INTER-OFFICE MEMORANDUM September 11, 2026

TO: Klarissa J. Peña, President, City Council

FROM: Timothy M. Keller, Mayor

SUBJECT:
Plan-2026-00002 - Near North Valley Community Planning Area Assessment Report

This memo serves to transmit the Near North Valley Community Planning Area (CPA) Assessment Report to the City Council for its acceptance. The Near North Valley CPA Assessment Report is the seventh CPA report to be transmitted to Council.

Background
The Comprehensive Plan establishes 12 CPAs in the City and outlines a process to engage residents and community partners in an assessment of each CPA (Chapter 14 Implementation). The Planning Department prepares a CPA Assessment Report with the results of the year-long planning effort for each CPA.

The Integrated Development Ordinance (IDO) requires that CPA assessment recommendations accepted by the City Council be included in updates to the Comprehensive Plan and the IDO [IDO § 14-16-6-3(E).

CPA assessments identify community priorities and generate recommendations for actions, policy updates, or regulatory updates. Though they inform updates and amendments to the Comprehensive Plan and the IDO, the CPA Assessment Reports are not part of the City's ranked planning system.

Request
The Environmental Planning Commission (EPC) reviewed and recommended that City Council accept the Near North Valley CPA Assessment Report. The Near North Valley CPA is bounded generally by Interstate 25 to the east, the Rio Grande on the west, Montaño Road to the north, and Interstate 40 to the south.

The Near North Valley CPA Assessment Report (Part 5) recommends 9 new policies for the Near North Valley CPA. If accepted by the City Council, these new policies would be incorporated into the Comprehensive Plan in Chapter 4 Community Identity in a future update.

Engagement
The CPA assessment engages residents, businesses, and other community partners over a year-long process. The Near North Valley CPA planning effort included opportunities for input, discussion, and consensus-building. Planning staff gathered more than 1000 comments during the CPA community engagement process that shaped the recommendations in the Assessment Report.

EPC Role and Process
The EPC has an advisory role in the CPA Assessments [Pursuant to IDO § 14-16-6-3(E)(7)]. The EPC reviews and recommends to City Council whether to accept recommendations in the CPA Assessment Report. This is a legislative matter.

The EPC reviewed the report during a public hearing on August 20, 2026, which was properly noticed. EPC discussed the report, provided an opportunity for public input, and voted to forward a recommendation of Acceptance to the City Council.

Conclusion
The EPC recommends that the City Council accept the Near North Valley CPA Assessment Report. The Notice of Decision dated August 20, 2026 contains the EPC's findings and recommended conditions that have been incorporated into the Near North Valley CPA Assessment Report.

Title/ Subject of Legislation: Project # PLAN-2026-00002 - Near North Valley Community Planning Area Assessment Report

Approved:

Samantha Sengel Date
Chief Administrative Officer

Approved as to Legal Form:

City Attorney Date

Recommended:

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Alan Varela Date
Planning Department Director

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