.16.4	See Community Identity Policy 4.1.1, 4.1.2, 4.1.3, and 4.1.4 and Heritage Conservation Policies 11.1.4, 11.2.2, 11.2.3, and 11.3.1
	H.		Encourage recognition of historic assets though educational materials and supporting efforts such as historic plaques and signage in historic districts.	See Potential Historic Districts 5.5.3	See Community Identity Policy 4.1.3 and 4.1.4 and Heritage Conservation Policy 11.3.1
	I.		Promote active streetscapes and Crime Prevention Through Environmental Design (CPTED) design standards that encourage “eyes on the street.”	See Walls and Fences 5.8	See Community Identity Policy 4.1.3 and 4.1.4 and Heritage Conservation Policy 11.3.1
5.			Prioritize support for local small businesses.		See Economic Development Policies 8.2.1, 8.2.2, 8.2.5, and 8.2.6 for policies related to entrepreneurship and Heritage Conservation Policies 11.1.4, 11.2.2, 11.2.3, and 11.3.1 for policies related to preserving historic character
	A.		Preserve the historic character of the Nob Hill commercial district and support the design of commercial/residential transition areas to provide easy access from neighborhoods and protect the integrity of historic districts.	See Nob Hill & Highland 3.1.5	See Community Identity Policies 4.1.1, 4.1.2, 4.1.3, 4.1.4 and Heritage Conservation Policies 11.1.4, 11.2.2, 11.2.3, and 11.3.1
	B.		Focus resources on projects and programs that support entrepreneurship in diverse communities.	See Small Business & Local Development 4.16	See Economic Development Policies 8.2.1, 8.2.2, 8.2.5, and 8.2.6
6.			Support projects and investment that bolster transit as a viable and efficient transportation option.		See Transportation Policies 6.1.2, 6.1.4, 6.1.6, 6.2.1, 6.2.7, 6.5.1, and 6.6.2 and Land Use Policy 5.1.10 for policies related to transit, system connectivity, and transit-oriented development.
	A.		Increase investment in connections between routes, increased bus frequency, and additional north/south routes.	See Albuquerque Rapid Transit 4.10	See Transportation Policy 6.1.4, 6.1.6, 6.2.1, 6.2.7, and 6.6.2
	B.		Support free transit fares on transit to increase ridership, support underserved communities, and promote sustainability.	See Albuquerque Rapid Transit 4.10	See Transportation Policy 6.5.1
	C.		Support higher-density housing development within Premium Transit corridors and near transit stops and stations.	See Albuquerque Rapid Transit 4.10	See Transportation Policy 6.1.2, 6.1.4, and 6.1.6 and Land Use Policy 5.1.10
	D.		Encourage transit-oriented development.	See Albuquerque Rapid Transit 4.10	See Transportation Policy 6.1.2
	E.		Improve signage and other sources of information about transit, including translation into multiple languages and updates as routes and schedules change.	See Albuquerque Rapid Transit 4.10	See Transportation Policy 6.5.1
7.			Support projects that increase access to bathrooms and sanitation throughout the area.		See Infrastructure, Community Facilities, & Services Goal 12.3 and Policy 12.3.1 related to access to public services to protect health, safety, and well-being.
	A.		Invest in publicly-available bathrooms, showers, and handwashing stations.	See Homelessness & Housing Instability 4.13	See Infrastructure, Community Facilities, & Services Goal 12.3 and Policy 12.3.1
	B.		Encourage safety and cleanliness in parks by expanding needle pick up and adding bathrooms and/or sanitation stations.	See Wilson Park 4.15.6	See Parks & Open Space Policy 10.2.2



## 5.3 Regulation Review



Caption: Cinnamon Sugar and Spice Cafe in Nob Hill



Caption: Astro-Zombies in Nob Hill

### 5.3.1 NOB HILL/HIGHLAND CPO-8

Character Protection Overlay (CPO) zones are a tool that some communities use to preserve areas with distinctive characteristics that are worthy of conservation. The only CPO in the Near Heights is Nob Hill/Highland CPO-8. Nob Hill's overlay zone is meant to protect its distinct character - a walkable, vibrant neighborhood featuring an early automobile suburban development pattern. Design requirements established in CPO-8 include setback standards, building height limits, glazing requirements, and a range of other development standards for vehicular access, façade design, signs, and street cross sections. Characteristic buildings and buildings that are on State and National Historic Registers are subject to regulation intended to maintain their historic character. These standards are intended to preserve the rhythm of the buildings, which enhance the pedestrian experience in the Nob Hill and Highland areas.

During the CPA engagement process, several members of the Nob Hill Neighborhood Association expressed support for maintaining, or even strengthening, the existing requirements set forth by the CPO zone. Stakeholders who participated in a community walk also discussed how the CPO contributes to the transition between

the shopping district and the surrounding historic neighborhoods. Local affordable housing developers noted during a focus group that some of these requirements, such as those around glazing, create significant barriers to providing affordable units. Another developer argued that the focus on commercial development, particularly retail, in the CPO, prevents the development of townhouses, which would fit in the existing lot sizes.

#### Action

In the next two to five years, the Planning Department will collect data on building permits, variances, and type of development – and then convene stakeholders to reviews this data and discuss possible changes to the CPO regulations.



Caption: CubeSmart Self Storage in Nob Hill



### 5.3.2 LAND USE AND ZONING MISMATCH

The zoning pattern in the Near Heights CPA generally follows land use patterns, with some notable exceptions. There are several blocks throughout the area that are zoned for multi-family (R-ML and R-MH) or mixed uses (MX-M) that currently have single-family development. In some cases, this mismatch of existing land use and zoning allowances is not problematic and in fact may be an asset to supply the right housing options in the future. In a few areas, the mismatch makes the existing land uses nonconforming, which could complicate property sales and renovations of these homes in the future.

Nonconforming uses and structures are allowed to remain for the life of the structures, but there are limits on expansion. Owners of single-family houses on properties zoned R-ML, R-MH, and MX-M may never need to take any action to address the nonconformity. Sometimes banks or mortgage companies may want additional paperwork from the City, or may want the property owner to request a zone that allows the current land use.



Caption: Zoning Pattern in the La Mesa Neighborhood

One multi-family zone district, R-ML, allows both single-family and multi-family uses - a flexible mix of allowed uses that can respond to housing needs and market trends in an area. Owners of single-family houses in R-ML may have higher property values, based on market conditions, because of the range of allowable uses allowed by the zone and the dimensional standards that allow development at a slightly larger scale than in the zone districts that only allow lower density development. The dimensional standards for R-ML do not incentivize density in Center and Corridor areas.



Caption: Zoning Pattern in the North Campus Neighborhood

The other multi-family zone district, R-MH, is intended for higher-density development. R-MH does not allow single-family houses, and the dimensional standards allow development that is larger in scale than in R-ML. R-MH allows multi-family dwellings and townhouses. R-MH allows higher building heights by right in UC-MS-PT areas, provides a bonus for workforce housing, and allows unlimited building heights for portions of buildings that are more than 100 feet from all lot lines.





**Caption:** Zoning Pattern in the Mile Hi Neighborhood

The MX-M zone district provides for a wide array of moderate-intensity retail, commercial, institutional, and moderate-density residential uses, with taller, multi-story buildings encouraged in Centers and Corridors. MX-M allows higher building heights by right, reduced setback requirements, and a 50% reduction in minimum usable open space in UC-MS-PT areas. Single-family houses on properties zoned MX-M are considered nonconforming.

It is important to note that property taxes are based on the existing uses on the property, not the uses that are allowed by zoning. Properties with single-family houses, even if

zoned for multi-family uses, are taxed at the single-family residential rate.

The [Bernalillo County Assessor](#) assesses property taxes based on the current structures on the property, so renovations or redevelopment will often trigger higher property taxes. The value of the land itself, which is affected by the larger housing market and economy in Albuquerque, can also affect property tax rates. These increases typically happen following regular re-assessments County-wide or in whole areas.

The State of New Mexico limits property tax increases through a valuation cap, which limits annual increases in appraised value to 3%, which is a strong anti-displacement protection for property owners.

While property tax increases are unlikely to be the biggest factor that leads to displacement, market conditions can often incentivize existing residents to sell, which can trigger a wave of turnover in a neighborhood. On the one hand, individual families who want to sell their property could get a high return on their investment. On the other hand, conditions that incentivize high turnover - namely, real estate speculation and rapidly increasing land values - can be destabilizing to established communities, leading to displacement and shifts in

the balance of rental units versus owner-occupied units.

The existing zoning that allows a wide range of housing options is potentially the best zoning to support affordable housing, since zone changes would not be needed, more dwelling units can be provided, and affordable housing developers would be able to use the larger properties for configurations that would make development financially feasible. However, these same conditions can also support higher-end market-rate development, which may not meet the needs of the existing community and could also lead to displacement.

In Fall 2022, Planning staff conducted outreach and flyering at 38 properties zoned MX-M along the San Pedro Corridor in the Mile Hi Neighborhood. Planning Staff talked to about a dozen of these property-owners and left brochures with information on this topic at each property. These brochures indicated that if a majority of neighbors agreed to opt-in to a voluntary zoning conversion to a single-family zone district, the City could submit the requests for review and decision at no cost to the property owners. Planning Staff received no follow-up correspondence from any of the property owners, so there appears to be no momentum for a zoning conversion at this time.





## 5.4 Metropolitan Redevelopment Areas

There are many existing resources for improving and redeveloping property that encourage sustainable practices and mixed-use infill projects, which were top priorities expressed by participating community members.

[Metropolitan Redevelopment Areas](#) (also called MR Areas) have access to tools that can help finance projects within their boundaries, including property tax abatement, gap financing funds (issued through [Requests for Proposals](#)), low-interest brownfield loans, and impact fee waivers.

Projects must support the implementation of the relevant MR Area plan and require approval by City Council. Development incentives administered by the Metropolitan Redevelopment Agency (MRA) support individual projects that build up the surrounding community, and these projects have the potential to jump start investment throughout an entire district. MR Areas in the Near Heights CPA are discussed in more detail below (see Figure 11 for a map of MR areas).

### 5.4.1 UNIVERSITY

Toward the western edge of the Near Heights, segments of the University neighborhood are under consideration for a new MR Area designation. That census tract is already a designated Opportunity Zone. With the University of New Mexico to the north and Central New Mexico Community College to the southwest, the area has a strong demand for housing. There is also a need for a stronger and more diverse commercial environment including research services, consumer goods, hospitality, food and drink establishments; for a more robust and densified mixed-use corridor; improvement of bicycle and pedestrian infrastructure; cleanliness and safety improvements; and strong stakeholder representation.

The Metropolitan Redevelopment team conducted extensive public outreach with residential and commercial property owners, the neighborhood associations, students, business owners, and University of Mexico and Central New Mexico Community

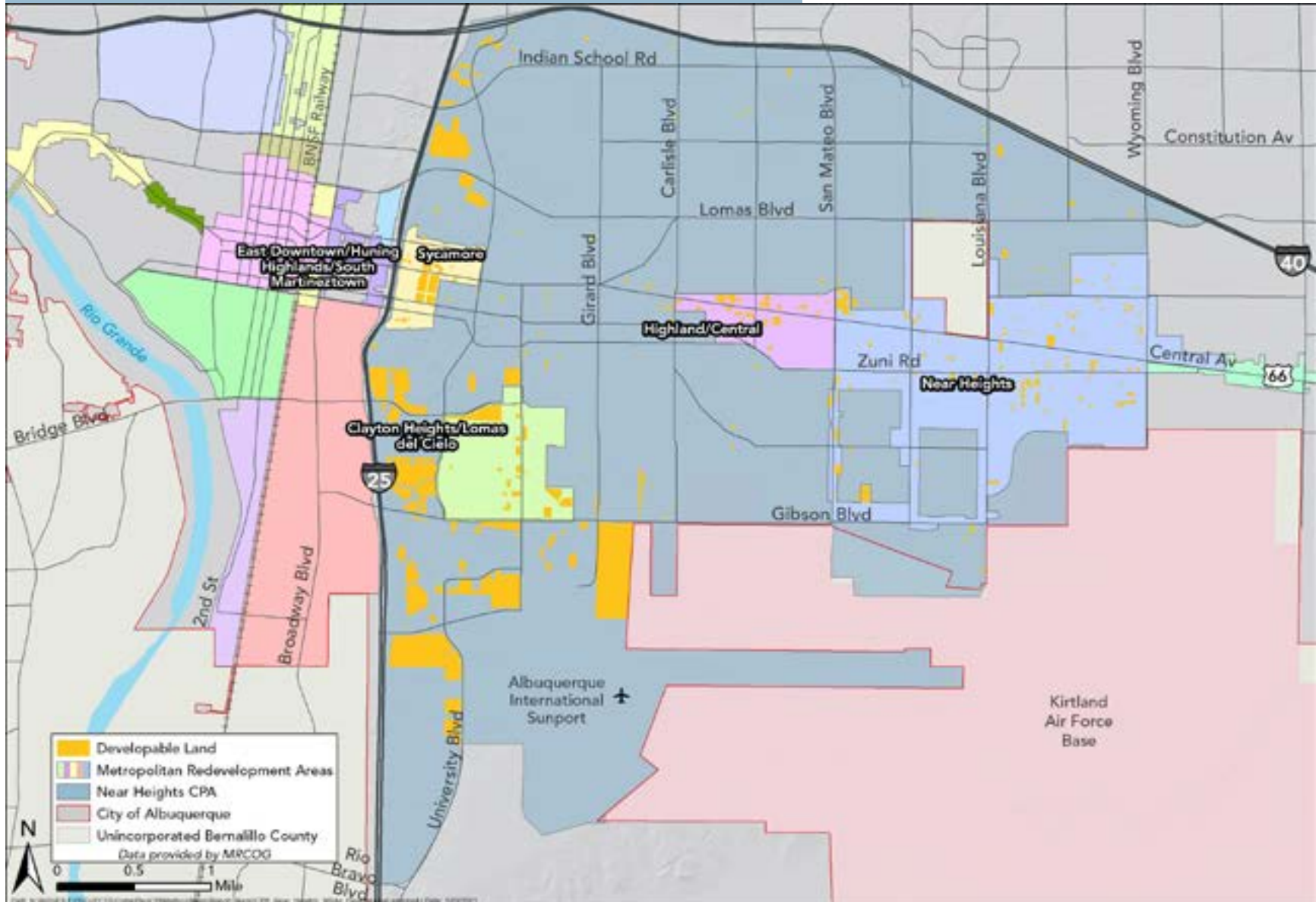
College leaders. The public outreach informed the Metropolitan Redevelopment Area Designation Report and University [Metropolitan Redevelopment Area Plan](#). City Council has adopted the Designation Report; the Plan is being considered as of Fall 2022.

The Re-Imagining Harvard Drive project, led by City Council Services, is also happening within the proposed University Area MRA boundaries. The Harvard Drive streetscape between Central Avenue and Silver Avenue is being re-designed to improve walkability, safety, aesthetics, and economic development possibilities. Public outreach is underway for this effort.

The University Area is also the eastern anchor of the [Innovate ABQ Innovation Corridor](#). The Innovation Corridor extends west to Downtown, with a hub in the Central ABQ CPA. That hub is the center of a public-private partnership to foster economic development and job creation. The project is managed by UNM.



FIGURE 11. METROPOLITAN REDEVELOPMENT AREAS AND DEVELOPABLE LAND IN NEAR HEIGHTS





Caption: Broadstone Nob Hill

#### 5.4.2 SYCAMORE

The area immediately west of UNM has already been designated as the Sycamore MR Area. The MR Area plan includes strategies to renovate the hospital, increase mixed-use and density in the area, and encourage redevelopment along Central. Projects supported by the [Sycamore MR Area Plan](#) encourage compatible relationships between related uses and buffering incompatible uses; improve pedestrian, transit and bicycle circulation; and stimulate private reinvestment, while providing sufficient controls and guidance to ensure mutually beneficial relationships between existing and new development. The recently completed Springhill Suites and Highlands East residential projects have been supported and made possible by the Redevelopment Tax Abatement program.

#### 5.4.3 CLAYTON HEIGHTS/LOMAS DEL CIELO

In the southwest portion of the Near Heights, the South Yale corridor and surrounding area has been designated the [Clayton Heights/Lomas del Cielo MR Area](#). The plan presents strategies to establish a viable commercial environment, revitalize area into a walkable safe neighborhood, and improve housing condition and increase homeownership. The area was cited by community members several times as ripe for investment. The entire MR Area is also within and surrounded by the Sunport Opportunity Zone.

#### 5.4.4 HIGHLAND/CENTRAL

Vacant and dilapidated motels are identified as a source of blight within the [Central/Highland/Upper Nob Hill Metropolitan Redevelopment Plan](#). There has been some recent success in addressing this issue through the development of Broadstone Nob Hill, which replaced the old Royal Hotel and the Town Lodge Motel between Sierra and Montclair. MRA supported the development through the Redevelopment Tax Abatement program. Completed in late 2021, Broadstone Nob Hill offers 102 market-rate units and easy access to public transit. The project resulted in 7 permanent jobs and brings density to a previously underutilized lot.

Private sector-led redevelopment has also occurred. The historic University Lodge was renovated and rebranded as Hotel Zazz by existing ownership, providing for a modern and lively reincarnation of the previous motel. Nearby, the commercial on the northwest corner of Copper and Hermosa was renovated and modernized. These spaces remained commercial and are now occupied by a restaurant and wine bar. Similarly, the former Golden Eagle Trading Co – vacant since at least 2007 – has been renovated and modernized into a 24/7 emergency pet hospital.



**Caption:** Historic Microsoft Headquarters Plaque



**Caption:** Talin Market

#### 5.4.5 NEAR HEIGHTS MRA

Much of the International District is in the Near Heights Metropolitan Redevelopment (MR) Area, which extends from Wyoming to San Mateo (on the east and west), and between Gibson and Lomas (to the north and south). Most of the census tracts in this area have special designations that incentivize development.

The International District covers the eastern end of the CPA, centered between two major employment centers – Uptown and Kirtland Air Force Base. Community members in the International District prioritized the Zuni corridor for street improvements and beautification to support longer-lasting businesses. Installing bicycle lanes has had a positive impact, and Councilor Davis has provided funds to support additional restriping along the corridor.

The updated 2010 MR Area plan identifies commercial corridor development, converting motels to other uses, and housing revitalization as key to redevelopment success. Supported by MR funds and land contribution, the Talin World Market Food Fare relocated to a larger store in the International District in 2005, creating a commercial anchor that reflects and serves the diverse community that surrounds it. Talin Market and El Mezquite Market were both mentioned by name as examples of the diversity of cultural assets located in the International District.

The original plan, adopted in September 2000, identified vacant and underutilized properties, along with potential catalytic projects. In June of 2010, the Near Heights MRA was expanded to cover the San Mateo and Gibson Corridors. The Expansion Plan

highlights three opportunity sites: Eastern Ave./Alvarado St. Corner, the San Mateo Blvd., Kathryn Ave. and Gibson Blvd. International Streetscape project, and San Mateo Blvd./Southern Ave Mixed-Use Development. At community meetings and tabling events during the CPA outreach process, these sites and project were still viewed favorably by community members, emphasizing the area around the Gateway Center.

#### Potential Opportunity Sites

- The lots between Central and Copper, east of San Mateo
- A vacant lot east of the Fair Grounds on Louisiana and Domingo
- The vacant CVS at the Corner of Louisiana and Central

Community members also expressed the need for fresh produce, public restrooms, and places for the community to gather, and they also emphasized the need for mixed-use, multi-story, and multi-family development. They also supported the installation of EV chargers. Child care and amenities for children and families were also frequently mentioned.





## 5.5 Registered Historic Places



**Caption:** Interior of the Old Albuquerque Airport

In addition to contributing to a community's identity, protecting historic resources can also contribute to learning opportunities, sustainability, and economic growth. One way to recognize and protect special historic buildings or areas is for them to be listed on the State Register of Cultural Properties or the National Register of Historic Places. By offering tax credits and, in some cases, below market rate loans, these programs encourage rehabilitation of qualifying historic buildings. The Near Heights has 56 registered historic places and 9 historic districts. [The Planning Department](#) distributes historic preservation guides and advises or refers residents to other informational sources. Each of these places exhibit traits either unique to the area or emblematic of development in the American Southwest throughout the 20th century. See Figure 12 for a map of historic districts and landmarks in the Near Heights.



**Caption:** Single Family House in the Silver Hills HPO

### 5.5.1 ESTABLISHED HISTORIC DISTRICTS & PLACES

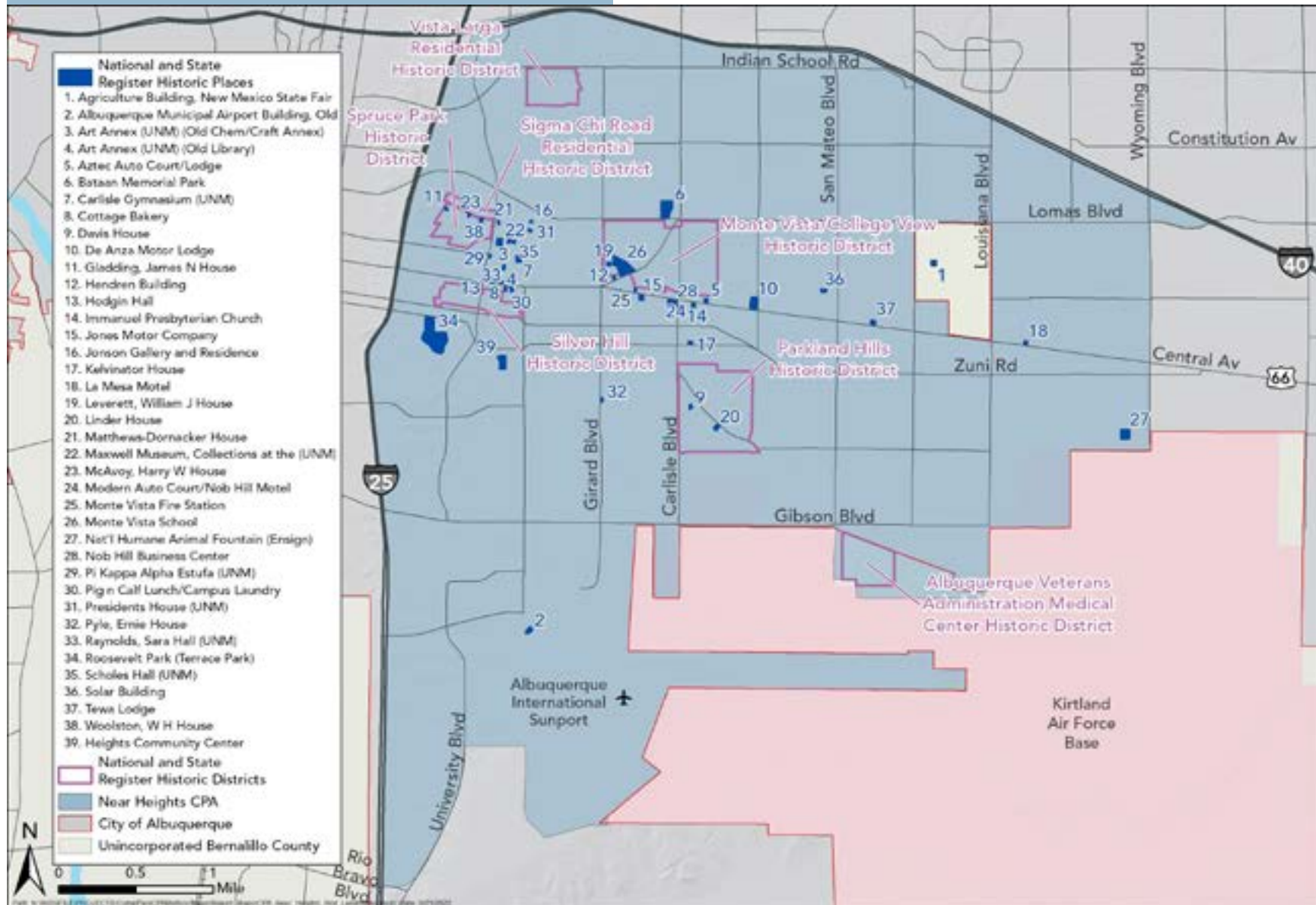
The Spruce Park, Silver Hill, and Monte Vista/ College View historic districts are registered historic districts that reflect Albuquerque's Early Automobile Suburbs. Monte Vista Addition is notable for platting that diverged from the typical grid, recognizing drainage patterns, and dedicated land for a school site. Farther east, College View Addition (1926), Granada Heights Addition (1925) and Mesa Grande Addition (1931) follow the grid and have narrow, deep lots, but do not have alleys. Residents purchased lots and hired builders or contractors acquired a small number of lots to attract buyers, which created a mix of housing types and styles. Construction on these lots spanned from the 1920 through the 1950s.

The Sigma Chi historic district, although located adjacent to Spruce Park, where construction began in the 1920s, did not develop until mid-century and reflects architectural styles of that period. Vista Larga Residential Historic District in the north of the area contains excellent examples of modernist post-war development, while the Parkland Hills Historic District contains both modernist and Mediterranean Revival style homes. The Albuquerque Veterans Administration Medical Center Historic District is unique for conserving a 40-acre medical campus, which was built in a combination of Spanish Revival and Pueblo Revival styles. There are also 56 registered historical places outside of districts. These recognized historical places are generally concentrated along Route 66, and 11 are located on UNM's campus.





FIGURE 12. HISTORIC DISTRICTS AND LANDMARKS IN THE NEAR HEIGHTS





**Caption:** Single Family House in the Broadmoor Addition

### 5.5.2 NEWLY-DESIGNATED HISTORIC DISTRICTS

In the Spring of 2021, UNM students from the school of Architecture and Planning worked to complete an inventory of University Heights, Granada Heights, and Broadmoor additions. In early 2022 the State of New Mexico's Cultural Properties Review Committee unanimously approved Granada Heights and the Broadmoor additions to be listed as districts in the new Mexico Register of Cultural Places. They have also been forwarded to the National Park Service for listing in the National Register of Historic Places. The addition of these areas to the Historic Register continues the important work started by the Nob Hill Neighborhood

Association in the late 90s to preserve the unique assets in their area for the benefit of the entire city.

The Granada Heights district has a mix of Late 19th and 20th Century Pueblo Revivals, Territorial Revival, Spanish-Pueblo Revival, American Small House, and Ranch House styles. The district preserves an additional swath of early automobile suburb land use, architecture, and design, as described above.

The Broadmoor addition (1945), located between Morningside and Washington, began the change to the post World War II pattern of tract housing and a break with the grid platting pattern, with a limited number of streets connecting to the arterials. This



**Caption:** Broadmoor Addition Street Pattern

area developed in the post war boom of the late 1940s, 1950s and 1960s. The built environment has some qualities of both the pre- and post-war eras. Residential lots became wider and shallower as the orientation of houses began to change. The garage that was detached and accessed from the alley or a long driveway moved forward and became integrated into the house, accessed by a driveway from the front. Ranch style houses and modernist architecture began to appear interspersed within the established architectural vernacular. Development also began to occur in large sections with contractors building the same or similar houses on one or more blocks.



### 5.5.3 POTENTIAL HISTORIC DISTRICTS

The 1916 University Heights area, located between Girard and Carlisle, was also surveyed in 2021. The area represents an earlier period of development from the late 1920s and 1930s, pre-dating Route 66 and post-World War II growth in auto-oriented travel and development. In that era development catered to a much more integrated interaction between the area's commercial activity and its residential environments. The lots in this area are narrow and deep, with alley access to rear yards, so they accommodate car ownership, while continuing to showcase the home at the front of the lot. The State and National Register Coordinator recommended that it be nominated with the neighboring 1906 University Heights area.

There are also neighborhoods in the International District that exemplify 20th-century suburban development, specifically ranch style houses and courtyard apartment buildings. Some of these developments are well intact, and the houses have seen little alteration. These neighborhoods are most likely eligible for listing on the historic

registers as districts. Although not all properties have been maintained to historic register standards, many of them have a high degree of historic integrity and are eligible for the historic registers. These buildings are among the last of their kind and should be viewed as a resource.

Historic inventories and registration efforts happen on a case-by-case basis, and community outreach and engagement varies. Neighborhoods interested in exploring whether or not they may be eligible for historic district designation should contact the historic preservation staff in the Planning Department, which can apply for grants for the required research and application completion. There is a risk that only neighborhoods with ample resources would benefit from the advantages of registration, but often historic districts result in a quality neighborhood with stronger property values and a greater sense of community. The Planning Department would like to develop a program that would help assist residents with historic properties by funding design services for renovations and repairs that would maintain the home's historic character.

There are also steps that neighborhoods can take independently. The Historical Society of New Mexico creates and sells plaque to homeowners in registered districts, and Neighborhood Associations or other community groups can encourage people to buy and install these plaques. Several neighborhoods also host historic or architecture tours, which raise awareness of cultural assets in the area. Additional signage, or street sign toppers, as one community member suggested, would also raise awareness of and appreciation for historic homes and neighborhoods.

#### Policy

Encourage recognition of historic assets through educational materials and supporting efforts such as historic plaques and signage in historic districts.



## 5.6 Historic Protection Overlay Zones

Typically, buildings and/or districts are registered as historic before the City adopts more restrictive regulations in the form of a Historic Protection Overlay zone. Local historic zoning may protect neighborhoods and historic buildings from avoidable destruction and detrimental changes. In most instances, property owners must receive a Certificate of Appropriateness from the City before they begin work to ensure that building projects in historic zones are compatible with historic neighborhood character. These approvals are granted by the Landmarks Commission (LC) or by City historic preservation staff.



Caption: Single Family House in the Silver Hills HPO

### 5.6.1 SILVER HILLS HPO

The Silver Hill Historic District was listed on the New Mexico State Register of Cultural Properties and the National Register of Historic Places in 1986. The landscaped median along Silver Avenue is one of only 3 historic medians in Albuquerque. In 2010, with prompting from neighborhood residents concerned about new development out of character with the historic district, the City designated the district as a historic overlay zone.

#### City-designated Landmarks in the Near Heights

- Bataan Memorial Park
- De Anza Motor Lodge
- Ernie Pyle House
- Jones Motor Company Building
- Heights Community Center
- Franklin D. Roosevelt Park
- Old Airport Terminal
- Albuquerque International Sunport Old Terminal

Any of the registered historic districts, or areas that are currently considering becoming registered districts, may be able to create an HPO zone. More education and outreach in these areas is needed to explore and disseminate the pros and cons of adding zoning regulations to help with preservation efforts.

#### Action

The Planning Department will work with Neighborhood Associations, residents, property owners, and other stakeholders, to determine if and when Historic Protection Overlays or Landmark Status is desired.





## 5.7 Iconic Signs



Caption: Signage Along Central in Nob Hill

Central Avenue's historic neon signs are deeply valued by community members in the Near Heights, and provide a widely-recognized source of identity along the entire route 66 corridor.

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



Caption: Signage Along Central in Nob Hill

of these signs to contribute to economic development through tourism. In 2002, the National Park Service Route 66 Corridor 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.

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 on West Central Ave. This effort has involved collaborating with local philanthropists



Caption: De Anza Motor Lodge Signage

and business community leaders like the Garcia Family in order to acquire and store old signage 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.

Iconic signs along Central Ave., whether listed or eligible for the historic registers or not, can be promoted and preserved through zoning regulations that provide for their continuous display. Standards and incentives for neon signs along Central Ave. are in IDO Subsection 14-16-5-12(F)(4)(a).





## 5.8 Walls & Fences

Community members expressed strong opinions about walls and fences in the Near Heights. Most of the properties in the area are subject to City-wide rules laid out in 14-16-5-7 of the IDO. The Nob Hill / Highland Character Protection Overlay Zone has some regulation regarding signage, and walls greater than 3 feet in height are prohibited in any front or street side yard. No Permit – Wall or Fence – Major or Variance to this provision is allowed in the Monte Vista and College View Historic District, pictured to the right. Planning staff received comments about the exclusive nature of fences, especially around parks, and heard concerns about the number of variances that were approved for allowing taller fences or walls in neighborhoods.

Residents were concerned about walls and fences creating exclusion from parks and neighborhoods, and stated that fewer and/or shorter walls encourages safety by increasing eyes on the street and more activity on the street. Greater passive surveillance and use of an area, whether a park or sidewalk, does discourage undesirable behavior and facilitate more communication between neighbors. Some neighborhoods have residential covenants that forbid front yard fences at all.

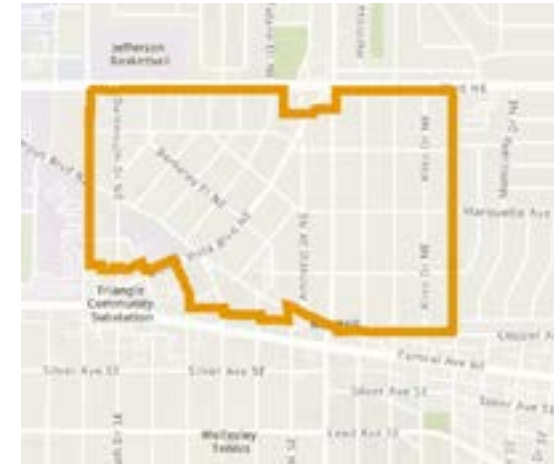
Planning department efforts to increase education around walls and fences was supported in online and in-person comments, and a member of the public recommended that the Planning Department reach out to fence companies, in addition to property owners. As these conversations continue, communities in the Near Heights may want to expand the small area that prohibits walls over 3 feet.

### Policy

Promote active streetscapes and Crime Prevention Through Environmental Design (CPTED) design standards that encourage “eyes on the street.”

### Action

The Planning Department will facilitate conversation around walls and fences, which may result in proposed changes to the IDO.



Caption: Small Area Where Walls are Limited to 3 Feet



Caption: Single Family House with Decorative Fence



## PART 6. ACTION MATRIX





## 6. ACTION MATRIX

The Action Matrix compiles recommendations developed with the community into a plan to maximize strengths, build on assets, and overcome challenges.

For each action, stakeholders will work together to identify who will be the lead and any community partnerships that may support the action, a timeframe for completion, and relevant metrics that will help measure progress over time. These metrics will be used as the starting point for the next CPA assessment.

Achieving the actions will be the work of many partners and individuals. The Action Matrix will

identify organizations and resources that can take actions to address the community's needs and priorities. Action leaders might be:

- Existing organizations, which already have resources
- New partnerships, which might form to tackle a single project
- Individuals, who make choices and spend time investing in their community
- The City of Albuquerque or other governmental entities, which can change policies or regulations

City departments will take the lead on actions that fall within each department's mission.

The Planning Department will generally take the lead on recommended actions to amend the IDO or the Comprehensive Plan during the regular cycle of updates that require City Council approval.

The CPA assessment reports, including the Action Matrix, will be submitted for the City's review and acceptance, including by the Environmental Planning Commission and the City Council. This formal review process provides opportunities for public and staff comments to fully vet the recommendations and confirm the City's commitment to the actions led by City departments.

The following page will include actions that have been identified throughout the CPA assessment process.



Caption: 20181014\_095443.jpg



TABLE 3. COMMUNITY ACTION PLAN

Section.	Policy	Location	Lead Responsibility	Collaborators	Measure of Success	Timeframe for Completion
	Community Initiatives					
	Community Organizations					
4.16.1	The IDEDC will lead efforts to organize the local business community and complete a study regarding the feasibility of a BID.	International District	IDEDC	Local businesses	Completion of BID feasibility study	Mid (4-7 years)
4.16.1	The Planning Department and IDEDC will create a tool as a pilot project that will inventory properties, create a pipeline for property owners to connect with resources, and align local community development efforts.	International District	IDEDC	CABQ Planning	Inventory tool created	Short (1-3 years)
4.16.3	Nob Hill Main Street will lead efforts to organize the local business community and complete a BID feasibility study.	Nob Hill	Nob Hill Main Street	Local businesses; Main Street Organization	Completion of BID feasibility study	Long (7-12 years)
	Institutional Partnerships					
	City					
4.13.1	The Gateway will have 100 beds for overnight use, medical sobering, and medical respite. The Engagement Center will help residents of the emergency overnight housing program transition to stable housing in 90 days. The First Responder Drop-Off will make up to 1,500 transports a year to needed services. The Medical Sobering Center will open in Spring 2023 with 20 beds for low-acuity medical monitoring to achieve sobriety. The Medical Respite portion of the Gateway will support patients who need time and space for extended recovery.	Gateway Center	CABQ FCS	Other City departments and community-based service providers	Completion of stated milestones	Short (1-3 years)
4.14.2	The City will develop anti-displacement strategies, metrics, and a toolbox of resources.	City-wide	CABQ Planning	CABQ FCS, OEI, and other stakeholders	Toolbox of resources created	Mid (4-7 years)
	Governmental Actions					
	City					
4.14.1	The Planning Department will update the small area map to expand the area in which ADUs with kitchens can be built permissively.	CPA-wide	CABQ Planning	N/A	Small area map updated	Short (1-3 years)
4.14.3	The Planning Department will convene a task force to study best practices of rental registrations in other cities and develop recommendations for Albuquerque.	City-wide	CABQ Planning	CABQ Council	Stakeholder group convened	Mid (4-7 years)
5.3.1	The Planning Department will collect data on building permits, variances, and type of development – and then convene stakeholders to reviews this data and discuss possible changes to the CPO regulations.	Nob Hill CPO-8	CABQ Planning	N/A	Data collected and stakeholders convened	Mid (4-7 years)
5.6.1	The Planning Department will work with Neighborhood Associations, residents, property owners, and other stakeholders, to determine if and when Historic Protection Overlays or Landmark Status is desired.	CPA-wide	CABQ Planning	Neighborhood Associations, residents, and property owners	Meetings held and actions taken to discuss historic preservation in the Near Heights	Mid (4-7 years)
5.2	The Planning Department will update the Comprehensive Plan with the Near Heights policies laid out in section 5.2.	CPA-wide	CABQ Planning	N/A	Policies added to the Comp Plan	Mid (4-7 years)
5.8	The Planning Department will facilitate conversation around walls and fences, which may result in proposed changes to the IDO.	CPA-wide	CABQ Planning	N/A	Outreach takes place	Short (1-3 years)





## PART 7. APPENDICES





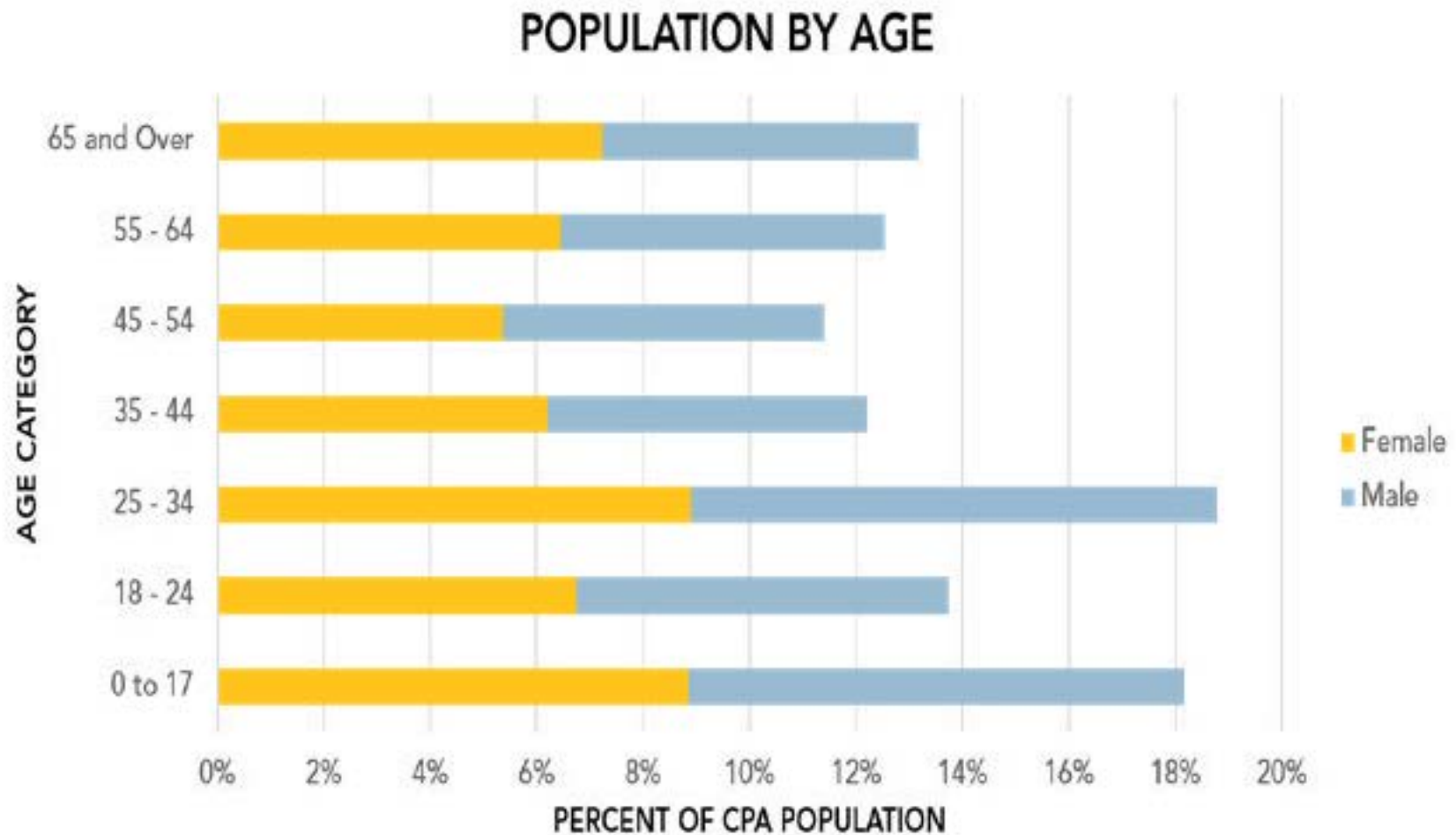


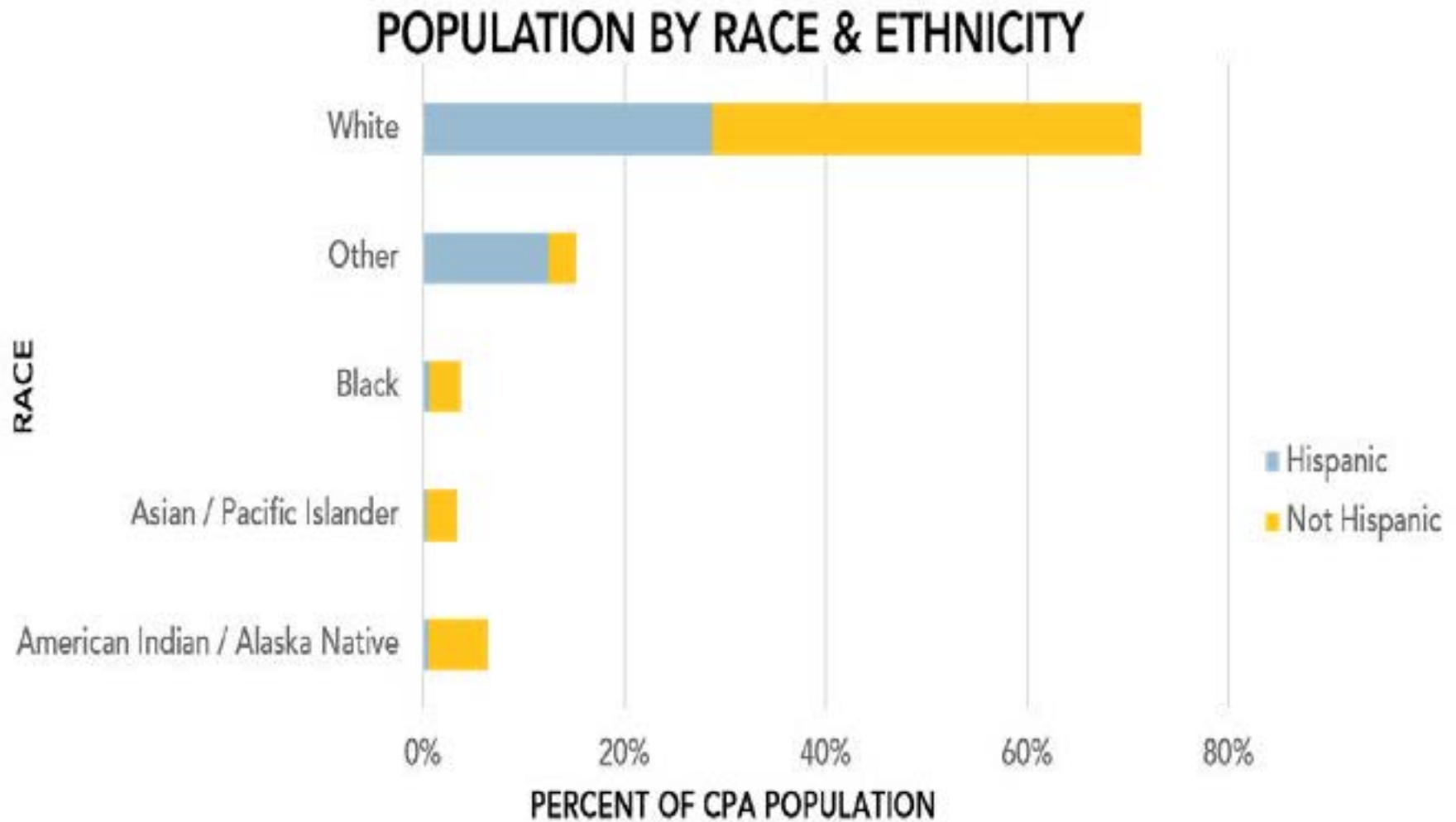
## 7. COMMUNITY IDENTITY METRICS



Population: **75,613**

Population Growth Rate:  
5 year change  
*not statistically significant.*

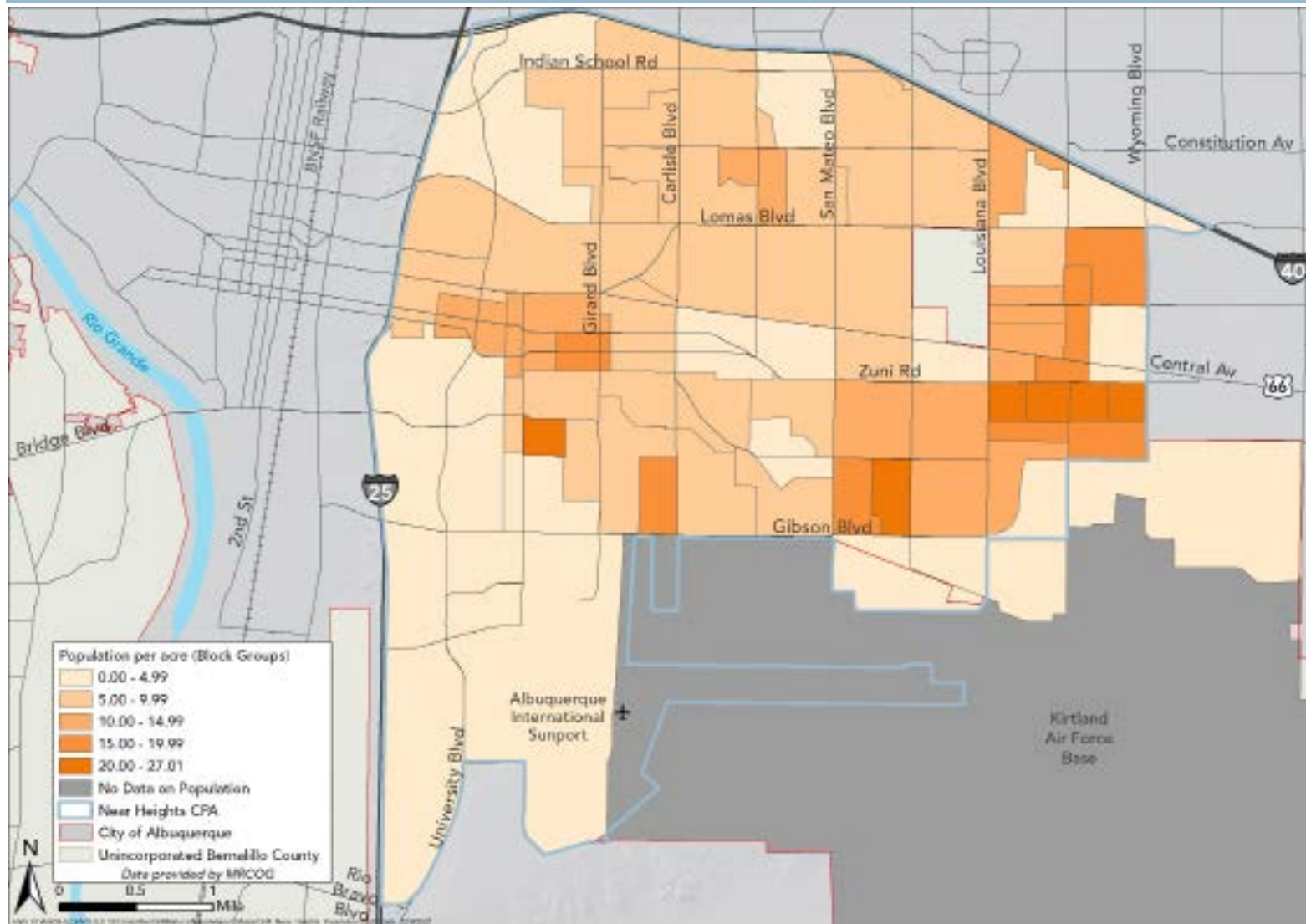




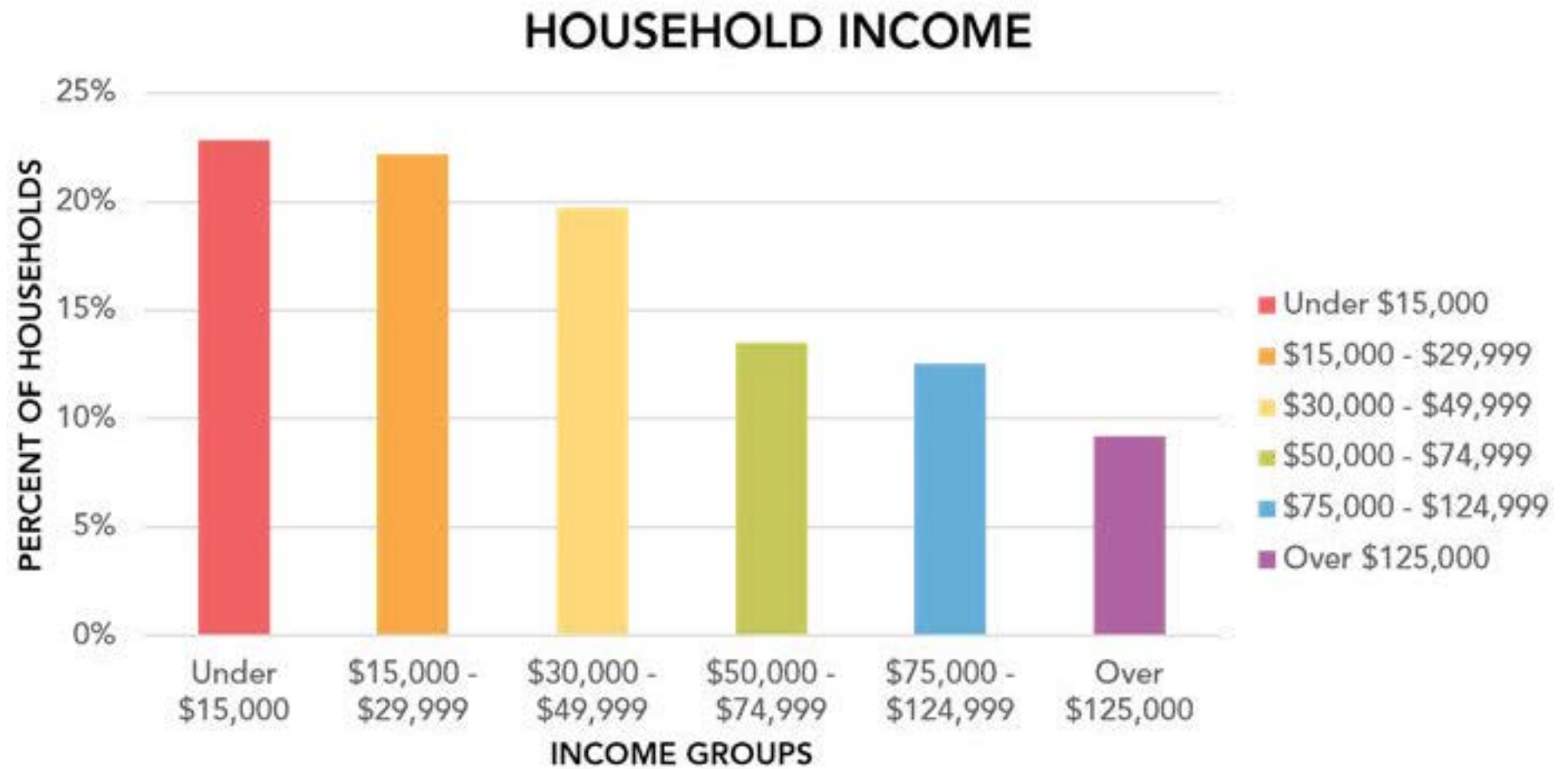
Note that the "other" category includes anyone who self-identified as a race other than those listed above and anyone who reported more than one race



FIGURE 13. NEAR HEIGHTS POPULATION DENSITY



Residential density refers to the number of dwelling units on a parcel of land. Within the Near Heights, residential density is generally highest in the eastern portion of the CPA, with pockets of higher residential density near the University of New Mexico.







## EDUCATION ATTAINMENT BY PERCENT OF POPULATION AGE 25+

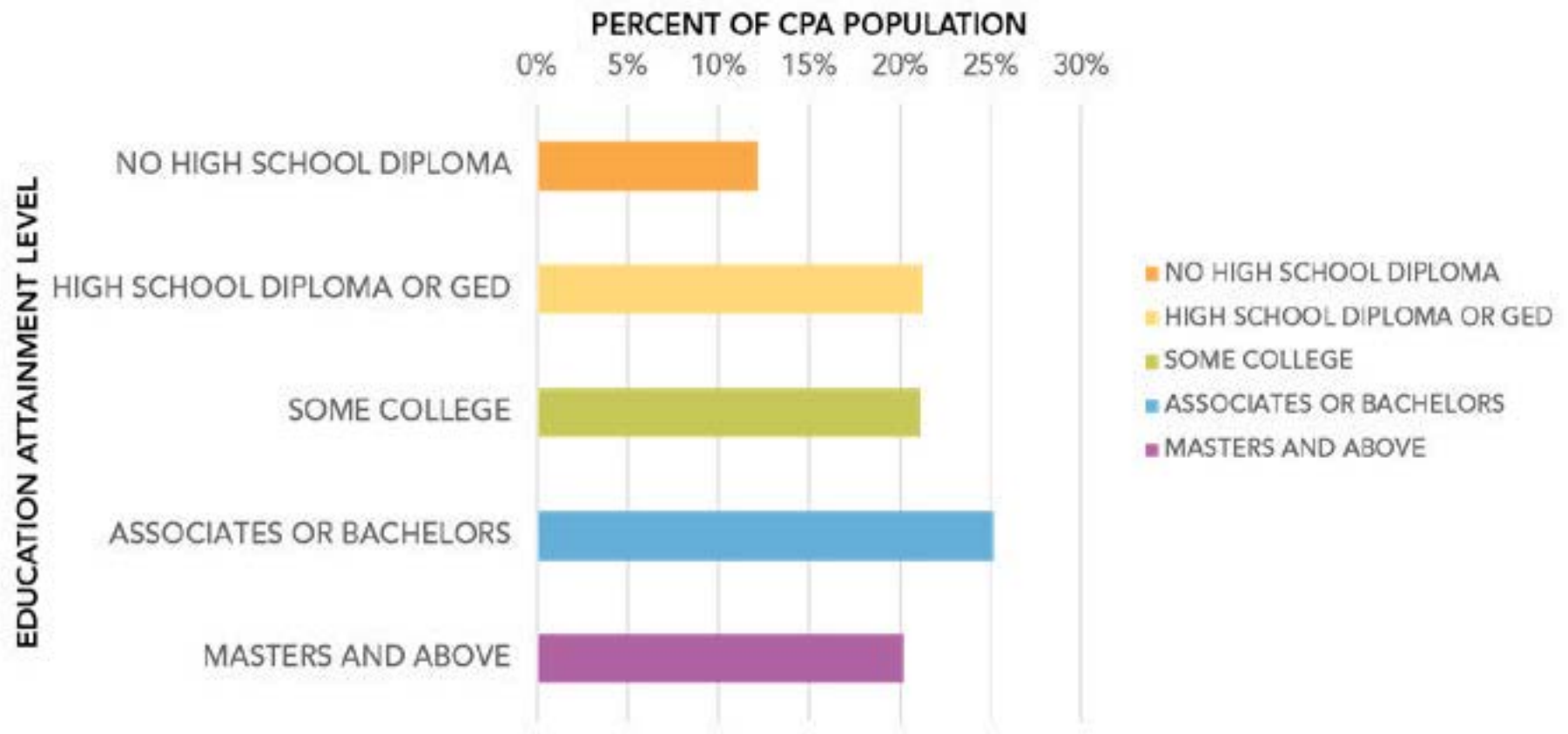
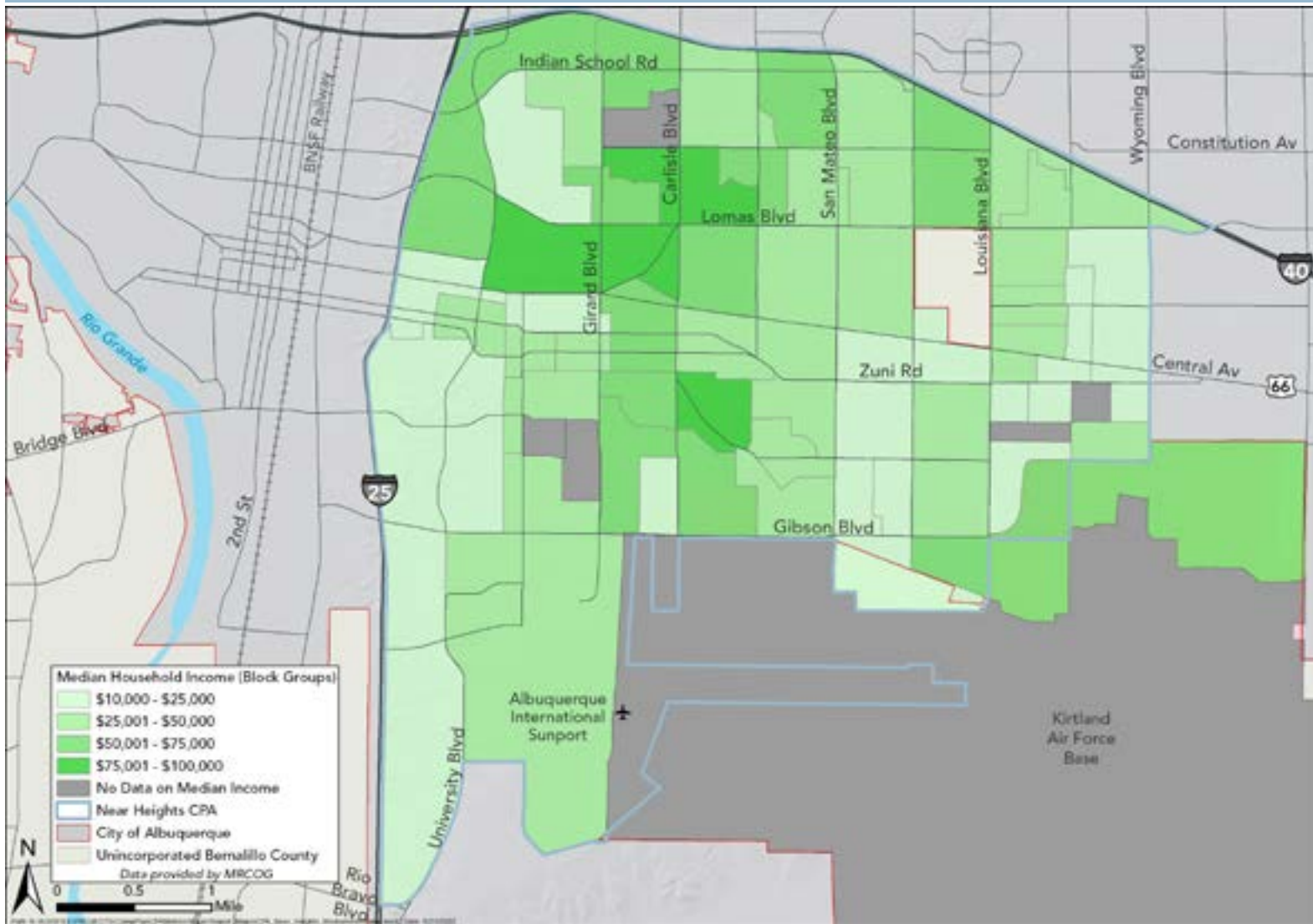




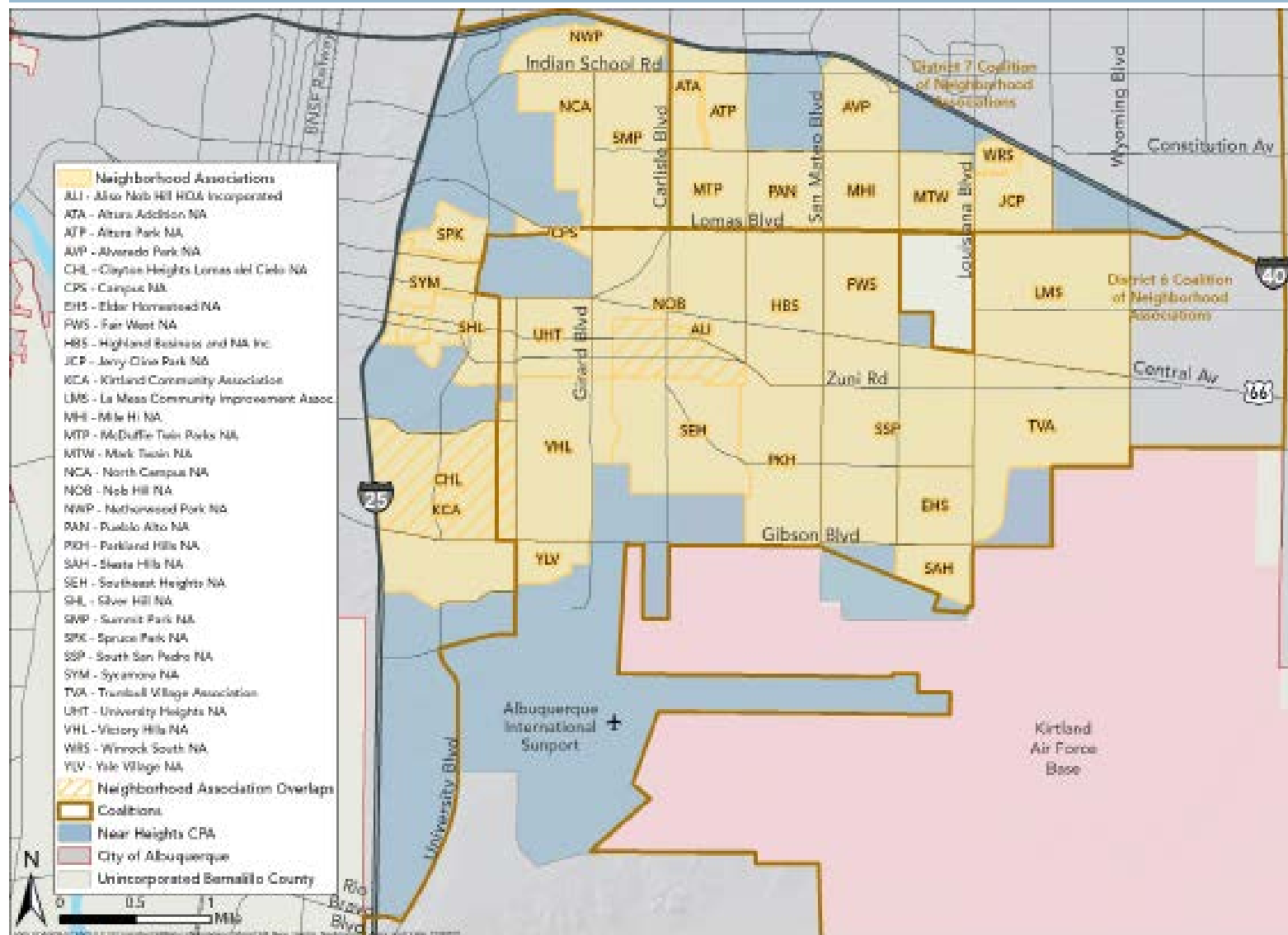
FIGURE 14. NEAR HEIGHTS MEDIAN HOUSEHOLD INCOME



Approximately 23% of households in Near Heights earn under \$15,000, which is the highest number of households in any of the income groups. Household earnings skew toward lower-earning income groups, specifically those under \$49,999, which make up 65% of the population. Households earning more than \$50,000 make up 35% of the Near Heights population.



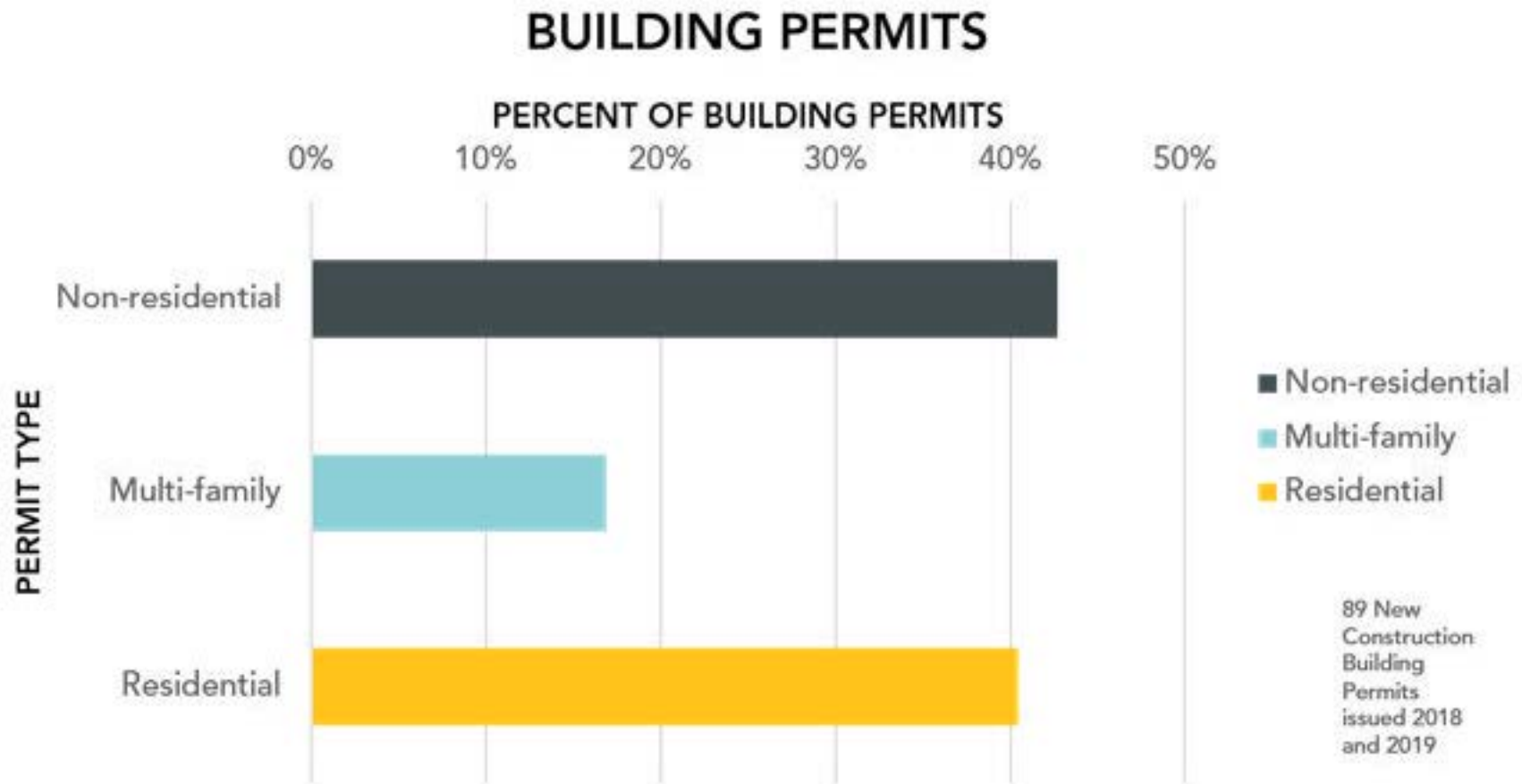
FIGURE 15. NEAR HEIGHTS NEIGHBORHOOD ASSOCIATIONS



There are 34 Recognized Neighborhood Associations that represent nearly all of the residential areas of the Near Heights. Neighborhood Associations are one way that communities can advocate for their residents and have a voice in decision-making. Visit [cabq.gov/nc](http://cabq.gov/nc) for more information about neighborhood associations.

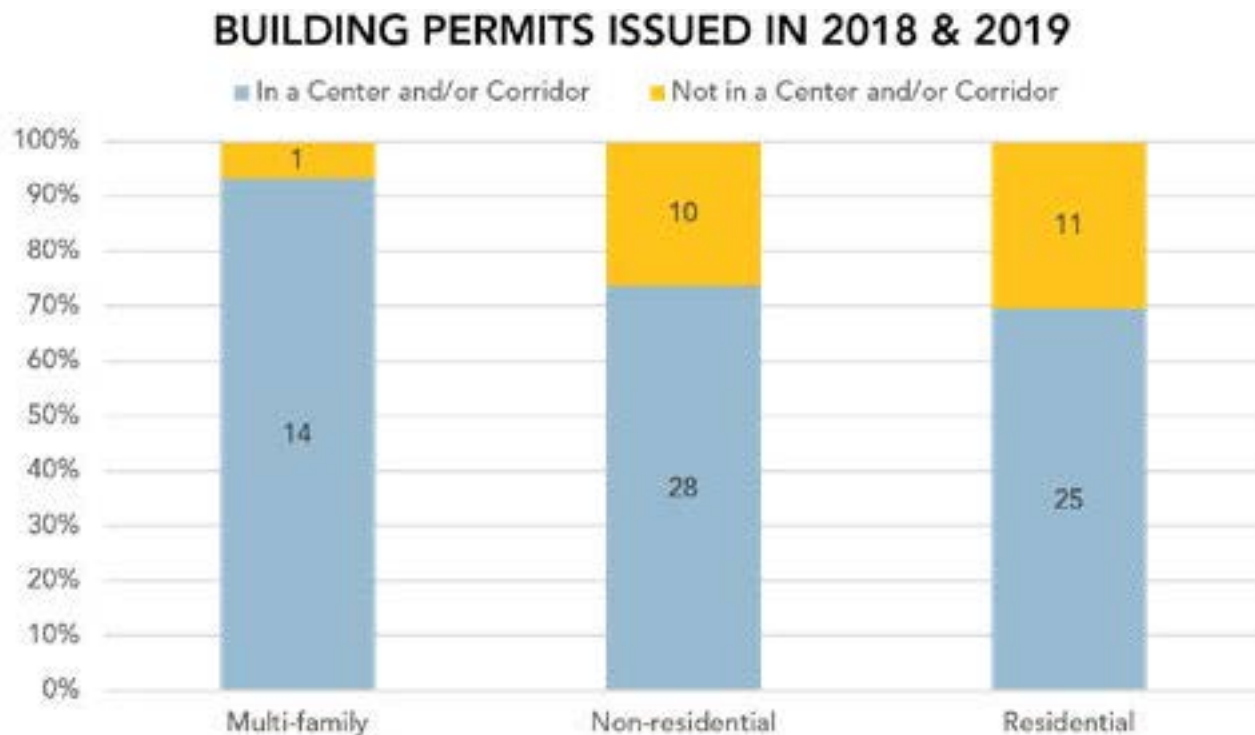


## 8. LAND USE METRICS



In a 2-year period between 2018 and 2019, the City issued 89 building permits in the Near Heights CPA. 48 of the building permits issued in the Near Heights in 2019 were for commercial development, compared to 58 for residential development. Most residential permits were for low-density construction.





In 2019 there were

14 Rezoning Application Requests

& 107 Variance Applications and Appeals

Ratio of Building Permits in  
Areas of

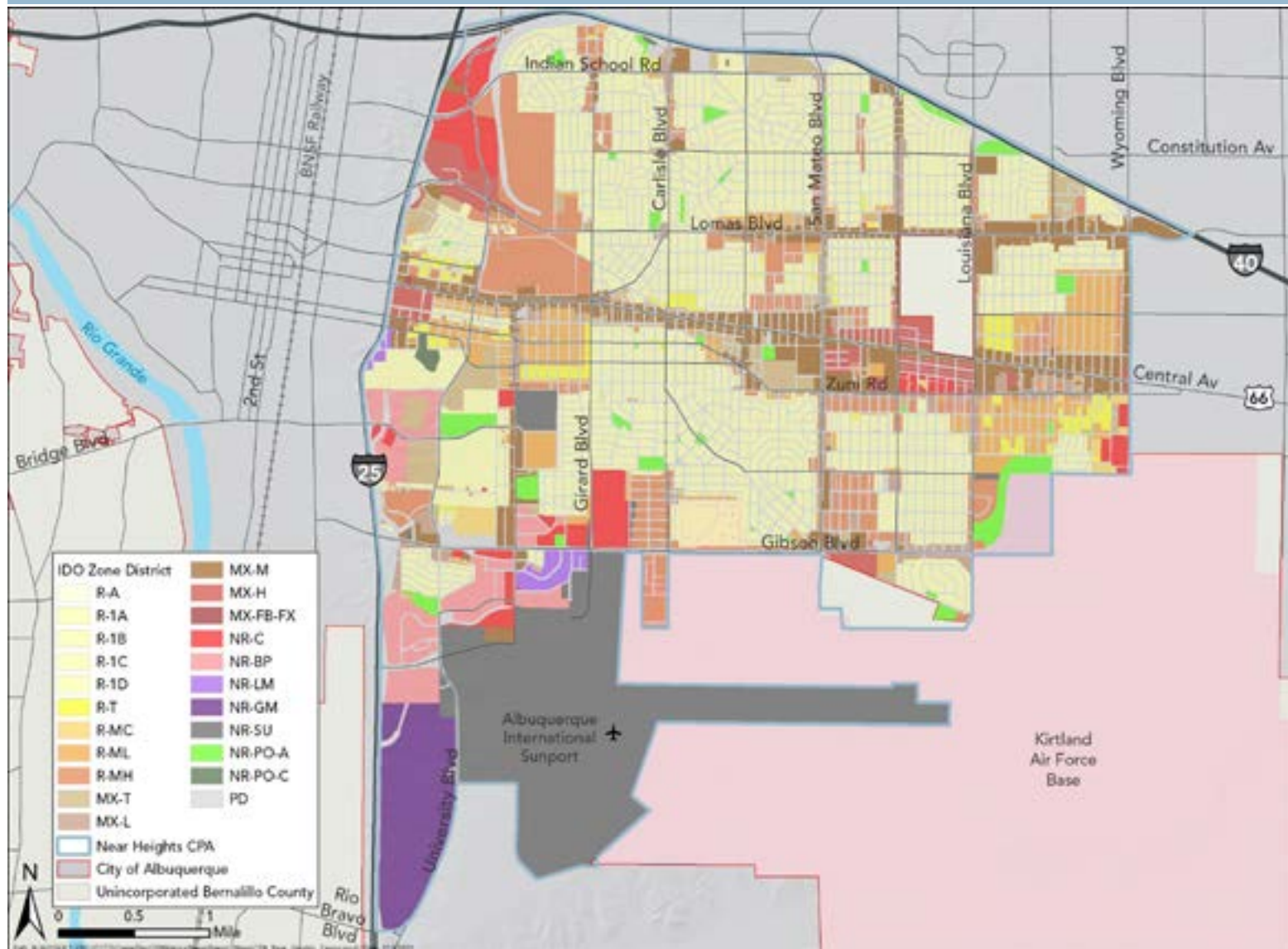
Change	Consistency
68 : 21	

There were 107 requests for Variances in the Near Heights CPA in 2019, the highest number of any CPA in the city, and far above the average of 40. Additionally, there were 14 requests for Zoning Map Amendments in the Near Heights CPA in 2019, which is almost double the average of 8 per CPA.

These building permits represent a \$61.2 million investment, with 881,000 square feet of construction, and approximately 320 new residential dwelling units. For context, citywide building permits for this same period this represent a \$733.7 million investment, with 10.6 million square feet of construction, and 1,500 new residential dwelling units.



FIGURE 16. IDO ZONING DISTRICTS



The Near Heights has a varied mix of zoning types, with mixed use concentrated around Central Ave. The Sunport's size puts over 12% of the CPA's area as Non-Residential, Sensitive Use (NR-SU), even more than the amount of land zoned Single-Family, Large Lot (R-1C), which is the next most frequent zoning.

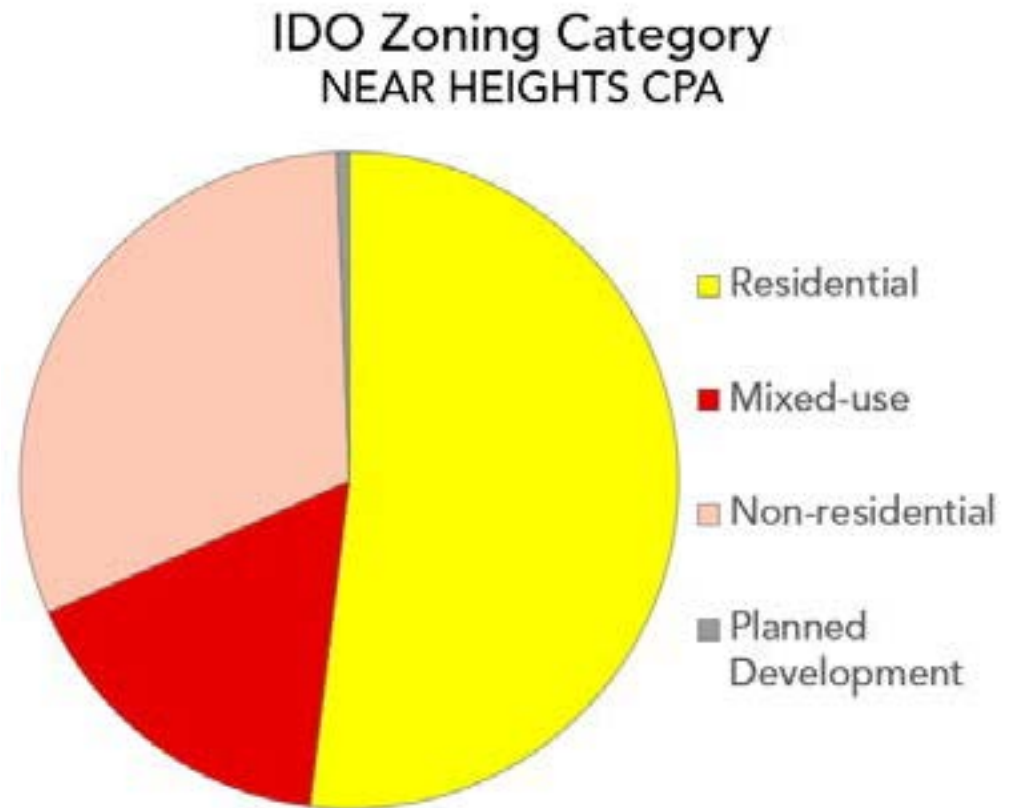
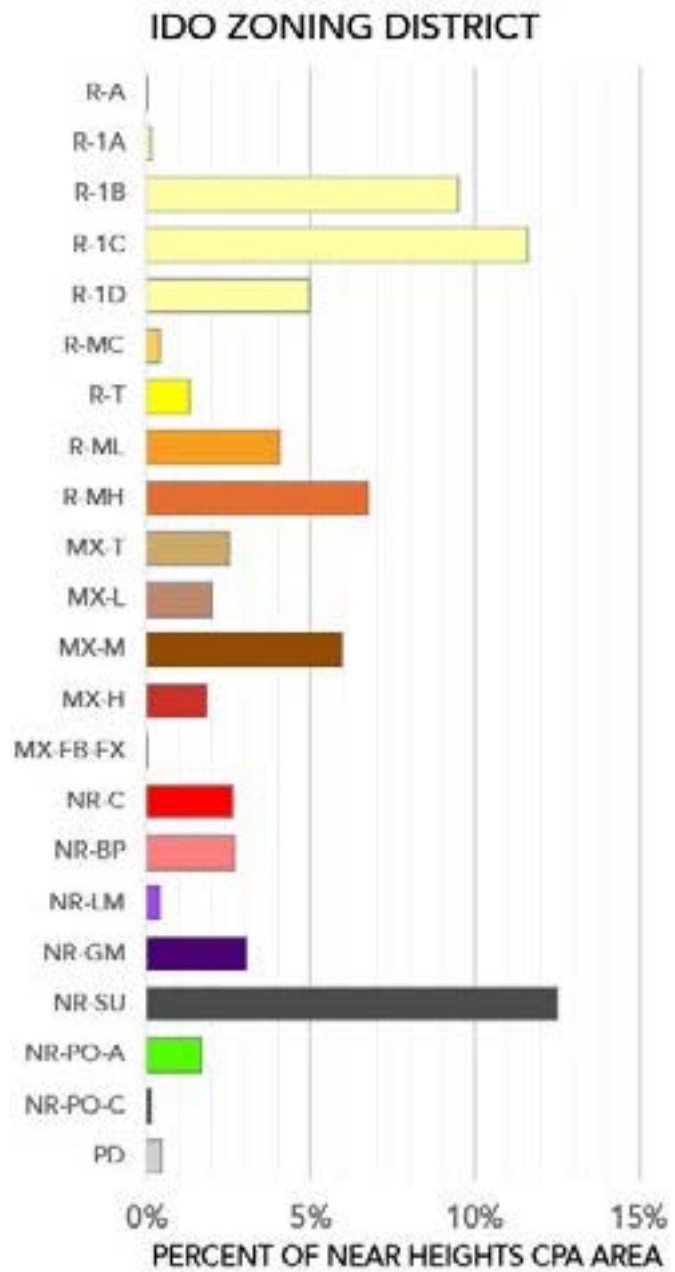
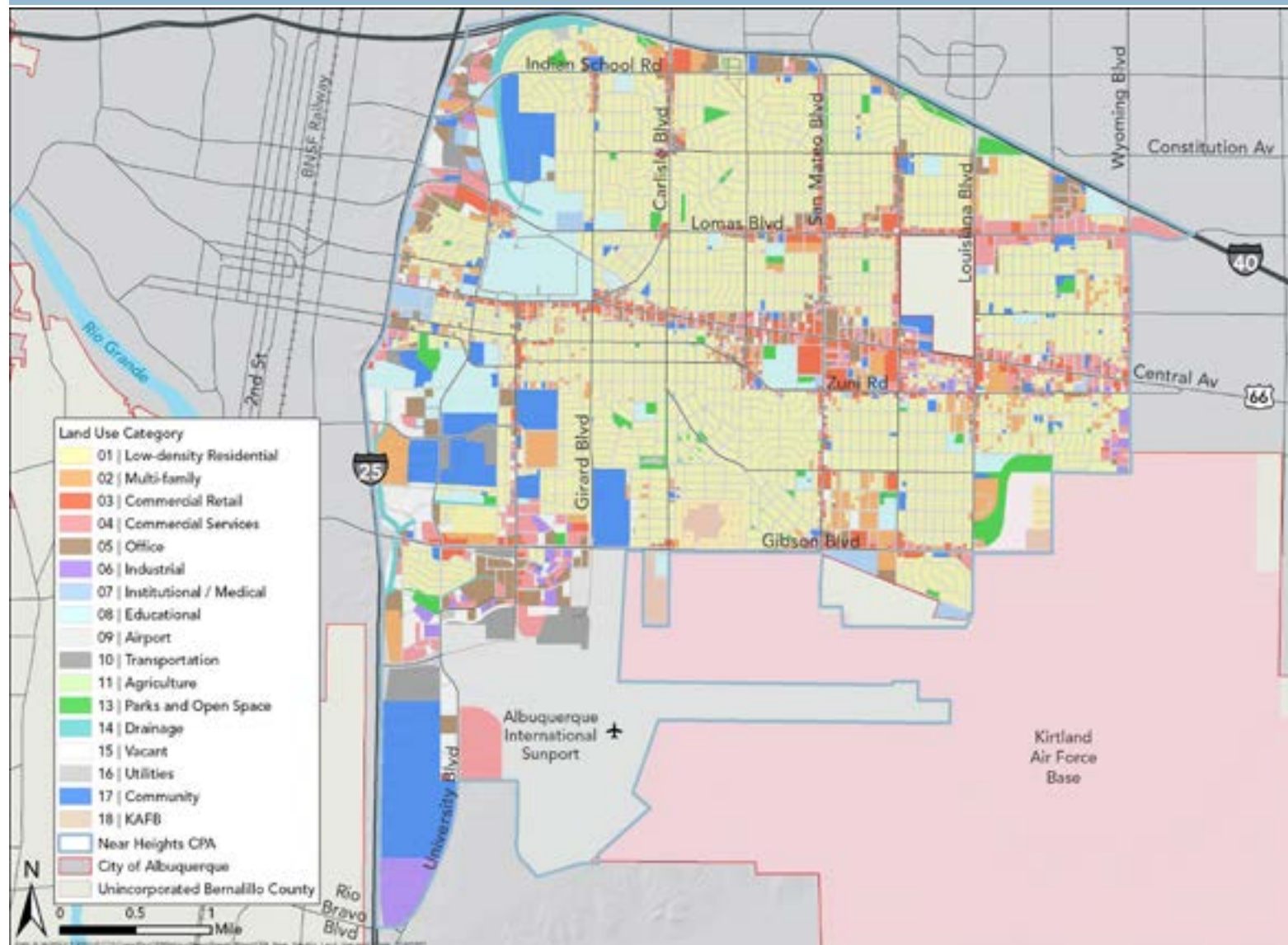


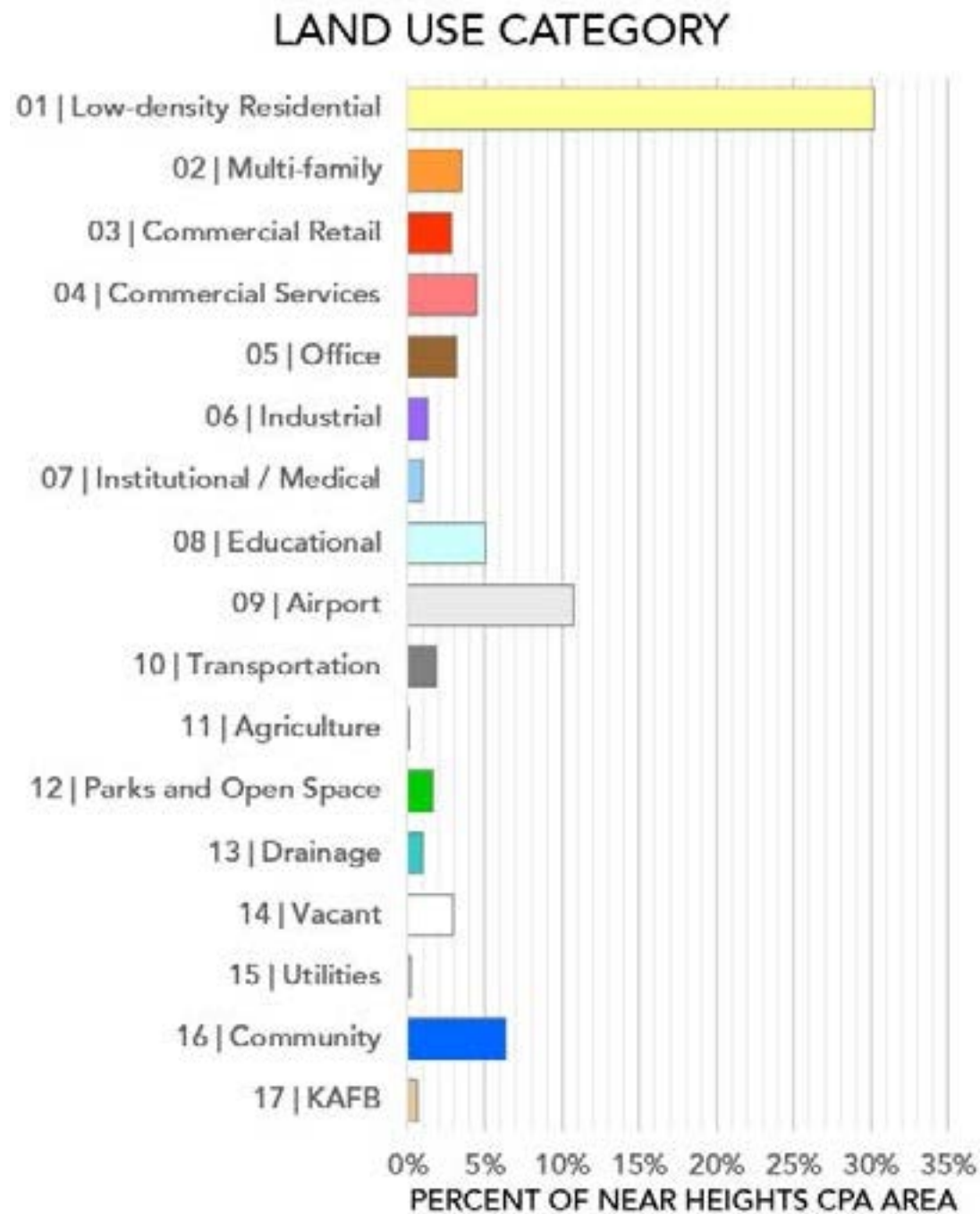


FIGURE 17. LAND USE CATEGORIES



Over 30% of the Near Heights' area is used for low-density residential. Community, educational and airport uses also cover a large portion of the area.





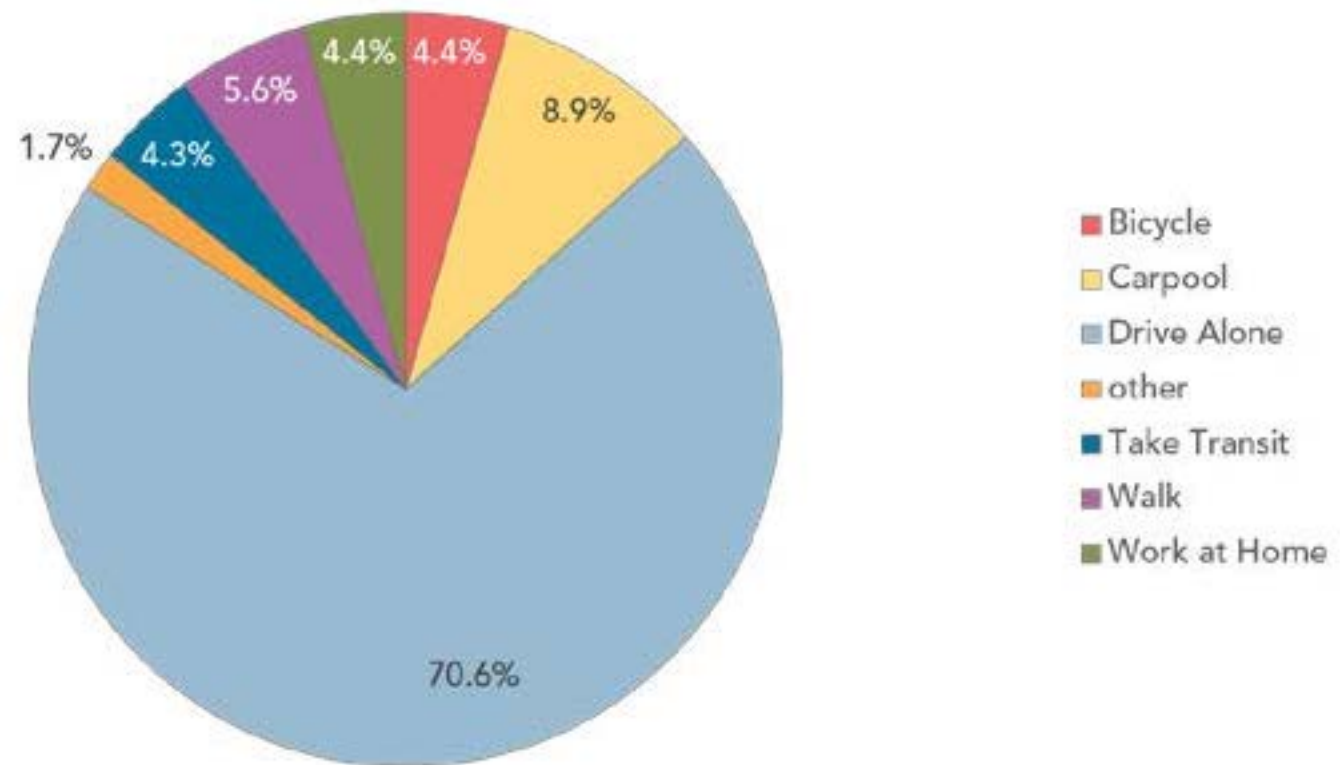




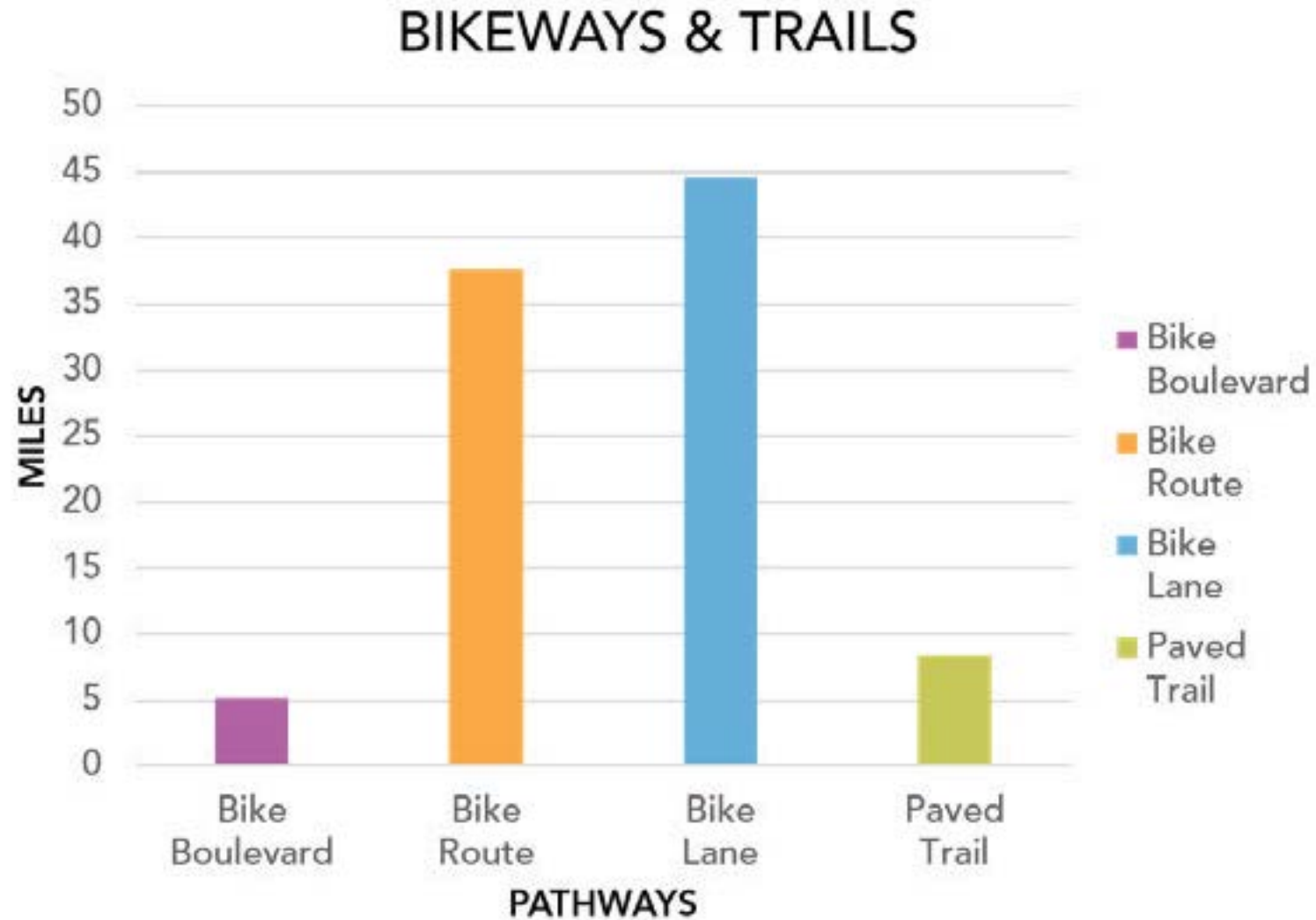
## 9. TRANSPORTATION METRICS



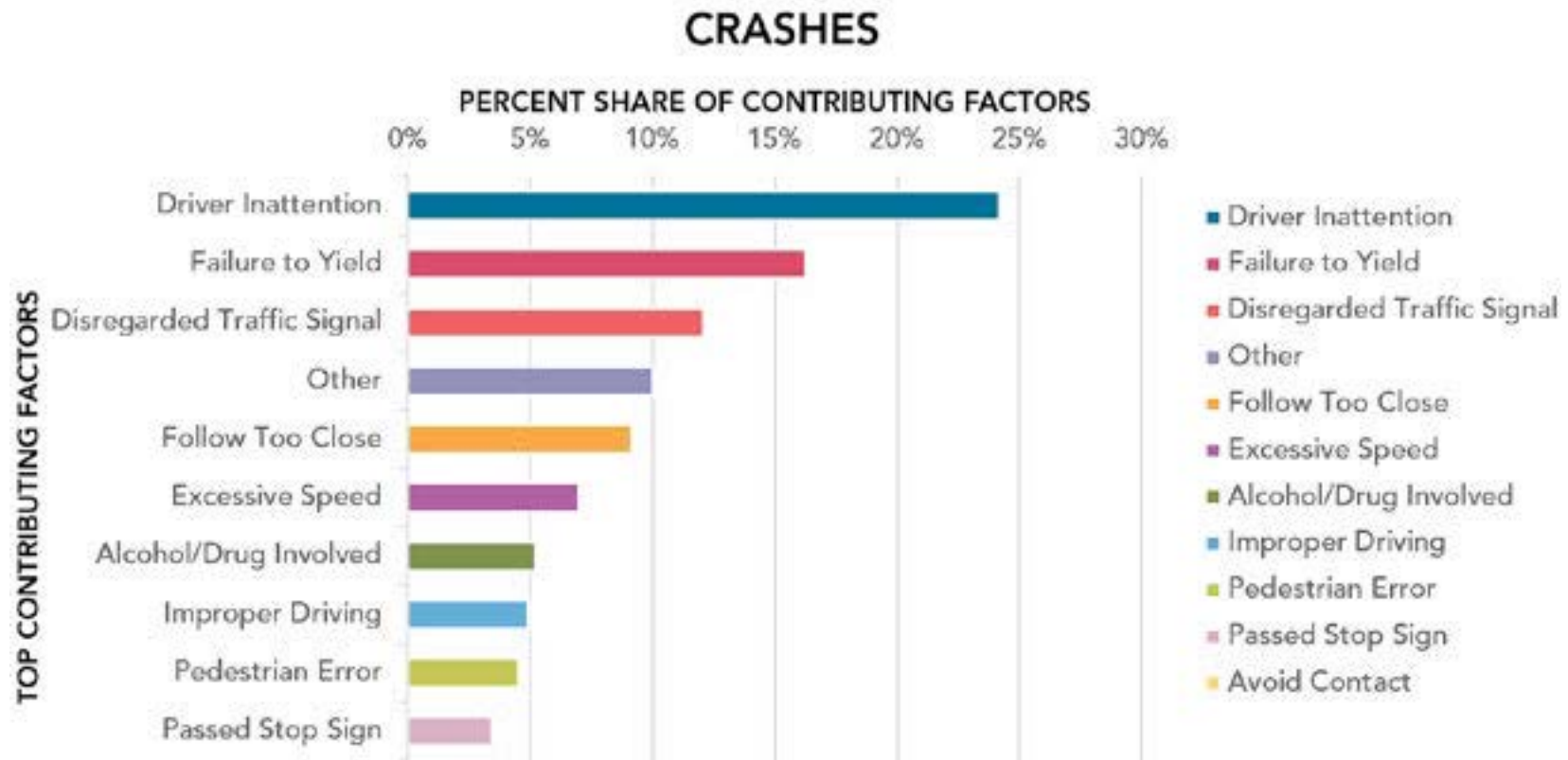
## How the Near Heights CPA Commutes to Work



Over 70% of commuters drove by themselves to get to work every day in 2018, and another 8.9% carpooled with others. That same year, 10% commuted by either walking or biking.



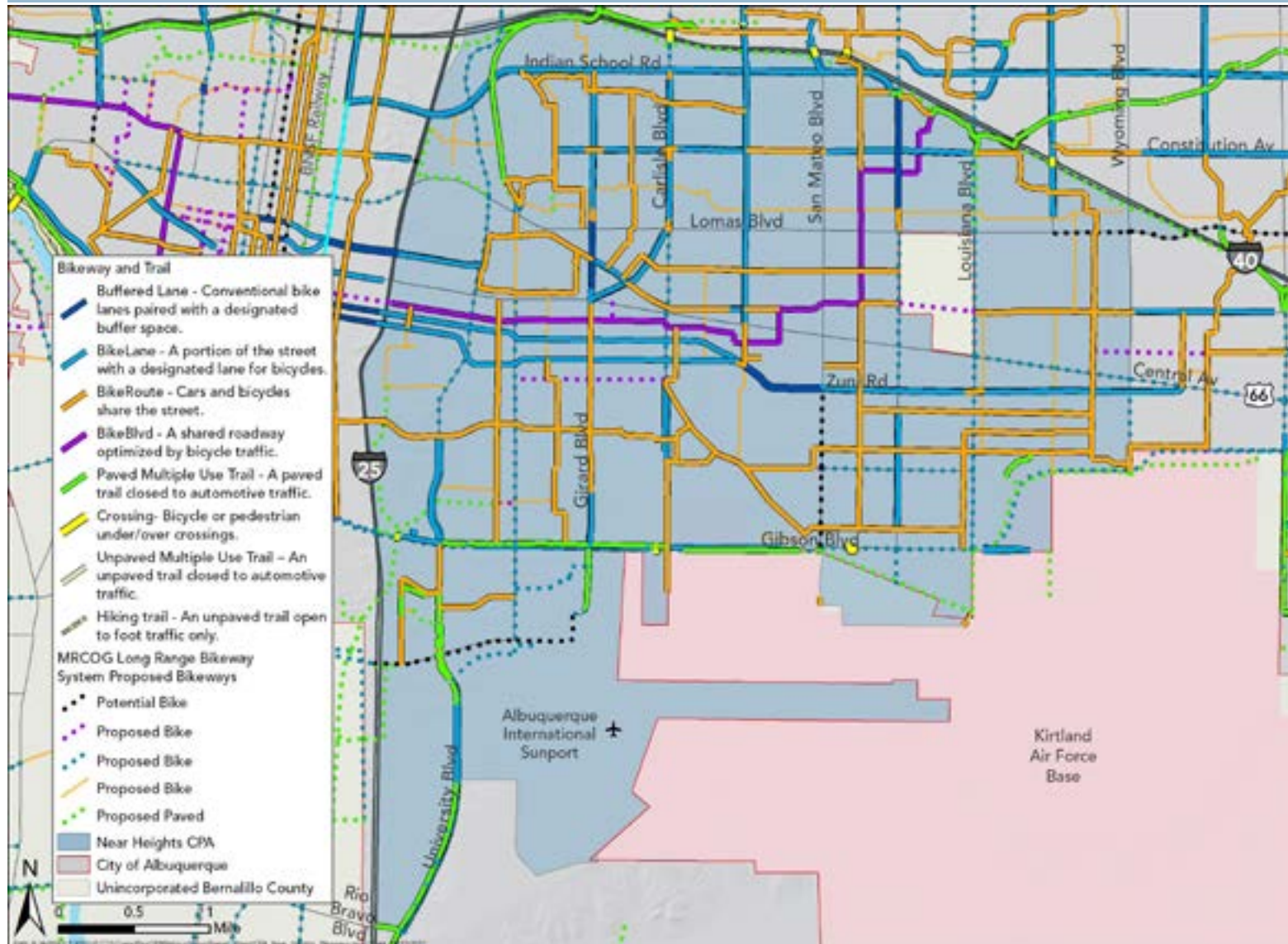
The bike network in the Near Heights CPA is largely made up of on-street bike facilities, with some multi-use paths connecting this area to other facilities in the city. The Area also has about 9 miles of paved trails, nearly 40 miles of bike routes, 54 miles of bike lanes, and 5 miles designated as Bike Boulevards.



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.



FIGURE 18. BIKEWAYS AND TRAILS

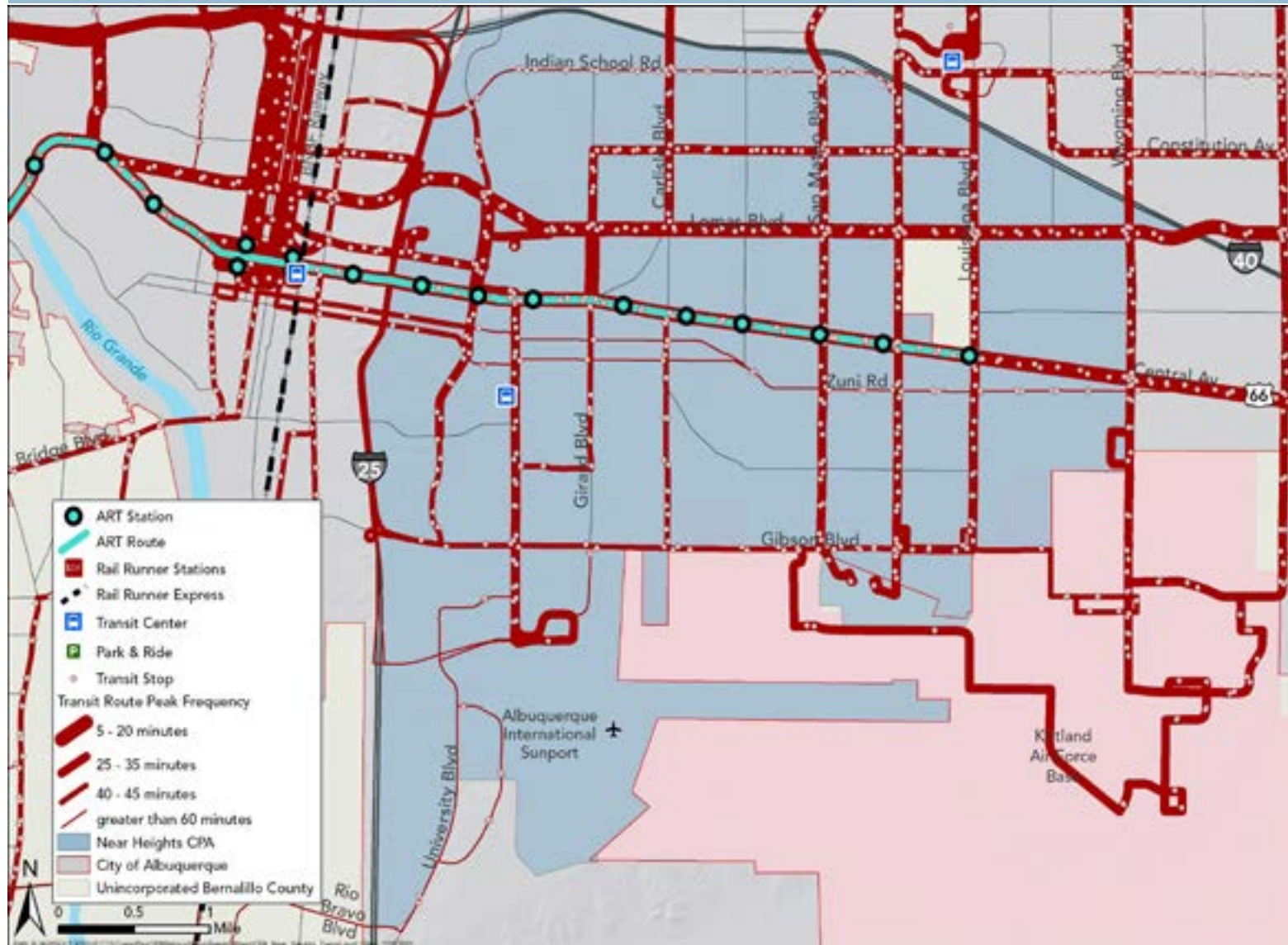


5 miles of designated Bike Boulevards run parallel south of Central to east of the International District where the Bike Boulevard leads northeast to the Uptown area. The Area is also served by nearly 40 miles of bike routes and about 45 miles of bike lanes. Visit [cabq.gov/bike](http://cabq.gov/bike) for resources about biking in Albuquerque.





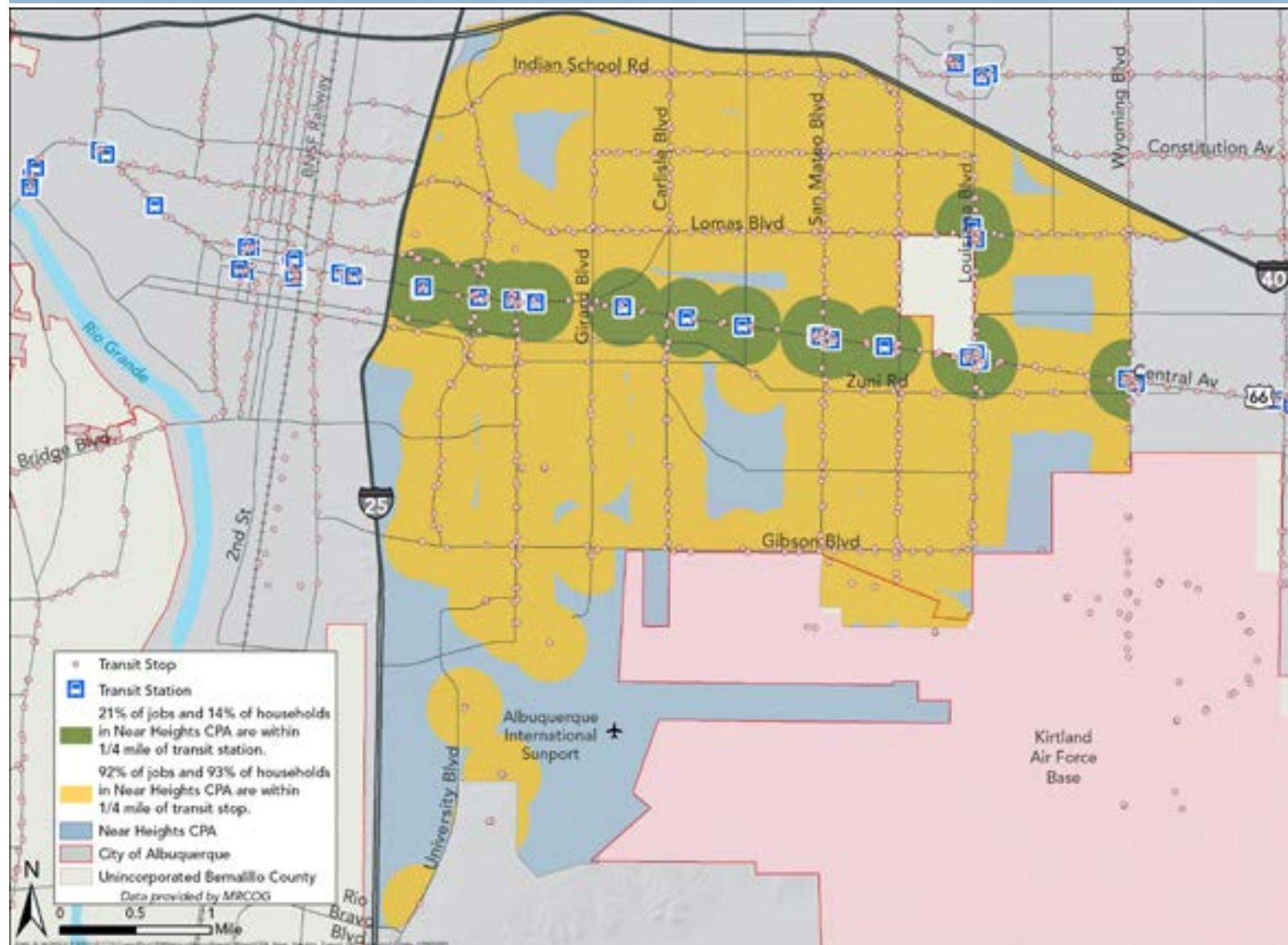
FIGURE 19. TRANSIT IN THE NEAR HEIGHTS



Transit routes crisscross the Near Heights, providing regular service to riders. The width of the red lines on the map above indicates frequency. The thickest lines have very high frequency, while thinner lines indicate longer times between pick-ups.



FIGURE 20. HOUSEHOLDS AND JOBS WITHIN 1/4 OF TRANSIT



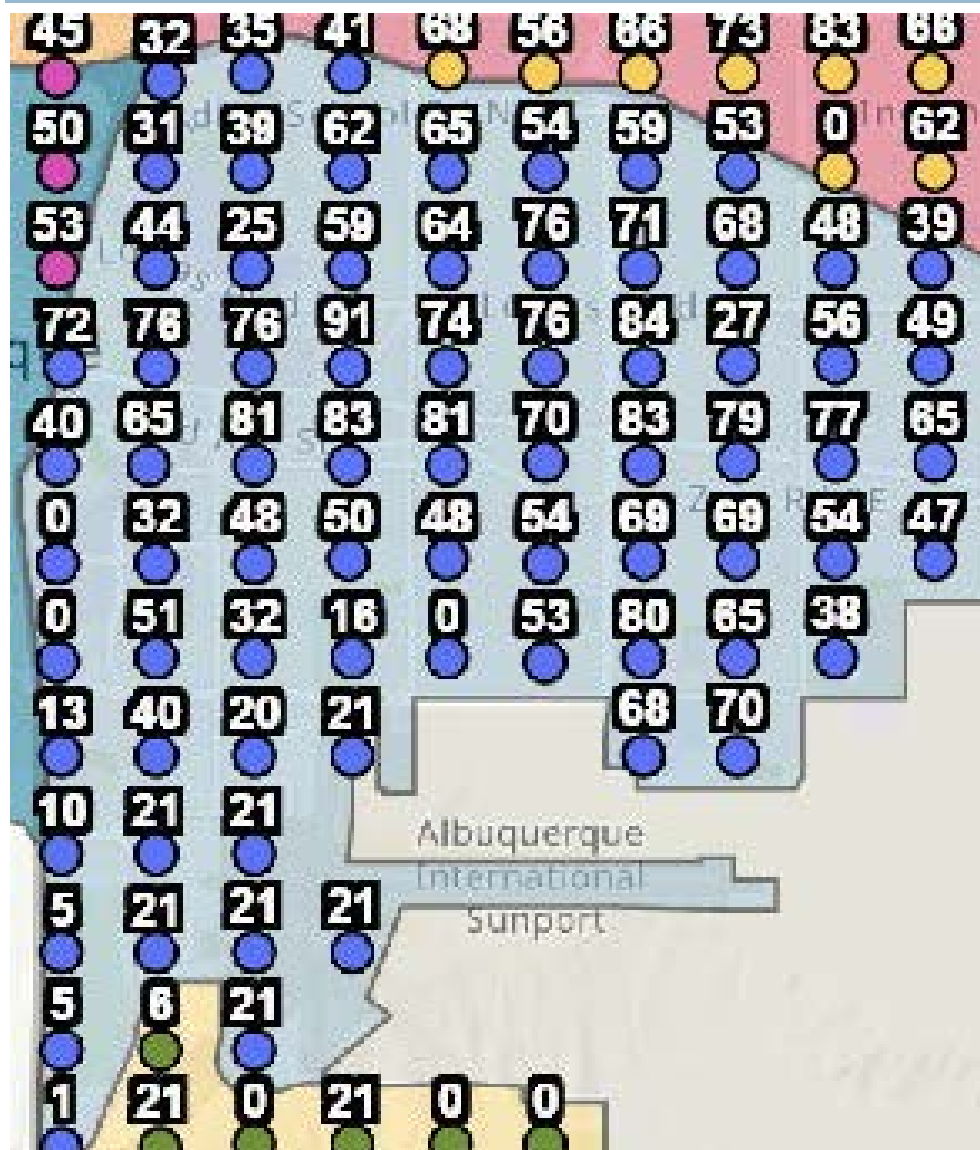
The proximity of transit services to residential and commercial areas impacts the efficiency of the transit network, making this an important factor for transit users. In the Near Heights, 93% of households and 92% of jobs are within a ¼ mile, or 10-minute walk, of a transit stop. In this CPA, 14% of households and 21% of jobs are within a ¼ mile of a premium transit station that has high-frequency rapid transit service.



## 10. URBAN DESIGN METRICS



FIGURE 21. WALK SCORES IN THE NEAR HEIGHTS



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. To learn more about Walk Score's methodology, click [here](#). The Near Heights CPA includes some of the neighborhoods with the highest Walk Scores in Albuquerque. The University Heights and Nob Hill neighborhoods are currently ranked #2 and #3 amongst all neighborhoods in Albuquerque in terms of walkability. The map above shows a snippet of Walk Scores throughout the Near Heights. To explore more, visit our [interactive map](#).



# 11. ECONOMIC DEVELOPMENT METRICS

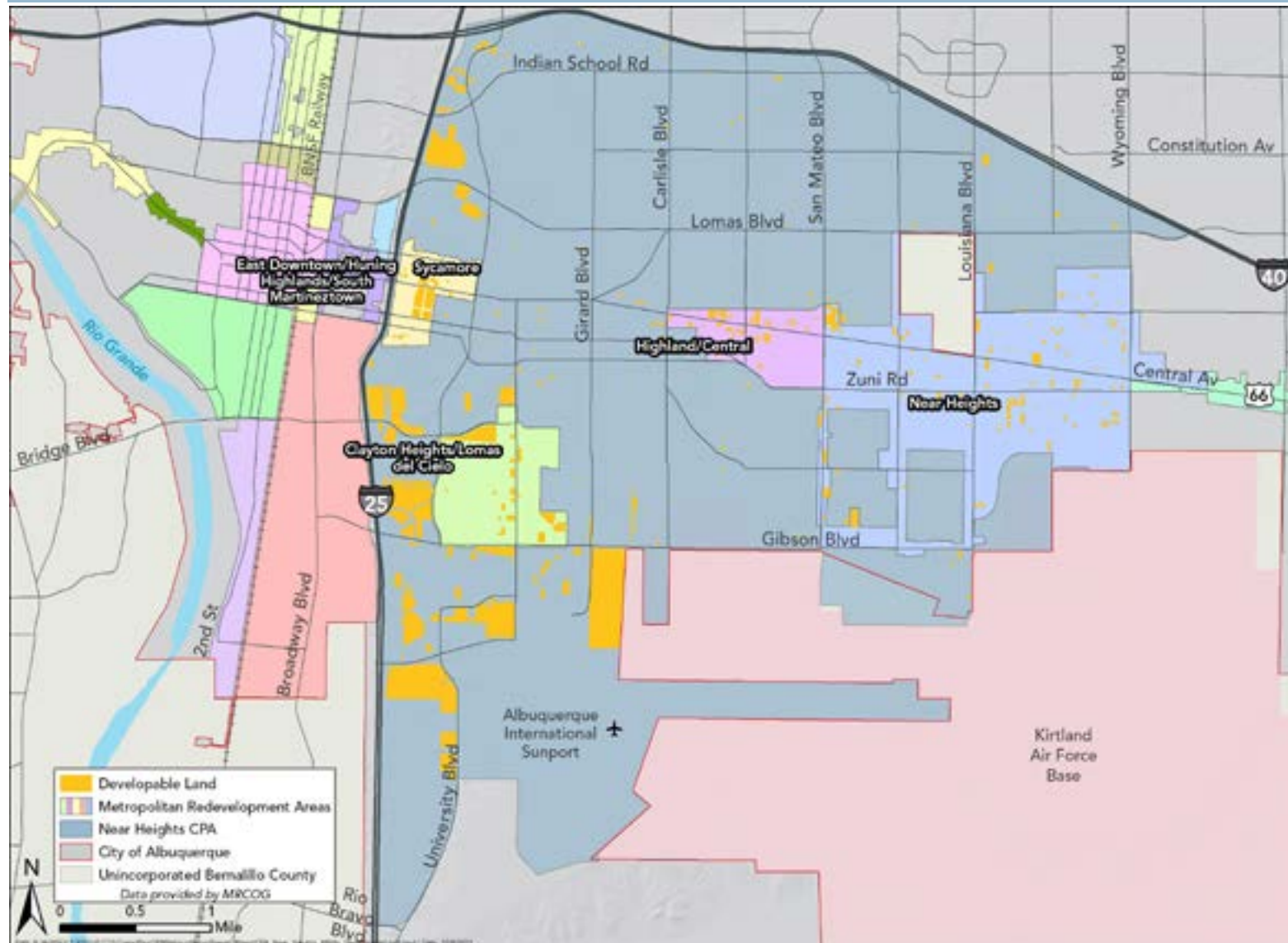




There are a number of different ways that the City can help support economic development. The City Economic Development Department, Chambers of Commerce, and local economic development groups support entrepreneurs, provide incubator space, and promote local areas as places to live, work, and play. The 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.



FIGURE 22. DEVELOPABLE LAND & METROPOLITAN REDEVELOPMENT AREAS



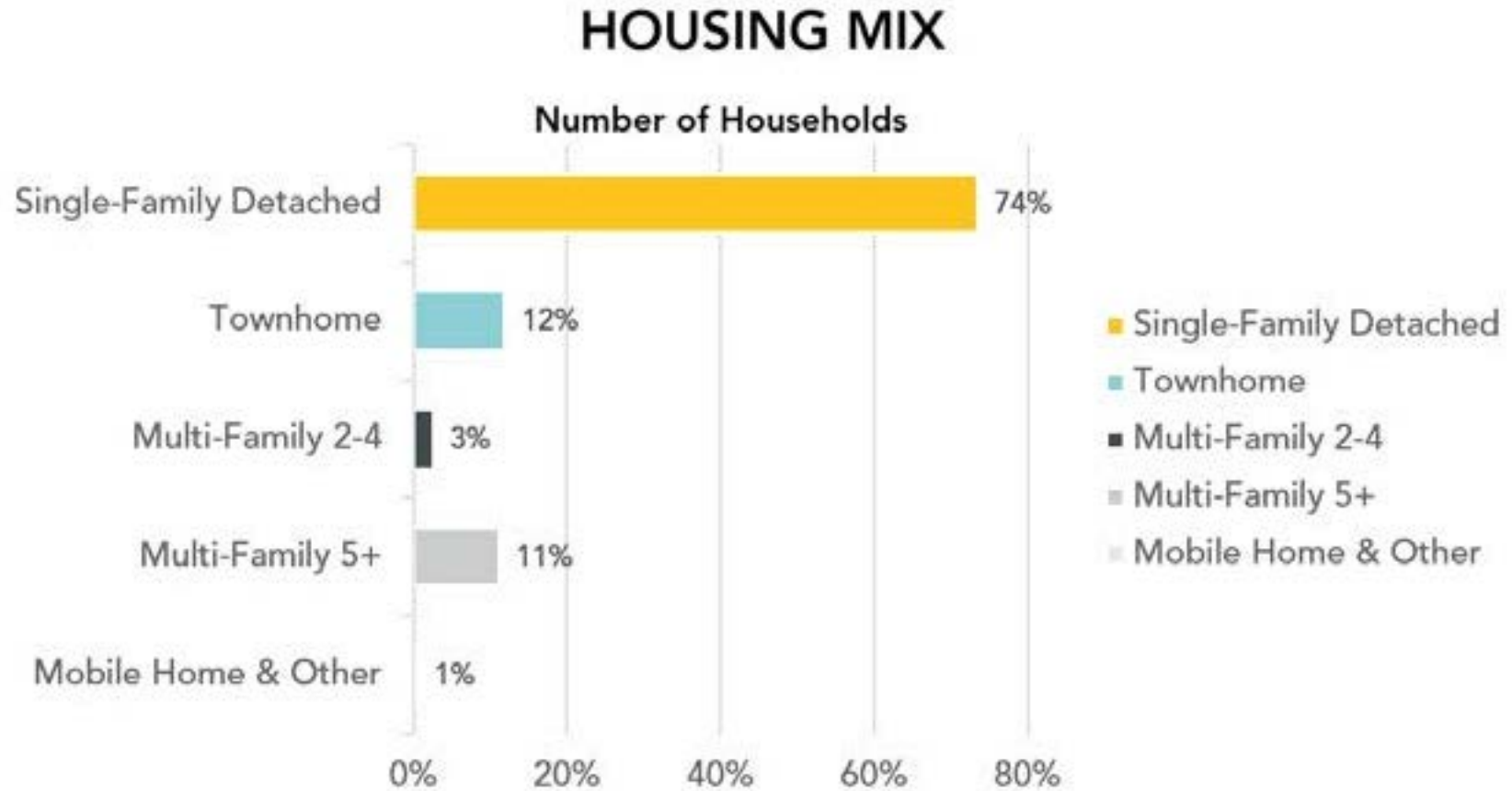
The Metropolitan Redevelopment Agency (MRA) works to revitalize the downtown and Central Avenue corridor, lead collaborative public-private partnerships that result in catalytic change, invest in sustainable infrastructure, and provide opportunities for local residents and businesses to thrive. This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



## 12. HOUSING METRICS



# Households: 34,001



Every CPA has a unique mix housing types and needs. 72% of the 38,698 housing units in the Near Heights CPA are low-density residential and small multi-family development, the other 28% are dense multi-family development.



Average Household Size: **2.22**

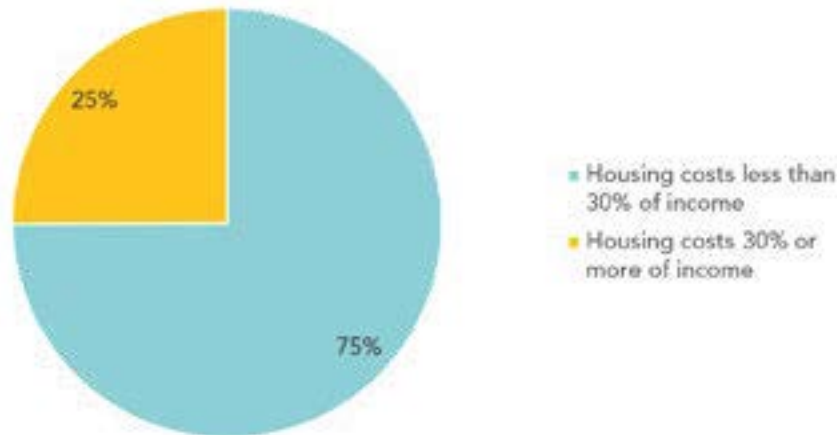
Jobs to Housing Ratio: **1.62**

Households below poverty : **21.6%**





### Housing Affordability for Owners



In the Near Heights, there are

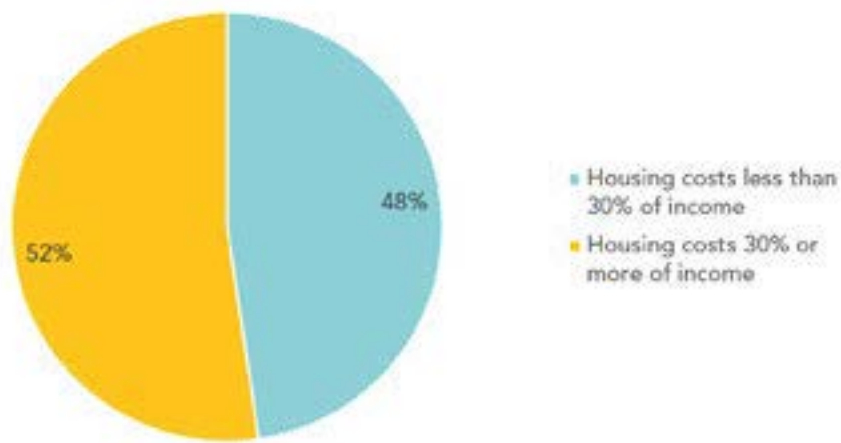
**16 housing developments**

**& 1,664 housing units managed by the MFA**

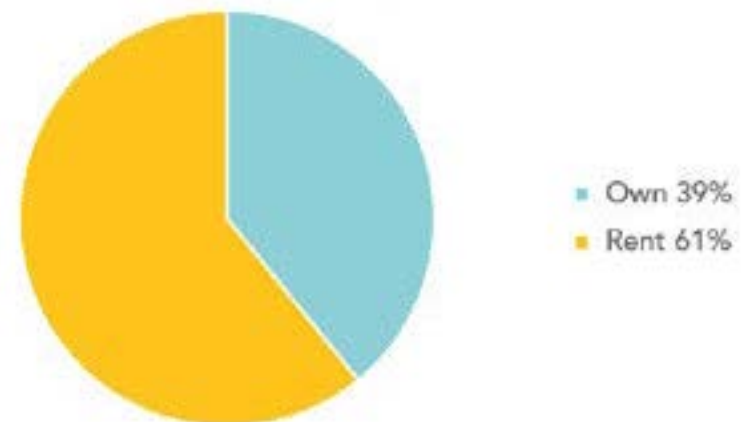
Housing affordability is typically measured by the percentage of income that a household spends on housing. Households that spend more than 30% of their household income on housing are typically considered to be cost burdened. Based on this threshold, 25% of homeowners and 52% of renters in the Near Heights are cost burdened.

The New Mexico Mortgage Finance Authority provides financing to make quality affordable housing and other related services available to low- and moderate-income New Mexicans. The MFA manages 1,664 housing units in the Near Heights, which contains 34,001 housing units in total.

### Housing Affordability for Renters



### Households Renting vs Owning





## 13. PARKS & OPEN SPACE METRICS



Percent of Total Area that is Park Land:

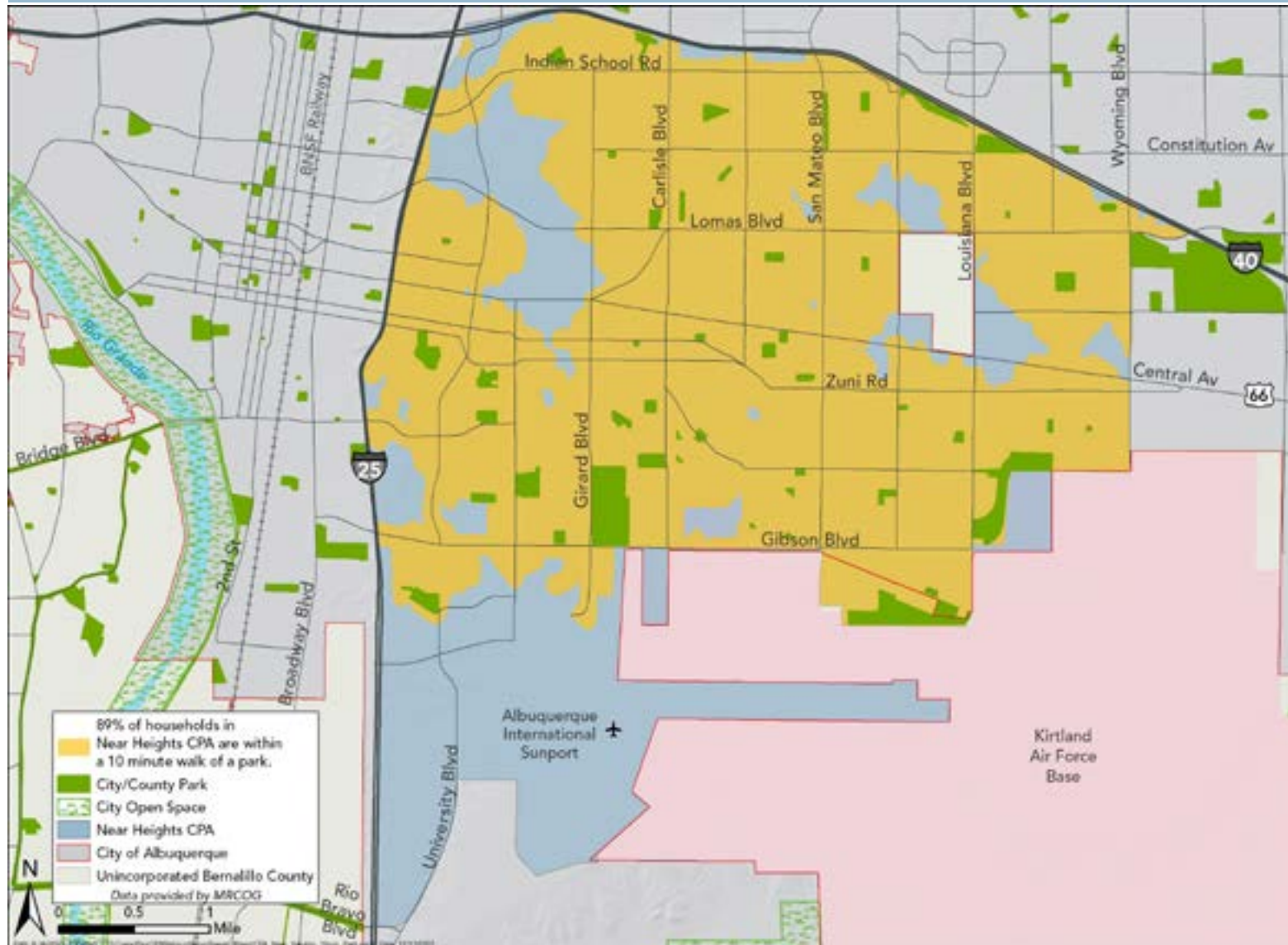
**2.94**

Park land acreage per capita:  
**4.65 acres** of park land per  
1,000 residents, no open space.

2.94% of the land in the Near Heights is park land, which translates to 4.65 acres of park land per 1,000 people. In comparison to the 11 other CPAs, the Near Heights ranks 4th in percentage of park land and 6th in park land per capita.



FIGURE 23. HOUSEHOLDS WITHIN 10 MINUTE WALK OF PARK



89% of households in the Near Heights CPA are within a 10-minute walk to a park. In 2021, a [report](#) released by the Trust for Public Land found that 90% of households within Albuquerque are within a 10-minute walk to a park.

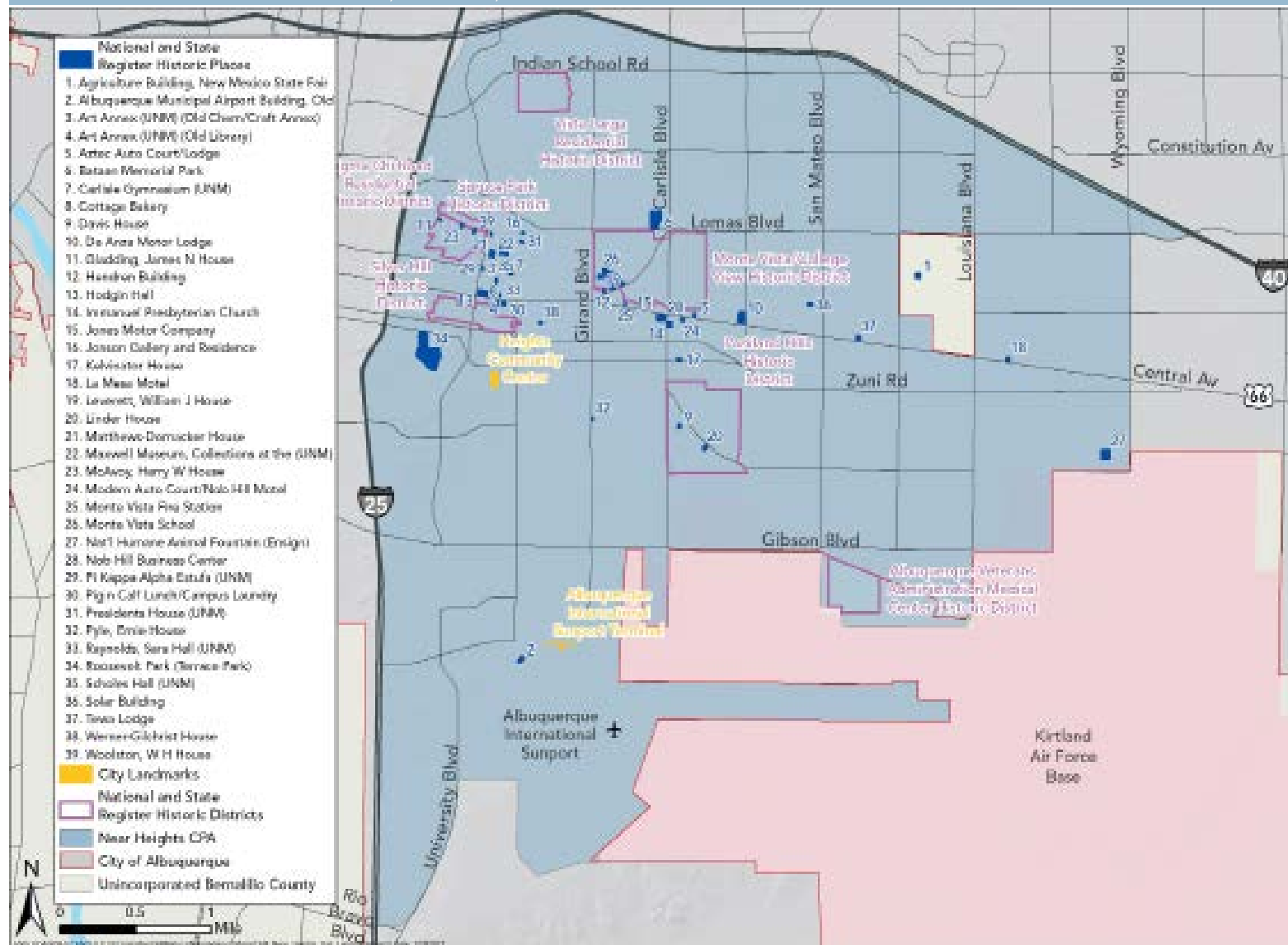


## 14. HERITAGE CONSERVATION METRICS





FIGURE 24. REGISTERED HISTORIC BUILDINGS, LANDMARKS, AND DISTRICTS



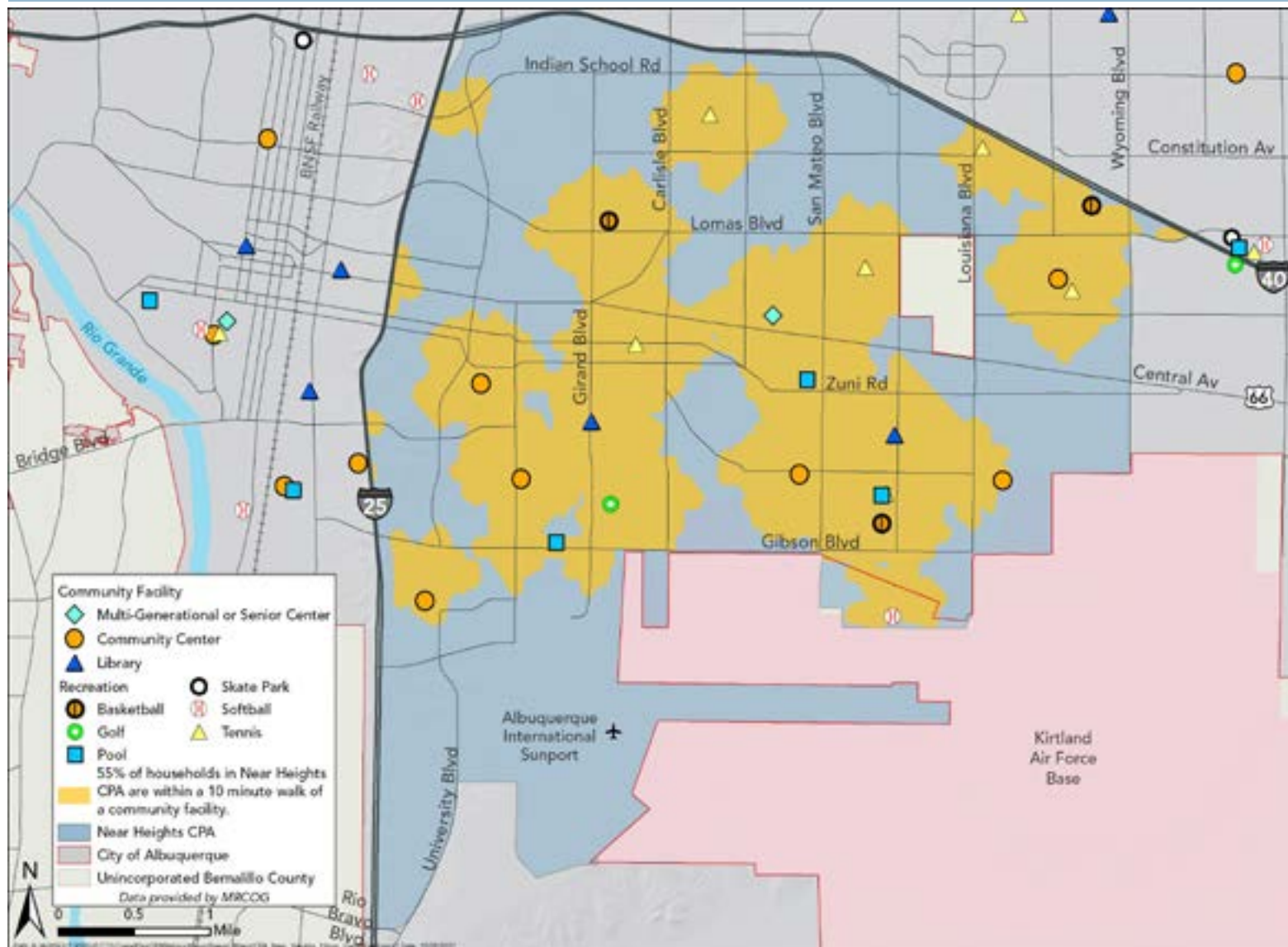
Albuquerque has a rich history - landmarks and historic places highlight key physical characteristics and important cultural resources in each CPA. The Near Heights is home to 9 landmarks and 56 registered historic places, including 11 sites on the UNM campus and several historic hotels along Route 66. 14 registered historic districts cover 589 acres of the Near Heights CPA.



## 15. INFRASTRUCTURE, COMMUNITY FACILITIES & SERVICES METRICS



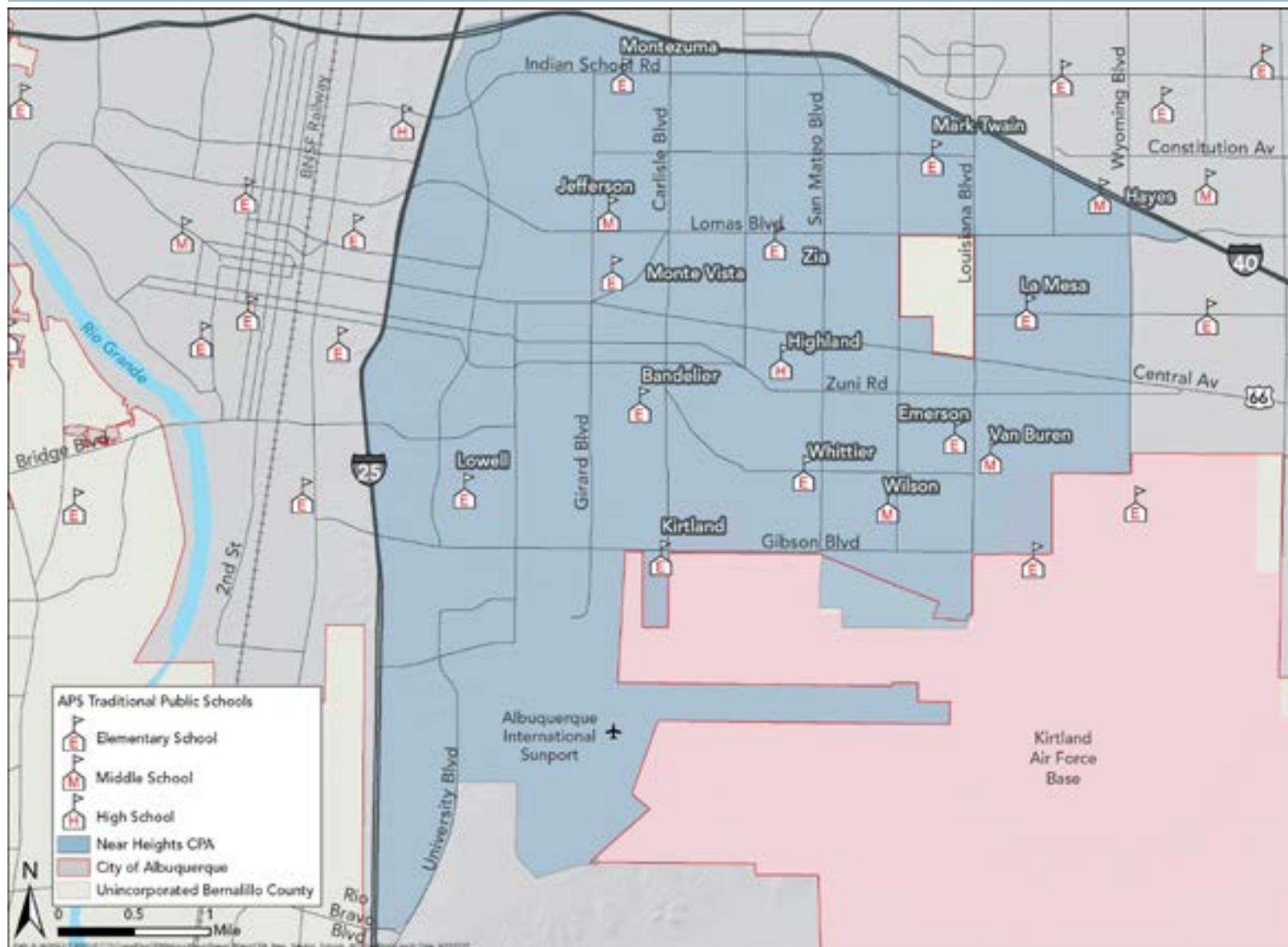
FIGURE 25. HOUSEHOLDS WITHIN 10 MINUTE WALK OF COMMUNITY FACILITIES



The facilities and services that serve a community impact quality of life and access to resources and community benefits. The Near Heights 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 10 elementary schools, 4 middle schools, and 1 high school in the CPA. Highland HS is centrally located within Near Heights and much of the CPA is served by Albuquerque HS. The main campuses for UNM and CNM are also located in the Near Heights CPA.

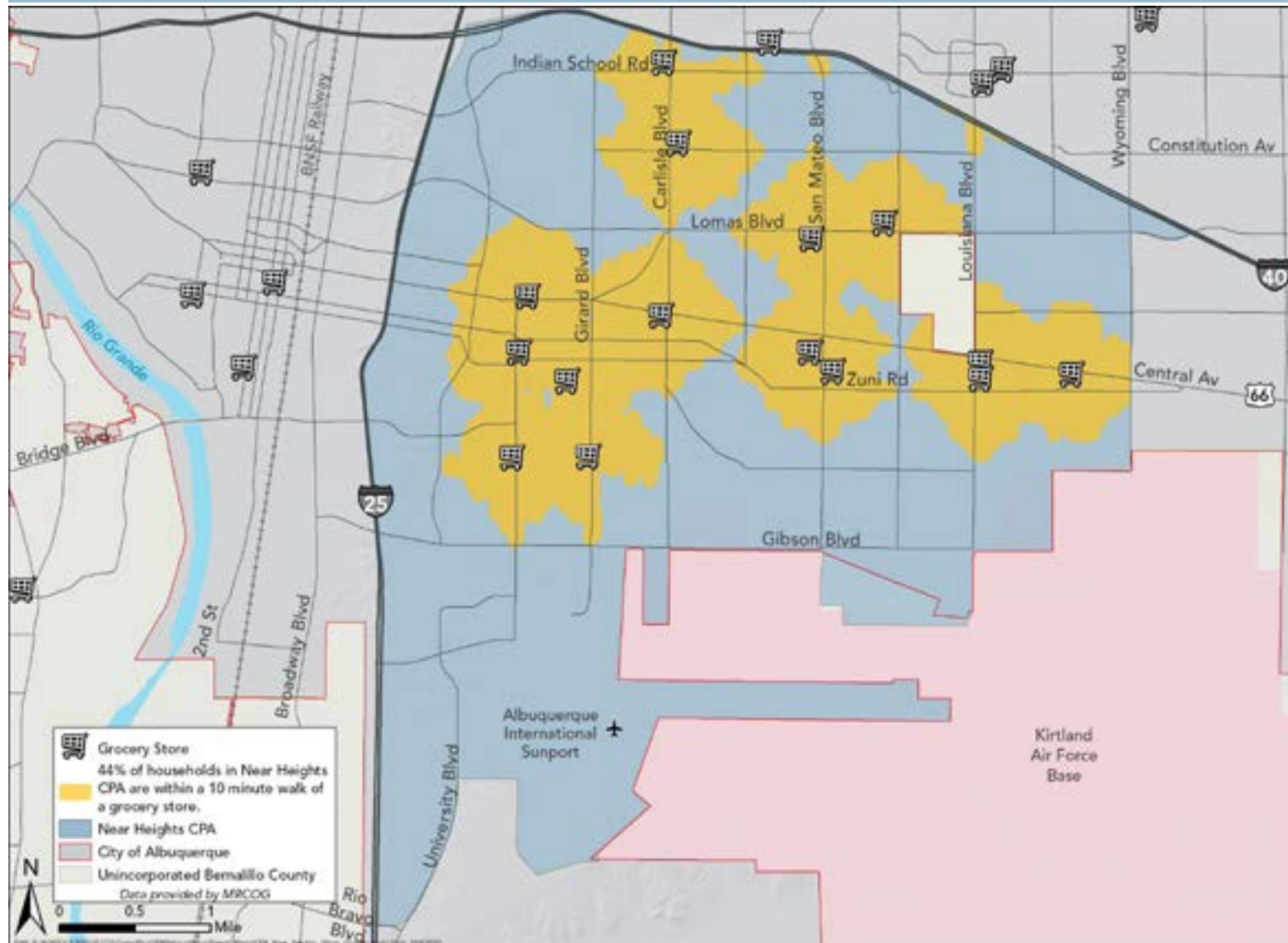


## 16. RESILIENCE & SUSTAINABILITY METRICS





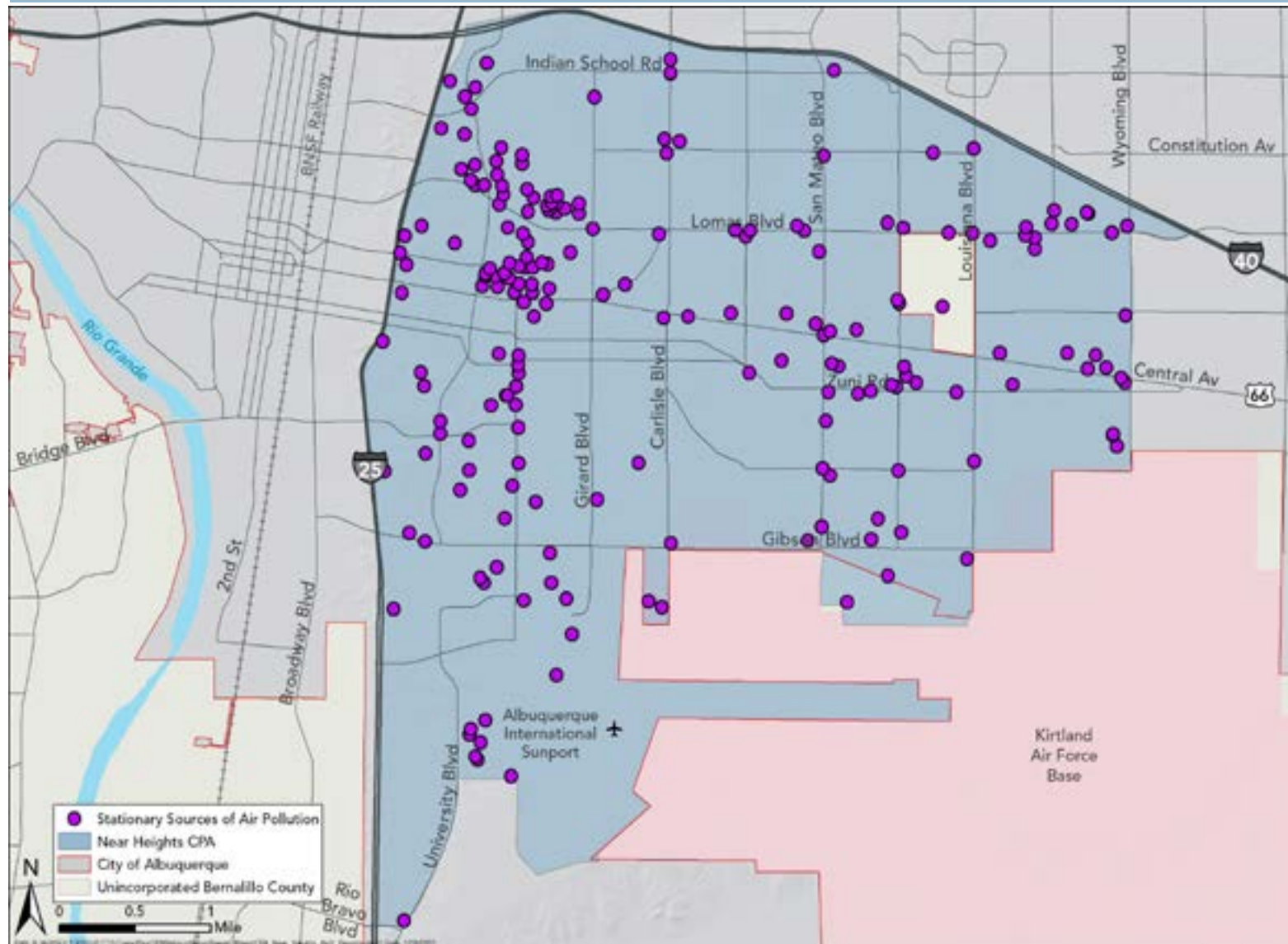
FIGURE 27. HOUSEHOLDS WITHIN 10 MINUTE WALK OF GROCERY STORE



Availability and access to grocery stores is a critical component in creating a sustainable and resilient built environment. 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.



FIGURE 28. SOURCES OF AIR POLLUTION



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 will be explored through the CPA assessment process.



# 17. PUBLIC ENGAGEMENT

Outreach for the Near Heights Community Planning Area assessment report began in February of 2021.

Due to the 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 Near Heights 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.

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.

## Between February 2021 and April 2022 planning staff...

- Hosted 4 Open Houses
- Promoted 7 online activities, from surveys to self-guided "meetings in a box"
- Presented or tabled at over 40 community organization meetings and events
- Attended dozens of other community organization meetings
- Built and promoted in-person activities at the San Pedro Library (February, March, and April 2021)
- Collaborated with Vision Zero on two neighborhood walk audits (Spring 2021)
- Received UNM student projects on topics related to the Near Heights (Spring 2021)
- Hosted 9 focus groups (April 2021)
- Tabled at 8 Block Parties
- Hosted 2 final Celebrations







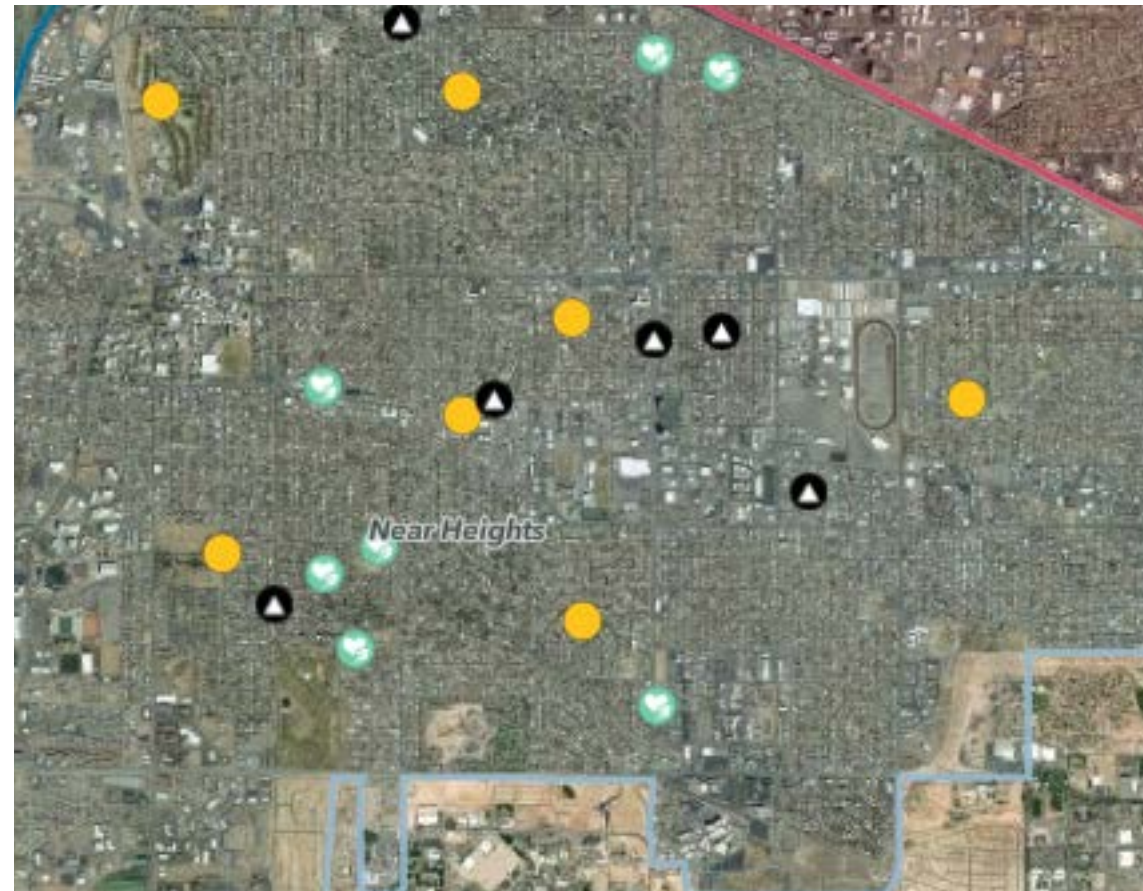
## 17.1 On-going Input

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: <https://cpa.abc-zone.com/going-engagement>

The Near Heights 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 complied.

The Pre-Assessment Survey received 89 responses from the Near Heights. 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 Near Heights, people highlighted neighborhoods, gardens, bike infrastructure, and local businesses.



Places I Love Places that Need Love

- Both!
- I love it!
- It needs some love!



## 17.2 @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) are collected and re-posted on a daily basis to the City's Instagram feed on the [Community Planning Area website](#). During each Community Planning Area (CPA) assessment, Long Range staff announce local photographers who have used the #cabqcpa hashtag and whose work has been selected to be published in the upcoming Assessment Report for each CPA.

### 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

In the first 4 months that the CABQ CPA Instagram account was created, the Long Range Planning Team collected over 1800 photos from community members using the #cabqcpa hashtag in neighborhoods throughout the City. In mid-May 2021, the Long Range Planning Team assessed all of these posts and on May 31, 2021 the team announced the Top Photograph to be featured on the cover of the Near Heights CPA Assessment Report and 5 Winning Photographers to have their work featured in various sections of the Assessment Report. Each of the Winning Photographers have their bios featured in this Assessment Report. Since the account's inception in January 2021, 3,584 posts have been made using the hashtag (as of April 25, 2022).

### Near Heights CPA Winning Photographers:

- > Bobby Gutierrez
- > Matthew Kowal
- > Jared Rendon-Trompak
- > Jason Gastelum
- > Jo Jackman



Photo by Bobby Gutierrez



Photo by Jo Jackman



Photo by Jared Rendon-Trompak



Photo by Jason Gastelum

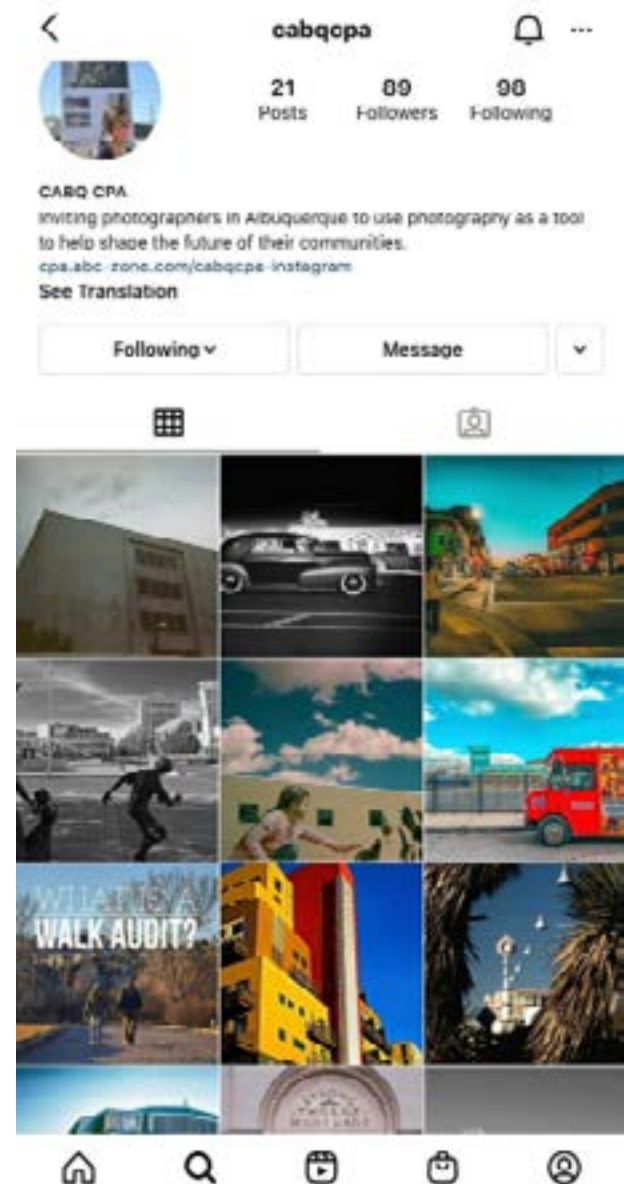
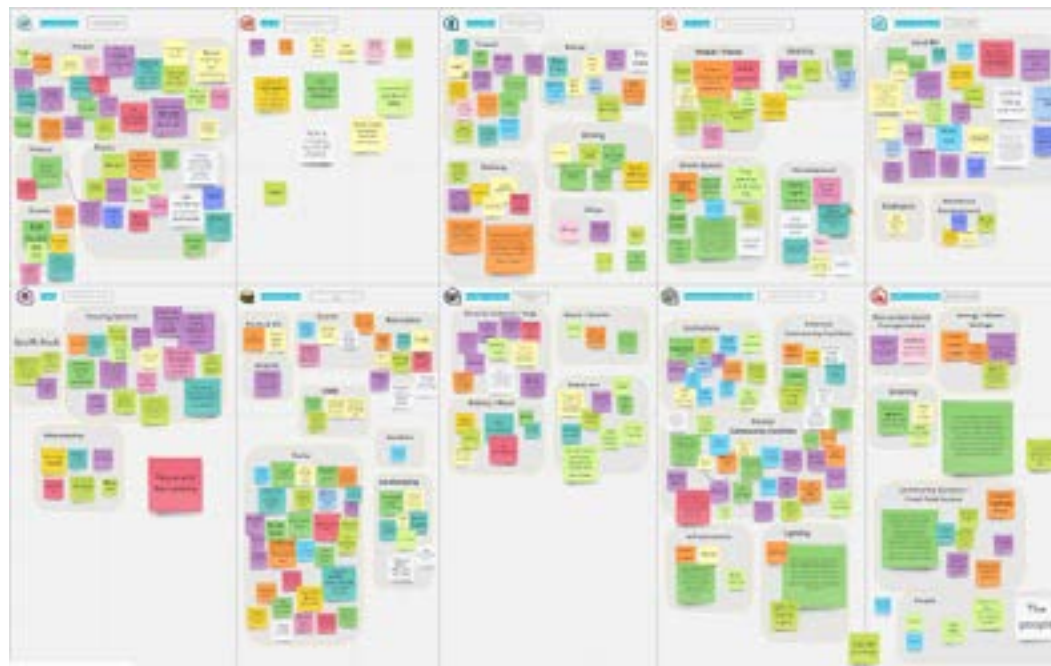


Photo by Matt Kowal



## 17.3 Assets and Opportunities

At the beginning of the Near Heights CPA assessment process, staff facilitated Assets & Opportunities activities at Open Houses hosted by the Planning Department and during other organization's meetings that we were invited to. The results were compiled into one [Miro board](#), and the demographic information about the participants was summarized on that same board.



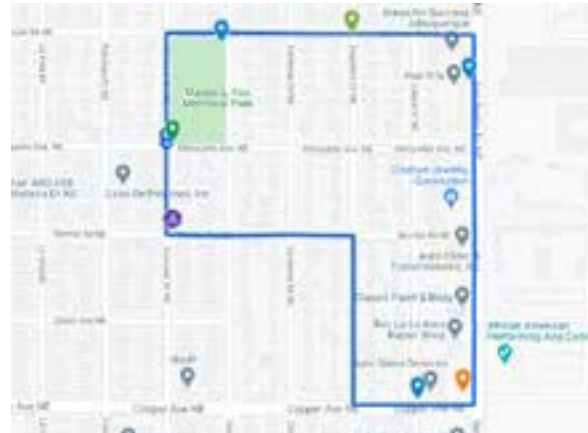


## 17.4 Poetic Routes

Two members of Planning staff, two facilitators, and four community members met virtually on Monday March 22nd for a place-based poetry workshop with [Poetic Routes](#). In this 90-minute workshop, we discussed place-based poetry and worked on community-oriented poems.

The Poetic Routes project hosts an interactive poetry map pinpoints poems, their reflections, epiphanies, and emotions onto specific streets, buildings, and landmarks within New Mexico. Through this poetic cartography, both emerging and established writers layer their voices with the history and cultural vibrancy of the state. This project, like the state itself, shows a complex and ever-changing set of relationships to our natural and built environment.

“There was care to be had in the Temple, and I just became a gardener not because I wasn’t bewildered by the stars but because the flowers fragrance was drought.”



Caption: Fair West Walk Audit Route



Caption: North San Pedro Walk Audit Route

## 17.5 Walk Audits

Vision Zero staff led two walk audits in the Near Heights during the Spring of 2021. The Fair West walk took place on March 27, and the North San Pedro walk happened on April 17.

This activity was designed to guide residents on a walking trip around their neighborhood to identify assets and opportunities, with a particular focus on the transportation system. Participants traveled on foot as a team and identified items on the Walk Audit list and score how comfortable/safe or uncomfortable/unsafe each element is related to walkability and active transportation.

About a dozen community members showed up for each walk, and there were two teams for each. We talked about the impact of wide streets, difficulties around ADA compliance, and what made each area comfortable or uncomfortable.



## 17.6 Focus Groups

All of the input submitted through early April of 2021 was summarized and sent to the related City departments.

In the third week of April, the Planning Department hosted 9 [focus groups](#). Staff from City Departments, County Departments, agencies, and other institutions were present and answered questions about the services and resources the community has been asking for so far in this process, and we discussed ideas for policies, regulations and projects.

Each focus group saved input on a Miro Board, each of which is linked to on the [Near Heights Focus Groups webpage](#).

## 17.7 Initial Draft Review

All of the input, including notes made during the Focus Groups, was compiled onto [another Miro Board](#), and staff began drafting an action plan.

In October, a first draft of report sections were posted, along with proposed recommendations. Community members could create a log in to leave comments directly on the draft, or in response to the recommendations. Due to the length and lack of Near Heights-specific content, few people read the entire draft.

A few people left comments on some of the draft sections. In Community Identity, the Mile-Hi Farmers' Market and the San Pedro Revitalization Corridor Strategic Plan, and the San Pedro road diet were highlighted. The Land Use section also had two comments from one participant, highlighting San Pedro and inquiring about a Nob Hill farmer's market. San Pedro was also highlighted in comments on the Economic Development section. Several other comments highlighted potential data source, typos, or formatting issues.

The recommendations in the first report did not receive many comments, although several people commented on Planning case tracking software, open cases map, and distance separation map. Due to the City-wide scale of these projects, they were removed from the Near Heights report.

One person made two comments on recommendations related to Transit-Oriented Development, both encouraging a deeper dive into the concept.







## 17.10 Overlay Zone Outreach

In order to review the regulations related to the two overlay zones in the area, planning staff developed and implemented two strategies.

For the Silver Hills HPO, no public input had yet been received, so staff distributed pamphlets to every building in the Overlay Zone. This effort may have increased awareness of the special rules, however no response was received.

Several community members had mentioned the Nob Hill /Highland Character Protection Overlay Zone, including in a meeting with the Nob Hill Neighborhood Association Design Subcommittee. Staff once again distributed flyers to every business and many residences in the area. These flyers showed the CPO boundary and invited residents and property owners to any of three meetings to discuss the regulations related to the CPO.

Despite positive conversations while distributing flyers, the meetings had low participation, with only people who had already had conversations with Planning staff about the topic.

Additional comments were received during a Developers' Forum, held on October 12th of 2022. The results of these conversations are documented in section 5.3.1. Input is collected on [this Miro Board](#).



### CHARACTER PROTECTION OVERLAY CONVERSATIONS

The Nob Hill and Highland area is a historic commercial district, special for its pedestrian friendly atmosphere, neon signs, and friendly neighbors. The small area zoning regulations help preserve the character of this special place.

Thinking about making changes to your property? Want to learn about the development standards and regulations in your neighborhood? Join us for a community conversation this May.

#### WHEN

Thursday, May 5, 2-3:30 p.m.

Wednesday, May 11, 9-10:30 a.m.

Thursday, May 12, 6:30-8 p.m.

#### WHERE

Heights Community Center (in-person)

Zoom \* (online)

Zoom \* (online)



\*To join us on Zoom follow the QR code or visit:  
cpa.abc-zone.com/nob-hillhighland-character-protection-overlay-zone

Spanish interpretation will be available at all meetings. Closed captioning will be available for the Zoom meetings. Interpreters for multiple other languages will be available if requested 3 days (72 hours) in advance by email: [NearHeights-CPA@cabq.gov](mailto:NearHeights-CPA@cabq.gov)





## 17.11 Accessory Dwelling Unit Input

Following robust conversations with community members regarding the cost of housing, and availability of rentals, planning staff developed two activities to get input on the regulations surrounding Accessory Dwelling Units (ADUs). An in-person activity invited community members to place different colored dots on a map near where they live. They could choose to place a yellow dot if they believe ADUs in their area should be allowed conditionally, or a green dot if they should be allowed permissively. Participants could also place a red dot if they thought the current prohibition on kitchens in ADUs in some areas should continue, or a blue dot if they believed that kitchens should be allowed.

An online survey was also distributed through the Planning Department Near Heights CPA mailing list and through announcements in community meetings.

The results of both surveys are displayed on [this Miro board](#), discussed in section 4.14.1 of this report, and summarized here.

### 17.11.1 ONLINE ADU SURVEY SUMMARY

During the summer of 2022, Planning Staff created an online survey gauging public opinion on Accessory Dwelling Units in the Near Heights CPA. Community members were asked about their thoughts on ADUs being allowed either permissively or conditionally, along with how they felt about ADUs being built with or without kitchens. A vast majority of the community input on ADUs was supportive, both in terms of allowing ADUs as a permissive use and in allowing ADUs to have kitchens.

Nearly 94% of respondents indicated that they thought ADUs with kitchens were at least somewhat appropriate in their area. About 66% said that they were very appropriate. Only 4% of the respondents did not feel that they area appropriate. And 91.5% of respondents indicated that they would at least somewhat support ADUs as a permissive use, with about 66% indicated that they were very supportive. Similar percentages of community members indicated that they would be supportive of

ADUs being allowed conditionally, with only 3 people saying they would not support this. A vast majority of respondents – almost 79% - said that they think ADUs should be allowed citywide in any zone district. A handful of community members said they should be allowed in specific CPAs or in specific neighborhoods. Only a few participants thought that they should not be allowed outside of current mapped areas.

Nearly half of the respondents said that they had no concerns about ADUs. Among the other half, concern over parking, maintenance, traffic, size, or other concerns were indicated. Respondents said that a rental registry, traffic calming measures, parking minimums, a conditional use approval process, or other method would address concerns about ADUs, in this order. About 38% of respondents said they would likely not build an ADU on their property, while 56% said they would be at least somewhat likely to. Respondents indicated support for a wide variety of housing typologies outside of single-family housing options.



## 17.12 Historic Assets Outreach

Long range planning staff worked with Historic Preservation staff to develop outreach around historic assets in the Near Heights. Staff set up tables at the International District Library on July 27, 2022 and at the Heights Community Center on July 26th, 2022. at these sites, staff asked people “What building do you love?” “What building do you miss?” and “What building do you want to learn more about.” While no critical mass formed around any particular structure, the input did inform section 5/7 of this report and the input is documented on [a Miro board](#).

## 17.13 Near Heights MRA Areas of Opportunity Outreach

Planning Staff also asked community members about potential redevelopment sites, or areas of opportunity in the Near Heights Metropolitan Redevelopment Area. The plan for this area is fairly out of date, and public input leading up to the summer of 2022 pointed out the area as ripe for investment. Maps with previously identified areas were displayed at these events:

- Zuni Walk (7/7/22)
- Alvarado Park/Mile Hi NA Ice Cream Social (8/21/22)
- Nature Fest Phil Chacon (8/27/22)
- ID Markets Ribbon Cutting and Small Business Resource Fair (10/15/22)
- CiQlovía (10/16/22)

Community members could add sites and make suggestions for what should be developed. Those results are discussed in section 5.4.5 and documented [here](#).



CITY OF ALBUQUERQUE

COMMUNITY  
PLANNING AREA  
ASSESSMENT

NEAR HEIGHTS

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CITY OF ALBUQUERQUE

ENVIRONMENTAL PLANNING COMMISSION

M I N U T E S

Agenda Item 2  
Project Number PR-2022-007736, SI-2022-01931

November 10, 2022

**COMMISSION MEMBERS:**

Tim MacEachen, Chairman  
David Shaffer, Vice Chairman  
Joseph Cruz (Excused)  
Richard Meadows  
Jonathan R. Hollinger  
Jana Lynne Pfeiffer  
Gary L. Eyster, P.E. (Ret.)  
Robert Stetson  
Dennis F. Armijo, Sr.

**PLANNING STAFF:**

Catalina Lehner, AICP, Principal Planner  
Rebecca Bolen, Planner  
Alfredo Salas, Senior Admin. Asst.  
Matt Myers, EPC Attorney

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**CHAIR MACEACHEN:** Let's go to Item Number 2. Ms. Lehner, is that going to be you?

**MS. LEHNER:** Yes, Mr. Chair and Commissioners, that is me.

**CHAIR MACEACHEN:** Welcome back.

**MS. LEHNER:** I will say good morning. Okay. Good morning, Mr. Chair, Members of the Commission and the Public.

My name is Catalina Lehner and I'm a principal planner in the current planning section of the urban design and development division. This is Agenda Item Number 2 on today's hearing. It is PR-2022-007736, SI-2022-01931.

The request is for EPC review and comment regarding the community planning area assessment report for the Near Heights community planning area, or CPA. The Near Heights CPA is one of the 12 CPAs that the comprehensive plan established for the city. The boundaries of Near Heights area are Interstate 40 on the north, Kirtland Air Force Base on the south, Wyoming Boulevard on the east, and Interstate 25 on the west, which covers approximately 12,000 acres.

The Near Heights CPA assessment is the first ever CPA planning effort to be completed. And this is the first ever CPA hearing before the EPC.

As described in IDO 14-16-6-2(E)(3)(f), EPC has an advisory role in the CPA assessments. The EPC's task is to review and comment regarding the CPA reports. The EPC's findings will be transmitted to the city council.

The assessment report is a product of a two-year community-based planning effort led by the Near Heights long range planning team. The assessment report presents Near Heights assets and opportunities by comprehensive plan chapter. It outlines a process to engage stakeholders and also presents ideas for projects that emerge from the public engagement process.

Another product of this effort are seven new policies specific to the Near Heights area and several new subpolicies which will be incorporated into the comprehensive plan at a later date.

The request furthers a variety of comprehensive plan goals and policies, particularly those with respect to community identity, heritage, conservation and resilience and sustainability.

The assessments themselves are not part of the system of ranked city plans, but they serve to recommend changes to the comprehensive plan on a regular basis.

IDO 14-16-6-3(E), community planning area assessments, describes the purposes of the CPA assessment and also establishes parameters on how they are conducted, as reflected in seven criteria. The request fulfills the intent and is consistent with the criteria for CPA assessments.

Regarding public engagement, CPA Criteria 3 and 4 require involvement of the office of neighborhood coordination, or ONC, and that each assessment effort includes visits and interactions with residents, property owners, businesses, neighborhood groups and other stakeholders.

Community engagement for the Near Heights CPA planning effort was extensive and include a range of opportunities for input,



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discussion and consensus building. Staff held open houses, focus groups, community meetings, attended events and participated in neighborhood gatherings.

As of this writing, staff has received one written comment in time for publication with report, and two other comments that came in after the 48-hour rule. Both comments express support for the efforts. However, staff believes that additional time and opportunity for review and comment by the public would be beneficial and that it's needed.

Therefore, regarding PR-2022-007736, SI-2022-001931 [sic], staff recommends continuance of this case to the regular December 15, 2022, EPC hearing. Additional comments would need to be received by December 8th at noon for inclusion with the supplemental staff report.

And also after my presentation, we do have a presentation from long range planning staff that may assist in answering any of your more specific questions regarding the plan effort. And with that, I stand for questions.

**CHAIR MACEACHEN:** Commissioner Shaffer.

**VICE CHAIR SHAFFER:** Thank you, Chair.

Thank you, Ms. Lehner. Real quick, the letters that you said you received, that's not one that's in the staff report, right? That's different?

**MS. LEHNER:** Mr. Chair, Commissioners, that's correct. Since they came in after the 48-hour rule, we have them and we'll definitely include them in the record.

**VICE CHAIR SHAFFER:** So I'll have to assume that they're -- I don't know. I don't want to say detrimental, but they're enough of -- they're of enough importance that this is why you're recommending a continuance?

**MS. LEHNER:** Mr. Chair, Commissioners, they're -- I hate to say non-substantial, but they've expressed general support.

However, I believe it might be beneficial to the process to give folks a chance to go over the report on the report and have another bite at the apple in terms of participating at the EPC.

**VICE CHAIR SHAFFER:** So I guess another way to put it would be, since, as you very first stated, this is the first time and this is the first time --

**MS. LEHNER:** Ever.

**VICE CHAIR SHAFFER:** -- yeah, ever that this has happened, it might be behoove us all to have people have another, as you said, bite at the apple, versus working backwards from people saying they didn't have time because they didn't understand the process, based on this being the very first time this has happened?

**MS. LEHNER:** Mr. Chair, Commissioner Shaffer, I would agree with that observation.

**VICE CHAIR SHAFFER:** Hmm. Interesting. Okay. Well, I guess we'll hear the presentation. Because if we stop and it's a -- it's not really a continuance, so we'll have to hear the presentation.

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**CHAIR MACEACHEN:** Okay. So, Commissioners, anything for Ms. Lehner before we go on to the applicant -- I mean, presentation?

**COMMISSIONER EYSTER:** Eyster.

**CHAIR MACEACHEN:** Commissioner Eyster.

**COMMISSIONER EYSTER:** Thank you, Chair.

Commissioner Shaffer's question causes me to wonder and ask Ms. Lehner, if we hear significant input today or if there's more input before we hear this again, I would imagine then that that could result in modifications to the CPA that we ultimately see?

**MS. LEHNER:** Mr. Chair, Commissioner Eyster, I believe that everything would be bundled up and transmitted to the council for its acceptance.

I'm not certain, again, since it is a very new process, this is the first time we're actually taking this planning effort through the EPC, I believe that they would be considered. I'm not certain what the process would be for incorporating anything that might come out of the hearings.

**COMMISSIONER EYSTER:** Well, I mean, it seems inherent to me that if we're going to give the public an opportunity to work on this for the next month, that the answer would be yes, if they -- if we hear important things, they're going to be incorporated. Otherwise, why continue?

**CHAIR MACEACHEN:** Okay. Commissioners, anything for Ms. Lehner, before we go on to the applicant's presentation?

**COMMISSIONER EYSTER:** Chair, Eyster. I was actually kind of asking a rhetorical question, or saying why should we continue if what we hear is not going to be incorporated. It seems to me like the book should still be wide open to what the people have to say.

**CHAIR MACEACHEN:** Ms. Lehner.

**MS. LEHNER:** Mr. Chair, Commissioners, I don't see why it wouldn't be. But like I said, I'm not well versed in a process that is brand new, and I don't think anybody is at this stage. So I do think it is important to approach it with an open mind and perhaps just hear what comes out of the presentation, and we can go from there.

**COMMISSIONER EYSTER:** Yes, although when we get to the end and we move some kind of action, I wouldn't want to move continuance unless I hear that the study is wide open and open to be modified.

Thanks, Chair. Thanks, Ms. Lehner.

**CHAIR MACEACHEN:** Thank you, both.

Commissioners?

Ms. Lehner, who will do the presentation?

**MS. LEHNER:** Mr. Chair, Commissioners, that will be my colleague, Rebecca Bolen, the team lead for the Near Heights community planning assessment effort.

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**CHAIR MACEACHEN:** Please proceed.

**MS. BOLEN:** Thank you. And good afternoon -- good morning still, Commissioner MacEachen and Commissioners. Let me share my screen real quick. I have a quick presentation.

This is the first completed community planning area assessment report. And the area covers, as Catalina said, from I-25 east to Wyoming Boulevard and I-40 south to the Sunport and Kirtland Air Force Base. That includes portions of Council District 6, 2 and 7.

We began this process and endeavored to continue with viewing each step through an equity lens, which is a guiding principle in the comp plan. The Near Heights has different needs and desires than the West side or the Foothills. And within the CPA, there are different needs in different communities, as well. This process allows us to get a more specific look at those needs and desires and to promote equitable outcomes.

This map shows the updated schedule for the CPA assessments and the process is tied to the comp plan and IDO as identifies place-specific policies and reviews how the rules in the IDO are impacting an area and then recommend location-specific changes to those rules.

The assessment process was originally intended to last four months. It started in February 2021. The time line for all the assessments has been updated to one year. And we still follow similar phases, as was originally proposed: Listening and learning from the community, exploring solutions with if community and institutional partners, and then developing actions with named actors and time lines.

The report has seven sections, but we'll go into a little bit more detail down below. But I want to highlight the number one difference between previous planning efforts that you all have seen before.

Section 6 is the action plan, and for an action to be listed in this report, it must have a lead actor committed to completing it along a specified time line and with stated indicators, which will allow us to track change over time and progress.

To prepare for the Near Heights community planning area assessment, the team did research, created the website, and developed surveys and self-guided activities. Then in February of 2021, we held four kick-off open houses on Zoom and identified community members to identify assets and opportunities or challenges related to each comp plan element.

Recognizing that it's best to meet people where they are, we also attended community organization meetings and events to hear from community members.

Additionally, we analyzed data and set baseline for metrics, which will be tracked over time. These metrics will show change and provide context for the existing circumstances in the Near Heights.

We also reviewed city programs, community services and worked with local providers and groups to get a more well-rounded picture of life in the Near Heights.

In April of 2021, we hosted nine focus groups; once again, organized around those comprehensive plan elements. And many

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partners joined us, along with members of the public, to discuss the comments and data collected in the first two and a half months of outreach.

With these partners and members of the community, we reviewed input and asked how assets can be leveraged and challenges mitigated. Oftentimes, there was an existing resource or program that could meet part of the need expressed. On the other hand, some problems were so complicated, that we could only describe them in the narrative and lift up the concerns of the community through this report.

The most powerful results are either a policy or regulation that can be rolled into the comprehensive plan or IDO, or an action that a partner committed to.

The first draft of the report was posted on the website in June of last year and planning staff held office hours for discussion and created online opportunities to weigh in on recommendations that grew out of the focus groups. Participation was limited and the planning team and council worked together to update the CPA process more broadly during this time. That's when the schedule became a yearlong process as opposed to four months.

We also updated the report template to be more interactive, visual and user friendly. And for the Near Heights, we did continue outreach throughout all of '21 and winter of this year.

We were able to spend time on some special topics. These activities included everything from neighborhood walks, coordinated with Vision Zero, to as early as spring of '21, to casita or accessory dwelling unit surveying; that happened this past summer. And the updated report was posted as sections were completed. In some cases, this allowed for continued input, where we could incorporate comments that we received online.

This report features stronger actions than the recommendations that were in the first draft. And the report that you have also incorporates more community priorities and planning topics than the original proposed time line allowed for.

I'm going to go over the seven parts of the report very quickly.

The first section is an introduction to the assessments and the process that we went through.

The second section describes the area from, you know, community character, history and demographics.

Section 3 has a subsection dedicated to each comp plan elements. And each of those elements, you can see provides a 360 degree assessment; pretty broad, but not very deep. So there are references to where I'll send the report so we can dig into those topics a little bit more. There are also links to existing resources related to that topic; a snapshot that provides a summary of existing circumstances, highlights of related community input, and a summary of assets and challenges that the community identified. In many cases, there are also graphs, charts or maps displaying related metrics that the planning department tracks.

In Section 4, projects and programs, there are highlights of community priorities and associated actions and policies, as you can see on the spread and the report.

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One example, to kind of go through the story on a micro level, we received a lot of input in the initial outreach and as the process continued about housing conditions and options and affordability. Over half a dozen institutional and community partners joined us at focus groups and in continuing conversations about those issues. We were then able to do more specific outreach, particularly around ADUs, but also deeper conversations with partners on other topics. And that process resulted in a series of policies and several actions related to those concerns that the community brought up.

For example, especially in the International District, we heard concerns about displacement due to rising housing costs, and a policy was development and -- as well as an action, one stating report for anti-displacement efforts, and the other one dedicating the planning department to partner with other city departments and community organizations to develop an anti-displacement toolbox.

All of these proposed policies are packaged up in a matrix in Part 5. Other sections in Part 5 include an overview of other policies and regulations, including special designations, like state-registered historic districts, overlay zones and metropolitan development areas.

Section 6 is where you can find all of the actions collected together in one matrix that will allow us to easily document progress when we come around for the next assessment in this area, as well as provide a quick reference for the community that they can use to track progress on their own.

Section 7 is just the appendices. The first one contains each of the 57 metrics we track in each CPA over time. And the section second is a report on all of the public input that we engaged in and received throughout the process, including, where possible, who participated in each of these activities.

And thank you very much. I will now stand for questions.

**CHAIR MACEACHEN:** Commissioners. Commissioner Meadows.

**COMMISSIONER MEADOWS:** Thank you, Ms. Bolen. So I'm very happy I reviewed the CPA, and I really like how this has turned out. Originally, I thought these were just going to be an assessment of needs. But this is much more like a neighborhood plan, which I'm glad it doesn't have regulations like the old sector development plans had. But this does have strong policies and actions. And anyway, it really, I think, communicates what these groups of neighborhoods want to see in their area.

I think I would like to see -- are there examples in the action matrix of things that might come before us in terms of changing the IDO or amending the IDO? Are there some actions like that we can maybe take a look at? And then, are there actions related to capital projects and, like, what we saw with the GO bond. Can you maybe show us those pages and examples that we might be seeing? Thank you.

**MS. BOLEN:** Thank you, Commissioner Meadows. There certainly are. I can show my screen again and go to our interactive website.

**COMMISSIONER MEADOWS:** Just a sampling. We don't need to go through all of them. But I just want to see examples.

**MS. BOLEN:** Sounds good. So as far as changes to the IDO, two



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stand out in my mind.

One is we have an action that says that the planning department's long range team will do continued outreach on the regulations around accessory dwelling units, anticipating redrawing some of the small area maps. And based on input we've received so far, it seems like we would be expanding boundaries where they were permissive with kitchens. So that's one where we are, you know, recommending we dig a little bit deeper.

The second one is very similar. Through several points in the process, regulations in the Nob Hill Highland character protection overlay zone were discussed. My team flyer'd every business and most of the residences in that area and called meetings. The meetings had limited participation, so rather than this report proposing exact changes to the IDO, which would have been a possibility, we proposed that let's give the planning department -- I should find the exact wording, but track applications for variances, building permits, things like that, in the CPO over a certain period of time, and then bring together stakeholders to discuss that data and kind of the background of the CPO. And then based on those conversations, recommend -- potentially recommend changes to the IDO, if that's the consensus that's reached.

As far as capital projects, the one that stands out the most is the expansion of the Loma Linda Community Center. That expansion was very strongly supported by the community, and family and community services is also making it a priority; as we all understand, dependent on the GO bond funding. And so we were able to write an action that said pending funding, that expansion will happen.

There are other degrees of support from the community for different GO bond projects and CIP projects. The trick to these actions is having something that we can say it's funded, and so I can write it down as an action. Thomas Bolack I believe is in the CIP, and that's covered in Section 4. Well, in the parks section of this report, which I believe is 4.15.

So those are two examples. Thank you.

**COMMISSIONER MEADOWS:** Thank you very much.

**CHAIR MACEACHEN:** Thank you.

Commissioners?

**COMMISSIONER HOLLINGER:** Commissioner Hollinger.

**CHAIR MACEACHEN:** Commissioner Hollinger.

**COMMISSIONER HOLLINGER:** Thank you, Chair.

Thank you very much for that presentation. That's quite an impressive program.

There was a graphic that you displayed initially in your presentation where you stated that sections 6, 2 and 7 were the focus of the study. And I was curious why that only included a third of the districts. But your graphic showed that the other districts would be viewed over time. Can you put that up again?

**MS. BOLEN:** Absolutely. And so the CPA process, this report concerns just this geographic area. Central Albuquerque and

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Southwest Mesa are also currently underway. And we anticipate serving East Gateway in late spring of this year.

Council passed a resolution that put two CPA assessments per year on our calendar. So we've got this year for playing catchup. And then we anticipate in 2024 being on our solid one-year schedule, completing two assessments every year.

**COMMISSIONER HOLLINGER:** That's great. A suggestion might be to include this graphic in the report, just so you could reference the different districts and when they would be reviewed. I would find that helpful.

In addition, the report is just amazing, but some of the graphics can't be viewed, even when they're zoomed in. Like Page 152, right towards the end, there were some really neat sticky notes on there, and it -- I don't know if it's just a graphic or it's just important information. But if those were more legible, that would also be helpful.

So just suggestions, but really nice job. Super impressive.

**MS. BOLEN:** Thank you, Commissioner.

**CHAIR MACEACHEN:** Commissioners.

**COMMISSIONER EYSTER:** Eyster.

**CHAIR MACEACHEN:** Commissioner Eyster.

**COMMISSIONER EYSTER:** Thank you, Chair.

Good morning or good afternoon, Ms. Bolen. Nice to see you. I want to commend you and your team on the organization of the report and also on the viewability of the report. I really appreciate the connectedness of the index and the materials. And it's quite easy to read, and thank you.

I do have one question about certain projects and programs, problems that are identified in Section 4, like 4.6, speeding and safety. We have a lot of speeding and safety problems. It's a pandemic of speeding and safety in the Near Heights.

But then when I look at the action matrix on Page 102, there's nothing about that, unless I missed it; and God forbid, maybe I did. But it seems like there would be a lot more action items on the action matrix. It's just like ten actions on one page. Why are there not more like that?

**MS. BOLEN:** So the -- I'm glad we were able to develop several policies to support improvements, especially on the speeding and safety front.

The actions, because these reports want to have tangible results that can be measured over time, having an actor assigned is key to that. We can say this would be a great idea, but if no one is going to take responsibility for it...

And so there are -- as this process becomes, you know, better known, more reliable, and perhaps as departments become a little more confident in their funding, we might get more people who are willing to or departments who will say, "We will complete that action."

Some of the projects, like the Louisiana project, at 4.7.3, we anticipate movement on that. But because of instability with the

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potential funding, we were not able to record that as an action that we could commit to the community would be completed on a certain time line.

**COMMISSIONER EYSTER:** So maybe the action matrix is very hard to use. Maybe the way it's configured, it's hard to actually put very many actions on it.

Because Page 53, Lead and Coal Avenue, huge, huge problem. And there is a road safety audit that was done recently by department of transportation. And you know, it seems like a perfect action matrix would be DMD, who owns the roadway, they would come back to the community in the next 12 months with a specific recommendation, specific actions based on that.

But I guess we just have to, you know, depend on the goodwill of the administration to do some of these things that's not going to show up in a CPA.

**MS. BOLEN:** Thank you, Commissioner Eyster. We do link to those studies, and I hope to build momentum behind potential actions.

**COMMISSIONER EYSTER:** Yeah, and they just don't come out in a CPA as an action all the time, at least not this time.

Thank you. And thanks for a really super report.

**CHAIR MACEACHEN:** Commissioners, anyone else?

Seeing none, we'll go on to the public testimony. Mr. Salas, do we have anybody signed up to speak?

**MR. SALAS:** Chair and Commissioners, nobody has signed up to speak.

If anybody wishes to speak on this, please say so now.

No, sir.

**CHAIR MACEACHEN:** Okay. So having said there are no public -- do you have any closing comments, Ms. Bolen?

**MS. BOLEN:** Thank you again, Chair and Commissioners, for your time and attention.

**CHAIR MACEACHEN:** Don't go away. I see Commissioner Hollinger's hand.

Commissioner Hollinger.

**COMMISSIONER HOLLINGER:** Thank you, Chair.

So I guess I'm curious if public had something to speak about, what kind of questions could they address to you? I understand it would be relative to these three districts. Just for my own enlightenment, what would be a common question or concern you would receive?

**MS. BOLEN:** Thank you, Commissioner Hollinger. I would anticipate questions about public input; those happen with any planning report, as far as wanting detail on what went into that. And that's why the appendices is so long.

And other special topics I imagine would be raised. And if someone came to a meeting with a particular project or a particular concern, we could review where else that topic or

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concern had arisen in the engagement process and might appear in the report.

Those are my two best guesses.

**COMMISSIONER HOLLINGER:** So there was a member of the public that chimed in earlier and Chair suggested that maybe that wasn't the appropriate time or place for her comment. Would her request be directed towards you? Would that be the correct avenue? I know you didn't hear the full question, but I think her concern was about the homeless.

**MS. BOLEN:** Thank you, Commissioner.

Catalina, do you want to field that? Is that why I'm seeing your hand?

**MS. LEHNER:** Yes, Mr. Chair, Commissioners, and perhaps Counselor Myers can potentially weigh in on this.

It wasn't abundantly clear to me that her comment was not related to GO bond, because GO bond does also include housing. So I was not really able to discern that. But it certainly could have been germane to this one, as well.

So, Counselor Myers, if you would like to jump in on this, I would be to hear that. But perhaps we could reach out to her and find out if there's another place to participate or what precisely her comment was referring to

**MR. MYERS:** Yeah, thank you, Catalina. Matt Myers.

Yeah, I think the woman -- I think her name was Velma, and I think that was in regard -- she had spoken in public comment on the GO bond. And I think maybe her comment would have been appropriate to address maybe homelessness, and that's part of the affordable housing, you know, and some of those funds were designated for affordable housing.

But I think perhaps what would, perhaps, be appropriate there is, I assume she put her address when she stated her address and was sworn in, so maybe it would be appropriate just to reach out to her and let her know that this is just the first step in the GO bond process and let her know that there will be further hearings at which can she can participate. And I'd be happy to send a note to her if we have her address, or if she has a telephone number, I could give her a call.

**CHAIR MACEACHEN:** Mr. Homan, I see your hand up. You're muted, sir. You're muted, sir. If you could unmute your computer. There you go.

**MR. HOMAN:** All right.

**CHAIR MACEACHEN:** Please state your name and address for the record.

**MR. HOMAN:** My name is Chuck Homan. My address is 3207 Morris Street, Northeast. And I swear to tell the truth, the whole truth and nothing but the truth.

**CHAIR MACEACHEN:** Consider yourself sworn in. Please proceed.

**MR. HOMAN:** Okey-dokey. I've been helping the homeless since 1985, and I happen to know Velma very well. Hold on just a second. Anyway, she was at Compassion Service Center this

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morning, and they have 51 beds for homeless and drug addicts. They want -- we want to duplicate that so that we can get the homeless people off the street. And that's what she wanted to talk about and that's what I want to talk about.

We need to have beds and shelters with a proper environment available daily to get people off the street. I go to the street, have a survey to fill out, ask if they want to get off the street. I have ten people who want to get off the street, and no beds or any shelters to place them.

I just spoke with director of fields operations of Albuquerque community safety. They have 24 people going out, they have the same problem I do.

So my end result is I'm writing a book on how to end homelessness as we know it today. And we need everybody's help.

**CHAIR MACEACHEN:** Thank you, sir. We appreciate your participation.

Mr. Salas, do we have anyone else?

**MR. SALAS:** Chair, Commissioners, we don't have anybody else signed up to speak.

If anybody else wishes to speak, please say to now.

No, sir.

**CHAIR MACEACHEN:** Okay. So I'm at a little bit of a loss. Maybe you all can help me, because we've gone through our presentation, everything like that. This was started with the idea that it's going to be continued. So, Ms. Lehner, where are we and where are we going?

**MS. LEHNER:** Mr. Chair and Commissioners, well, where we're at right now is, first, I have nothing further in closing. So we can get that one done.

Second, I think where we're at, is it just -- it depends on if it's the pleasure of the commission to retain this as a continuance and perhaps provide additional opportunity for anybody else from the public who would like to participate in this and comment, et cetera. That's the pleasure of the commission. We could keep it open

If it's the pleasure of the commission to forward a recommendation that the council can then accept the report, we can do that, as well. Any comments that we receive, then we'd roll in, we would forward.

Again, I'm not completely -- I'm not nearly as well versed on this very new process, I think we're kind of feeling it out as we go, too, as I certainly am on all the other processes we already have in place.

So also, perhaps, Ms. Bolen might have some thoughts she'd like to share on that subject, as well.

**CHAIR MACEACHEN:** Ms. Bolen.

**MS. BOLEN:** Thank you, Chair and Commissioners and Catalina.

We're in support of a continuance, if it is the pleasure of the commission. So far, it seems that polishing, making sure



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graphics are clear, that's most of the input we've heard over the past couple weeks. This process -- we've tried to make this process as transparent as possible, so extra time for process makes sense.

As far as changes to the report, I think there are a couple different options, but I'm not sure which one is most aligned with how things have traditionally been done. We could write up a list of changes between now and then, or include them in the supplemental report.

**CHAIR MACEACHEN:** So it sounds to me like both you and Ms. Lehner are leaning towards a continuance and we think there could be value from that.

Commissioner Shaffer.

**VICE CHAIR SHAFFER:** Thank you, Chair. I guess I give -- what's the hope or what is the goal of a continuance? Would it be a simple -- this is a long term plan, which is why it's coming from long range planning; that you guys have already done all the homework, done all the things that you've just laid out for us. OI get that more public comment is great, however, in this particular situation, you've kind of already done that; meaning, already met with everybody, already done all these things and have come up with this plan.

So other than fixing graphics and typos, I guess, what would be the goal of the continuance, is the simple question.

**COMMISSIONER EYSTER:** Eyster. Although that wasn't a question to me. Never mind.

**CHAIR MACEACHEN:** Let me go to staff, either Ms. Bolen or Ms. Lehner, and I'd like to have your comment on Commissioner Shaffer's concerns, please.

**VICE CHAIR SHAFFER:** Thank you.

**MS. LEHNER:** Mr. Chair, Commissioners, I'll take a first stab at that.

First, I think there was a -- I mean, there's a separate web page that has all the CPA stuff on it. And the announcement regarding the EPC hearing was maybe made a little bit late than it should have been. So as folks get wind of that, they might say, "Well, hey, wait a minute. EPC already forwarded their recommendation. We didn't get to participate." So it would be good to provide that additional extra opportunity, in my professional judgment.

Also, if there's any sort of, you know, any graphic changes or any other changes or anything, those could be rolled into a supplemental report for your consideration, if there's anything of that sort. I just think would be a little bit cleaner going forward if we just had a little bit more time. However, if it's the pleasure of the commission to not do that, we can do that as well.

**VICE CHAIR SHAFFER:** Thank you. And I apologize for my throat. I'm just getting over being sick.

So what I'm hearing is, it's not going to change, other than clarifications. However, from a legal standpoint, you would prefer that there wasn't some actionable item left on the table for somebody to say that they were not given proper notice? Is that what we're talking about?

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**MS. LEHNER:** Mr. Chair, Commissioner, I believe that's what we're talking about. But it's not as clearly defined as it is with our typical types of cases.

The announcement on the CPA's page went out -- like I said, Ms. Bolen put that out maybe a little bit later in the process. It did go out. Perhaps she can speak to that. But like I said, when people kind of get wind of that, people who are regular participants in the process, they might say, "Hey, wait a minute. We didn't get to say our piece as part of the EPC process." And that's what the EPC is used for, to have that public forum.

So if Ms. Bolen would like to chime in on that matter, she --

**VICE CHAIR SHAFFER:** Before Ms. Bolen does, and that's perfect, I would love to just say that the question be answered of saying, did we meet our notification requirements or not? And if we did meet our notification requirement, I would suggest that we move it forward. If we did not meet the notification requirements, then I would suggest a continuance.

**MS. LEHNER:** Mr. Chair, Commissioner Shaffer, I was thinking about this issue yesterday in preparation for this hearing. And I looked in the Table 6-1-1 in the IDO that has all of the development review boxes you have to check by time of application, and CPA is on there, to my knowledge.

So, again, like I said, we're charting new territory here, so it's not as cut and dry, did you meet your notification. Well, you know, normally, I can answer that for you. But in this case, it's a little bit more gray area, and so that's why I was kind of recommending to err on the side of giving it a little bit more time.

**VICE CHAIR SHAFFER:** So since I still have the floor, and I apologize, Ms. Bolen, I know you're anxiously awaiting to answer this question, I'm going to go straight to our counsel. Because if the CPA notification requirements are not listed in the IDO table, that's the one I was referencing for notifications, how do we handle that to make sure that next month this just doesn't get -- somebody doesn't just come to the table and say, "Hey, I wasn't notified and I found this, whatever, reference to" -- I don't even know what they would reference. I mean, if CPA is not referenced in any of the notification tables, then what could they possibly say?

Because this has been a long process, and I think that the CPA is its own -- it already has its own time line that's been followed, and it is what it is. They've already met with everybody. I think that they've done such a good job on it that I don't know what a continuance could benefit, is where I'm going.

And if there's not anything for anyone to object to because they can't cite anything specific on the notification table, then I would feel comfortable in moving it forward.

**MR. MYERS:** Vice Chair Shaffer, so yeah, I think you've hit the nail on the head. The question is, right -- the first question was, what are the notification requirements and were they met? So then it sounds like they are not specific, you know, time notification requirements as there are, say, for a zone change request, right? Zone change request, you have to provide notice, published notice a certain number of days before the hearing.

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So if there's not something like that in the IDO -- and maybe there isn't because of the nature of these types of requests, right? That it's been ongoing for so long, as I don't point out.

So that said, you know, I don't think there's a -- it's a black and white question. But I think since there -- this is a recommendation and there are going to be subsequent hearings at this on different levels, I think probably, you know, it would be fine if you wanted to act on this today. It's clearly not a -- if there's clearly not a notice requirement that is not being satisfied.

**VICE CHAIR SHAFFER:** Thank you, Counsel. I appreciate the advice.

**CHAIR MACEACHEN:** Counselors -- I mean, Commissioners. He's counsel for your commission.

Okay. Commissioners. Commissioner Hollinger.

**COMMISSIONER HOLLINGER:** Thank you, Chair.

Commissioner Eyster, you had comment. Did you want to jump in line ahead of me?

**COMMISSIONER EYSTER:** Thank you, Commissioner Hollinger. No, I'll defer to you.

**COMMISSIONER HOLLINGER:** Very well. Thank you.

So I have a two-part question, I believe to Ms. Bolen. And this is for my clarification. So it's in regard to the role of the EPC.

Is our role to review and propose a recommendation of approval based on the information in the report?

And the second part of the question is in regard to the input. What is the structure of the questions they can ask? Is it relative to what's in the report? Can they just throw anything out? I mean, I love public comment, but I'm also slightly concerned it would just go wild. So what are your thoughts on those two questions?

**MS. BOLEN:** Thank you, Commissioner. It's been a tradition of the report so far that people throw things out when they have our ear. That is one of the delights of being first.

I think for a hearing related to the report, questions would be specifically tied to the reports. And now, the report's expansive, and so concerns about, you know, housing and things like that have a tie to the report.

But it -- there is a danger of it getting a little unwieldy. And -- I should have gone the opposite direction.

For your first question, would you mind repeating it to make sure I'm really addressing your concern?

**COMMISSIONER HOLLINGER:** Sure. So the question was with regard to the EPC's role. Is our role to review and propose a recommendation of approval based on the information in the report? And also who are we giving a recommendation to?

**MS. BOLEN:** Thank you, Commissioner. The short answer is yes, it's your role to make a recommendation. And that recommendation

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is then transferred to council as an executive communication.

I do want to note that while I believe we've met our legal obligations as far as notice, things like clarifying the graphics, doing some polishing would not be able to be done if you move to approve at this time.

And we do -- I'm circling back a little bit. But we did want to err on the side of giving people ample time to read the complete report as it was posted. The full report as one document was posted online on October 31st.

**COMMISSIONER HOLLINGER:** Okay. I personally don't have an issue with a continuance. It was more just a question of our role and what we do with this new package. So thank you for that clarification.

**CHAIR MACEACHEN:** I'm going to go to Ms. Lehner and then we'll go to Commissioner Eyster

**MS. LEHNER:** Thank you, Mr. Chair, Commissioners.

If I could also just jump in with respect to what EPC's role is. 6-2(E)(3) of the IDO states that the EPC -- 6-2(E)(3)(f) states that the EPC is to advise the mayor, city council, and city staff concerning the community planning area assessments. That's pretty broad, but that is one statement of your role.

The other statement of your role, I'm finding that in 6-3(E)(7) of the IDO, which is under community planning's area assessment. This should all be in the staff report, I believe. It says the planning director shall report the findings and recommendations from each assessment to the EPC for review and recommendation to city council. Assessment shall be forwarded to the city council for review and acceptance.

So there you have it in the IDO.

**CHAIR MACEACHEN:** Thank you, Ms. Lehner.

Commissioner Eyster.

**COMMISSIONER EYSTER:** Thank you, Chair.

Today is the 10th. I got an e-mail a couple of days ago, a big group blast, from a member of the public who had seen an e-mail from planning talking about this hearing today. And I think maybe the -- even the 48-hour rule period had passed. So he was a little exercised about that.

Did planning send something out to the community a couple, three days ago about this hearing?

**MS. BOLEN:** Yes, Commissioner Eyster. I'm pulling up the record, so I have exact days and times. That was actually the second notice.

**COMMISSIONER EYSTER:** Yeah, okay.

**MS. BOLEN:** And I do want to note that the first notice of the complete report being posted was sent out Monday, October 31st. The second e-mail was sent an hour past the deadline for the 48-hour rule. And it was the second notice, however, there had been some grammatical changes and one adjustment to an action in between those e-mails that were highlighted in that, as well. And so --

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**COMMISSIONER EYSTER:** Thank you. Well, I don't think you goofed there. But my one concern is, you know, we work for the council, the planning commission does. And I would love -- I would not like to set them up for a lot of complaints when they look at this in a couple of months, where people say that the planning department ramrodded this, and then the planning commission ramrodded this.

And so it seems to me like if we do continue it today, I'm not thrilled about that, but it does give the community a bona fide opportunity to come in to you now and say, "Okay. We really do have a couple of good ideas." And maybe you would even find they were good enough to put in.

And then, if they really don't, it's a pretty quick item on our agenda. Is it December -- well, anyway, in the December hearing, you know. And if nothing big comes of it, then we'll bring it up, we'll dispose of it and move on to our other business. And if somebody does come up with ideas that are good and they just now are finally getting engaged, then, you know, it makes it a better report.

I guess that's my discussion to the commission for your consideration.

**CHAIR MACEACHEN:** Commissioner Shaffer.

**VICE CHAIR SHAFFER:** Thank you, Chair.

Yeah, I agree. That's why I wanted to sound this whole thing out about exactly when that notice was given. So it makes sense to continue it.

Also, I'm a huge proponent of making sure that we've got the things that Commissioner Hollinger brought up of getting some of those things cleaned up.

And if we can, for next month, then, really, just as -- since it's a continuance and we don't have to make any action now and just say, "Hey, we're voting to continue," then next month we can quickly review the changes that were different from the presentation that we heard today and that will expedite being able to then move forward.

**CHAIR MACEACHEN:** Thank you, Commissioner Shaffer.

I see Velma Martinez is back.

Ms. Martinez, I may have cut you off. If you have something you'd like to share with us, I'd welcome your comments. Velma.

**VICE CHAIR SHAFFER:** Chair, I would just say, you know, she's -- this is now where it's going to continue, this is where she can contact planning and --

**CHAIR MACEACHEN:** Sure.

**VICE CHAIR SHAFFER:** -- voice her concerns or ideas.

**CHAIR MACEACHEN:** Yeah, I'm going to err on everybody talking every time. So --

**COMMISSIONER EYSTER:** In that case, Eyster has an idea, Chair.

**CHAIR MACEACHEN:** Almost everyone talking all the time. Go



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ahead, Commissioner Eyster.

**COMMISSIONER EYSTER:** Yeah, I appreciate these ideas from the Vice Chair and Commissioner Hollinger and from staff.

I think if we move to continuance, it makes good sense to me. I would like to recommend to staff, and I think this is what Vice Chair Shaffer talked about is, I wouldn't change the report that you have put out now. Just come to us next month, if we move to continue, with a list of recommended changes that you've developed. Because sometimes it's -- it's very hard if the report is a moving target. And this way, it's a stationary target, we can aim at it, we can find what we want. And nobody says, "Oh, something got buried in there and I missed it the second time."

Thank you, Chair.

**CHAIR MACEACHEN:** Thank you, Commissioner Eyster.

Commissioners.

Ms. Lehner.

**MS. LEHNER:** Mr. Chair, Commissioners, although findings are not required for a continuance or a deferral, I do have some findings for continuance, if the commission would like to use those, or simply just say it's continued. Whichever is your pleasure would work.

**CHAIR MACEACHEN:** Commissioners? Commissioner Shaffer.

**COMMISSIONER HOLLINGER:** Commissioner Hollinger.

**CHAIR MACEACHEN:** Oh, I'll get right to you, Commissioner.

**VICE CHAIR SHAFFER:** Go ahead, Commissioner Hollinger. It's fine.

**CHAIR MACEACHEN:** Go ahead, Commissioner Hollinger.

**COMMISSIONER HOLLINGER:** Thank you, Chair. I was just going to say that I'd like to see the additional findings, alternate findings that Ms. Lehner just spoke of

**MS. LEHNER:** Oh, Mr. Chair, Commissioner Hollinger, those are not alternates. Those are findings for a continuance, which are not required, but I thought since this is a new process, perhaps we could look at some minor findings for a continuance to kind of explain on the record what we're doing.

There also are -- if you decide to not go in the direction of a continuance, there are findings to transmit this, as well. But those are full findings. There's like 24 of them or so.

**COMMISSIONER EYSTER:** Eyster.

**CHAIR MACEACHEN:** Commissioner Eyster.

**COMMISSIONER EYSTER:** Commissioner Hollinger, were you done? I'm sorry.

Ms. Lehner, I think we're headed toward continuance. And if you have additional findings related to that, then we should hear them.

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I would also like to recommend to staff that in the IDO annual update process that you're working on in long range, and I guess Mr. Vos is actually deeply involved in that, why don't you look at the IDO notification table and add something for the CPAs.

So if Ms. Lehner has findings related to a continuance that are not in the staff report, I would love to hear them.

**CHAIR MACEACHEN:** Ms. Lehner.

**MS. LEHNER:** Chair, Commissioner Eyster, those findings are in the staff report, but I can put those up on my screen if you'd like.

**COMMISSIONER EYSTER:** No. I thought maybe you had new ones. I thought maybe you had new ones, but if they're just the ones in the staff report, it's okay.

**MS. LEHNER:** Okay.

**VICE CHAIR SHAFFER:** Chair, if it's at your convenience, I'd like to move for a continuance of the project, or I would make a motion.

**CHAIR MACEACHEN:** Please.

**VICE CHAIR SHAFFER:** In the matter of Project 2022-007736, SI-2022-01931, move for a continuance to our December 15th meeting.

**CHAIR MACEACHEN:** Thank you.

Do we have a second?

**COMMISSIONER MEADOWS:** Commissioner Meadows, second.

**CHAIR MACEACHEN:** Wonderful. We'll go to a roll call vote. Commissioner Shaffer.

**VICE CHAIR SHAFFER:** Commissioner Shaffer is an aye.

**CHAIR MACEACHEN:** Commissioner Shaffer is an aye. Commissioner Armijo.

**COMMISSIONER ARMIJO:** Armijo, aye.

**CHAIR MACEACHEN:** Commissioner Armijo is an aye. Commissioner Stetson.

**COMMISSIONER STETSON:** Commissioner Stetson, aye.

**CHAIR MACEACHEN:** Commissioner Stetson is an aye. Commissioner Hollinger.

**COMMISSIONER HOLLINGER:** Commissioner Hollinger, aye.

**CHAIR MACEACHEN:** Commissioner Hollinger is an aye. Commissioner Pfeiffer.

**COMMISSIONER PFEIFFER:** Commissioner Pfeiffer is an aye.

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**CHAIR MACEACHEN:** Commissioner Pfeiffer is an aye.  
Commissioner Meadows.

**COMMISSIONER MEADOWS:** Commissioner Meadows, aye.

**CHAIR MACEACHEN:** Commissioner Meadows is an aye.  
Commissioner Eyster.

**COMMISSIONER EYSTER:** Eyster, aye.

**CHAIR MACEACHEN:** Commissioner Eyster is an aye.  
Chair is an aye.

So we're good with continuing that until the next time.

So -- oh, Ms. Lehner

**MS. LEHNER:** Mr. Chair, Commissioners, did you want to use those five findings for a continuance, or do you not want to have any? It's up to you, because it wasn't stated in the motion.

**CHAIR MACEACHEN:** I think we're okay for continuing either way. Do you want to go back and redo it with the findings? I'm seeing heads shaking no. So we're good.

**MS. LEHNER:** No findings?

**CHAIR MACEACHEN:** Thank you.

**MS. LEHNER:** Okay. Is that correct, no findings?

**CHAIR MACEACHEN:** No, no findings.

**MS. LEHNER:** Okay. I just need to know what to put in the notice of decision. Okay. Thank you.

(Motion approved.)

(Conclusion of partial transcript  
of proceedings.)

**EPC Minutes, Agenda Item 2**  
**November 10, 2022**

RE: CITY OF ALBUQUERQUE EPC HEARING MINUTES OF  
NOVEMBER 10, 2022, AGENDA ITEM 2

TRANSCRIPTIONIST'S AFFIRMATION

I HEREBY STATE AND AFFIRM that the foregoing is a correct transcript of an audio recording provided to me and that the transcription contains only the material audible to me from the recording and was transcribed by me to the best of my ability.

IT IS ALSO STATED AND AFFIRMED that I am neither employed by nor related to any of the parties involved in this matter other than being compensated to transcribe said recording and that I have no personal interest in the final disposition of this matter.

IT IS ALSO STATED AND AFFIRMED that my electronic signature hereto does not constitute a certification of this transcript but simply an acknowledgement that I am the person who transcribed said recording.

DATED this 7th day of November 2022.

/S/

Kelli A. Gallegos-----



## ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, December 15, 2022  
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

Tim MacEachen, Chair  
David Shaffer, Vice Chair

Joseph Cruz  
Richard Meadows  
Jonathan R. Hollinger  
Mrs. Jana Lynne Pfeiffer

Gary L. Eyster P.E. (Ret.)  
Robert Stetson  
Dennis F. Armijo, Sr.

\*\*\*\*\*

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

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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.

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## Call to Order:

- A. Pledge of Allegiance
- B. Roll Call of Planning Commissioners
- C. Suspension of the Rules- Article I, Section 4 and Article II, Section 2A of the EPC Rules of Practice & Procedure
- D. Zoom Overview
- E. Announcement of Changes and/or Additions to the Agenda
- F. Approval of Amended Agenda
- G. Swearing in of City Staff

### 1. Project # PR-2022-007565

SI-2022-01663- Site Plan- Major Amendment  
SI-2022-01665- Site Plan EPC

Consensus Planning, agent for Keystone Homes, requests a Site Plan- Major Amendment and a Site Plan-EPC for all or a portion of Tracts A-1-A-1, B-1-A-1, and B-1-A-2, Plat of Tracts A-1-A-1, B-1-A-1 & B-1-A-2 Black Arroyo Dam, located at the SW corner of the Golf Course Rd. and Westside Blvd. intersection, approximately 12 acres (A-12-Z)

Staff Planner: Leroy Duarte

### 2. Project # PR-2022-007855

RZ-2022-00057 – Zoning Map Amendment  
(Zone Change)

ABQ Land Use Consulting, LLC, agent for RDK Company, Milligan Investments LLC, and Vincent L. Cano, requests a Zoning Map Amendment from MX-T to MX-L for Tracts 15-17, Corona del Sol Subdivision, located at 3700, 3720 and 3730 Coors Blvd. NW, between Tucson Rd. NW and St. Josephs Dr. NW, approximately 1.3 acres (G-11-Z).

Staff Planner: Silvia Bolivar

### 3. Project # PR-2022-007851

SI-2022-02075 - Site Plan- Major Amendment

DWL Architects & Planners, Inc. of NM, agent for Wat Prathat Doi Suthep Buddhist Temple of New Mexico, requests a Site Plan- Major Amendment for all or a portion of Lot 33A, Block 10, La Mesa Addn. No. 2 located on Zuni Rd. SE, between Louisiana Blvd. SE and Alcazar St. SE (327 Alcazar St. SE), approximately 1.4 acres (K-19-Z)

Staff Planner: Megan Jones

### 4. Project # PR-2022-007852

RZ-2022-00052– Zoning Map Amendment  
(Zone Change)

Consensus Planning, agent for Impact MHC Management and Deemer Properties NM, LLC, requests a Zoning Map Amendment from MX-M & NR-C to R-MC for all or a portion of Tracts 1 & 3 unplatted Land Snow Vista Excluding Northeasterly Portion of Tract 1, located at 757 and 809 98th Street SW, between Tower Road SW and De Vargas Road SW, approximately 8.8 acres (M-9-Z)

Staff Planner: Lorena Patten-Quintana



## **5. Project # PR-2022-007736**

SI-2022-01931 - Community Planning Area  
Assessment Report – Near Heights

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, an area generally south of I-40, north of KAFB, east of I-25, and west of Wyoming Blvd., to the EPC for review and comment pursuant to IDO 14-16-6-3(E)(7).

Staff Planner: Catalina Lehner, AICP- Principal Planner  
**(continued from the November 10, 2022 special hearing).**

## **6. OTHER MATTERS**

Approval of the November 17, 2022 Action Summary Minutes

## **7. ADJOURNMENT**



## ENVIRONMENTAL PLANNING COMMISSION AGENDA

Thursday, November 10, 2022  
8:40 a.m.

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- B. Roll Call of Planning Commissioners
- C. Suspension of the Rules- Article I, Section 4 and Article II, Section 2A of the EPC Rules of Practice & Procedure
- D. Zoom Overview
- E. Announcement of Changes and/or Additions to the Agenda
- F. Approval of Amended Agenda
- G. Swearing in of City Staff

### **1. Project #2020-004467**

SI-2022-01879 -2023 General Obligation  
(GO) Bond Program and 2023-2032 Decade Plan

Shawn Maden, City of Albuquerque Department of Municipal Development Capital Improvement Program (DMD-CIP), presents the 2023 General Obligation (GO) Bond Program and the 2023-2032 Decade Plan for capital improvements to the Environmental Planning Commission (EPC) for review and comment, pursuant to IDO 14-16-6-2(E)(3)(c), City-wide.

Staff Planner: Michael Vos, AICP- Principal Planner

### **2. Project #2022-007736**

SI-2022-01931 - Community Planning Area  
Assessment Report – Near Heights

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, an area generally south of I-40, north of KAFB, east of I-25, and west of Wyoming Blvd., to the EPC for review and comment pursuant to IDO 14-16-6-3(E)(7).

Staff Planner: Catalina Lehner, AICP- Principal Planner

## **3. OTHER MATTERS**

## **4. ADJOURNMENT**